

Blisland Neighbourhood Development Plan 2021 – 2035

Final version May 2023



Produced by Blisland NDP Steering Group May 2023

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- 1.1. This document is the Blisland Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for Blisland Parish over the NDP period to 2035 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF), the Cornwall Local Plan and the Cornwall Council Climate Emergency Plan to give an extra level of detail at the local level. The Blisland NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.
- 1.3. The Cornwall Local Plan period runs to 2030. It is appropriate that the Blisland NDP should be reviewed and updated in 2031 to reflect any changes made in a new Cornwall Local Plan. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant an earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at www.blislandparishcouncil.co.uk. [A glossary and abbreviations section is included at the back of this document for reference].
- 1.5. The Blisland NDP applies to the area that is administered by the Blisland Parish Council and as shown in Figure 1.
- 1.6. Blisland Parish is situated on Bodmin Moor and is part of the Bodmin Community Network Area (CNA).
- 1.7 The community of Blisland has decided to develop a NDP in order to have greater influence on the types and locations of development that may occur during the plan period. The community's priorities are to ensure that adequate provision is made to meet anticipated local needs for housing and other forms of development, while protecting the landscape, natural environment and historic character of the area.
- 1.8 Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of the Parish and will be used and acted upon by the local planning authority, landowners and developers through the development process, providing clarity on the community's needs and aspirations.

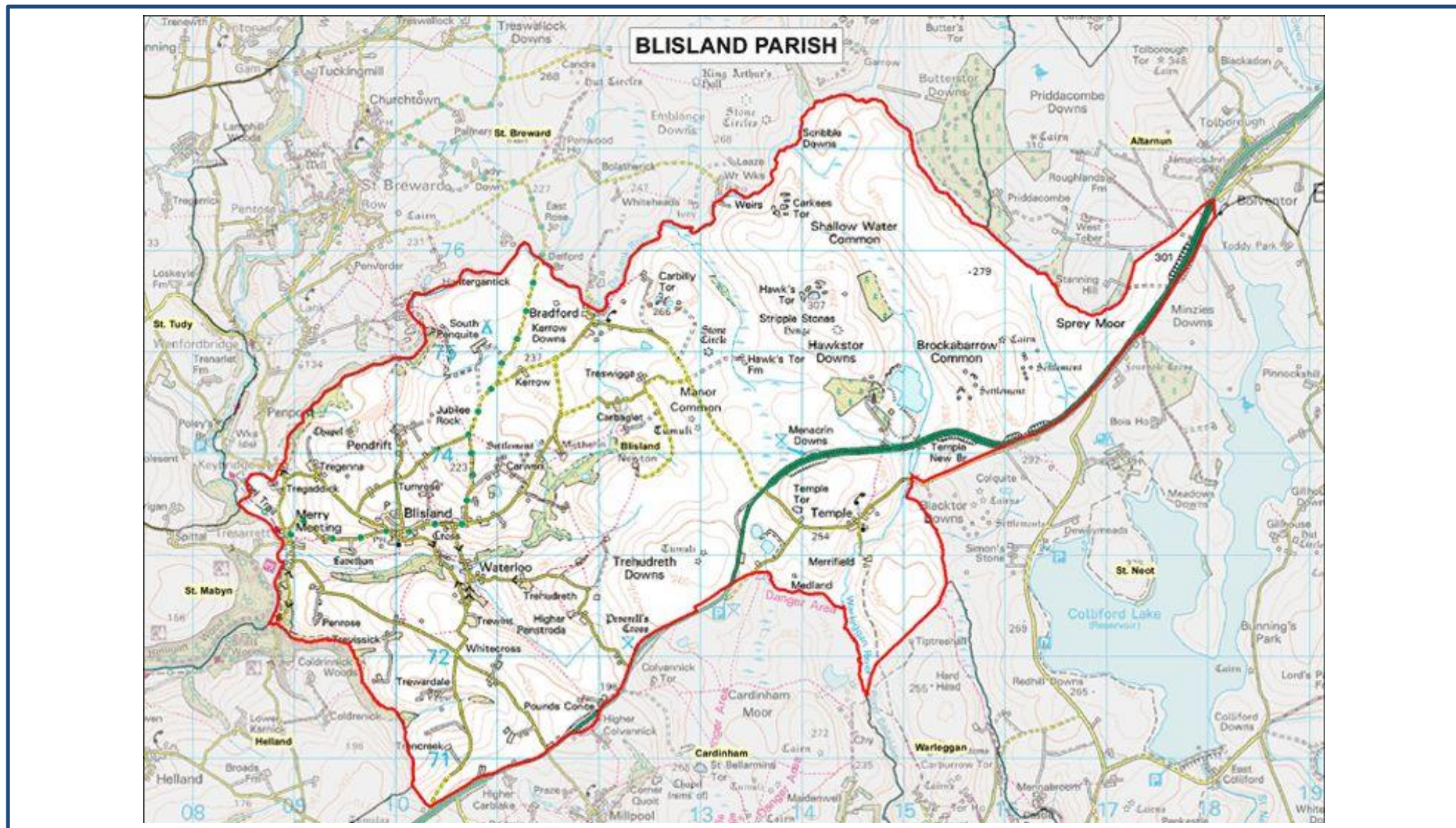


Figure 1: Designated NDP Area for [Parish] NDP.

2. Blisland Parish NDP – The Preparation Process

Getting this far

2.1. The preparation of the NDP has been led by the Blisland NDP Steering Group. This group comprises Parish Council representatives and other volunteers from the local community.

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

- Parish wide questionnaires
- Parish wide emails
- Display in the Village Shop
- Creation of a dedicated website
- Consultation meetings with various stakeholder bodies
- Community meetings in the village hall and Institute

NB: As it was not possible to hold face to face meetings for a considerable period during 2020/2021 due to restrictions imposed by the Covid 19 pandemic, more reliance on other forms of communication has been necessary than would have otherwise been the case.

2.3. All the consultations have been summarized in the 'Consultation Statement', as required by the formal NDP legislative requirements; this is available at www.blislandparishcouncil.co.uk.

2.4. The outcome of the various consultations has highlighted the key priorities of:

- a. Identifying the most suitable location for the small amount of new housing required during the plan period.
- b. Ensuring that any new development protects and enhances the important landscape and heritage features of the parish.
- c. Protecting the local Conservation Area and village green
- d. Ensuring any new development protects and enhances wildlife corridors and habitats.

What next?

2.5. Following submission of the draft plan to Cornwall Council for its consideration there was a public consultation before it was sent to an independent examiner (mutually agreed by Cornwall Council and the Blisland NDP Steering Group). The Examiner checked the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. The Examiner approved the plan to continue to the referendum stage, subject to some minor amendments which have now been incorporated into this final version.

2.6. The NDP will be subject to a referendum, in order to obtain community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the referendum support it.

- 2.7. Once adopted, the policies contained within the Blisland NDP will be applied by the Local Planning Authority in determining future planning applications.

3 NDP Sustainability Appraisal

- 3.1. To ensure that the plan considers environmental, social and economic issues, the Blisland NDP Steering Group carried out a Sustainability Checklist (SC) commensurate with the scope of the plan. The Sustainability Checklist considered the Vision, Objectives and Policies against 19 key sustainability objectives, these being:

- | | |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors | 11. Design |
| 2. Waste | 12. Social Inclusion |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil | 14. Housing |
| 5. Air | 15. Health, Sport and Recreation |
| 6. Water | 16. Economic Development |
| 7. Biodiversity | 17. Education and Skills |
| 8. Landscape | 18. Transport and Accessibility |
| 9. Maritime | 19. Energy |
| 10. Historic Environment | |

- 3.2. The Sustainability Checklist presented a methodology to mitigate against any potential negative impacts and to enhance positive outcomes for the parish. The [Blisland NDP Sustainability Appraisal](http://www.blislandparishcouncil.co.uk) can be found alongside other supporting information at www.blislandparishcouncil.co.uk.

4 Blisland NDP - Supporting Documentation

- 4.1 Blisland NDP is supported by a variety of further documents and information which are often referred to in this document and which provide the evidence that underpins the outturn of the Plan.

- 4.2 All supporting documents and evidence are available on the parish council website and are listed within three themed sections:

- a. Housing
- b. Heritage
- c. Landscape

The outcomes from studies and various consultation and communications exercises are explained in the attached [Summary of Evidence](#) document .

5 Blisland Parish: Background

Blisland Parish is one of fifteen rural parishes situated on the granite strewn Bodmin Moor in northeast Cornwall. The village of Blisland is the main settlement. The facilities of the village comprise a community run shop and post office, a public house, a small Primary Academy school, a village hall and the Blisland Institute. The parish includes the hamlets of Waterloo, Bradford, Carwen, Keybridge, Merry Meeting, Pendrift, Tresarrett and Temple (which was once a parish in its own right). In the 2001 Census, the parish had a population of 565, rising in the 2011 Census to 608.

Blisland Parish is completely rural in character. To its north and north-eastern edges are the higher moorland areas, and to the southwest, the lower pastures and wooded areas that lead down to the Camel valley. Cornwall's main arterial route, the A30, runs through its southern aspect and separates the hamlet of Temple from the rest of the parish. All other roads are narrow, single track country lanes unsuitable for heavy traffic. Blisland village is situated just over five miles from the major settlement of Bodmin and approximately seven miles from Wadebridge.

The parish is designated as an Area of Outstanding Natural Beauty, apart from a small area to the southwest of Blisland village that is in an Area of Great Landscape Value. The parish contains 6,338 statute acres, upwards of one-third of which is moor. There are four sites of Special Scientific Interest in the parish and the unspoilt rural and wild moorland landscape is a green tourism attraction.

The village of Blisland has a well-known village green surrounded by ancient granite dwellings dating back to the 16th century. The area around the green and the church of St Protus and St Hyacinth (Grade 1 listed) is a designated Conservation Area. In addition to religious services, and space for quiet contemplation, the church is also used as a venue for classical music and varied concerts, forming a cultural centre of the village.

The second church in the parish is St Catherine's at Temple, and this also attracts many visitors due to its historic associations. There are ninety-four listed buildings and structures in the parish, which includes one Grade 1 building and four Grade 2* buildings along with many ancient scheduled monuments such as the Trippet Stone Circle and Stripplestone Henge.

The main industry of the parish has always been agriculture. In the late 1800s China clay was excavated in pockets east of Blisland village and in small areas around Temple, but this had diminished by the 1950s.

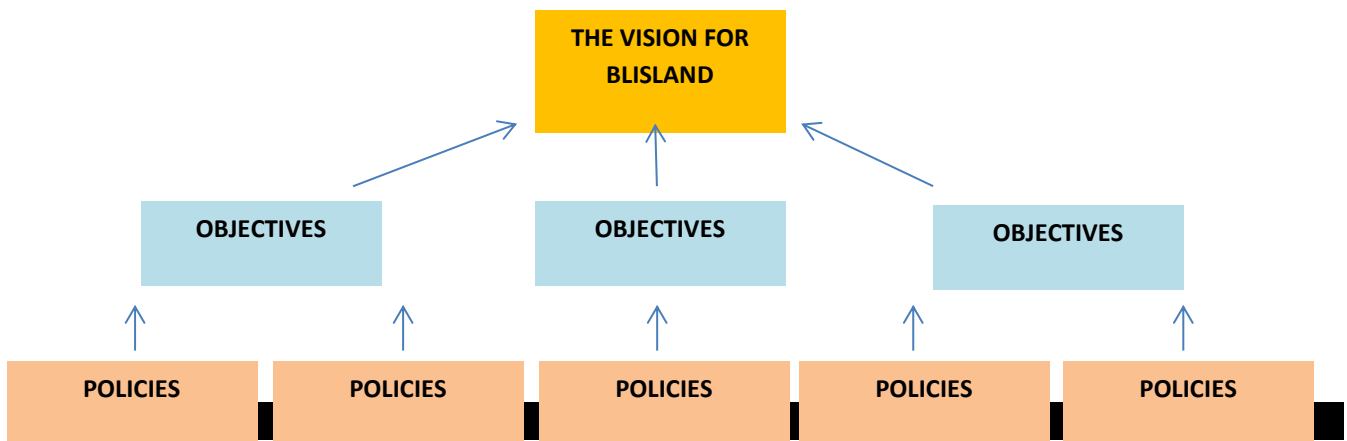
6 Blisland NDP: The Vision

6.1 For Blisland the aim is for the policies of the NDP to achieve the 'Vision' for the parish by 2035 as follows:

THE VISION FOR BLISLAND

To ensure the long-term sustainability of Blisland Parish by supporting those services the community values and enjoys whilst not losing the intrinsic quality and benefits of living in an area of outstanding natural beauty. To enhance and protect long term all which gives the parish its designated status and to consider and address the local impact and causes of Climate Change.

6.2 To achieve this vision a number of '*Objectives*' are set and then, in order to achieve these objectives, a number of policies are set out. It is these policies that will have to be applied by the Local Planning Authority when determining future planning applications, thereby helping to turn the aspirations of the NDP into a reality. The way the *Vision, Objectives and Policies* link together is illustrated in Figure 2.



7 Blisland NDP: Objectives

The Objectives of the Blisland NDP are as follows:

Housing Objective

7.1 To have a mixed housing stock that meets the needs of the community whilst responding effectively to climate change and also ensuring good design in keeping with the traditional moorland character of the area. To provide houses that deliver a life/ work balance supporting home working and creating a healthy lifestyle environment in which to thrive.

Heritage and Conservation Objective

7.2 To conserve the character, local distinctiveness and integrity of the historical features of the village and surrounding areas within the parish.

Landscape and Natural Environment Objective

7.3 To protect and enhance the natural environment and unique landscape character in particular the Area of Outstanding Natural Beauty (AONB), Area of Great Landscape Value (AGLV), Sites of Special Scientific Interest (SSSI), Dark Skies, and other environmental designations.

Services and Infrastructure Objective

7.4 To support improvements to services, facilities and infrastructure for the benefit of the community.

Economy and Tourism Objective

7.5 To support small business development including farming and tourism.

8 Blisland Housing Statement

NDP Housing Requirement

8.1 Cornwall's Local Plan apportioned 100 dwellings to be delivered in the 7 parishes that make up the rural area of the Bodmin Community Area Network. Figures supplied by Cornwall Council for the rural parishes which make up the Bodmin CNA show that, as of March 2021, this target has been fully met with a surplus. Therefore, conforming to the Local Plan, no new dwellings need to be delivered in Blisland Parish between 2021 and 2030.

Cornwall Local Plan Housing Implementation Strategy 2021

Location	a) Local Plan Housing Target (April 2010 – April 2030)	Completions 2010-21	Planning Permission not Started /Under Construction	Windfall on sites of less than 10 homes 2024-30
Bodmin CNA residual	100	111	71	28

Delivering the Housing Requirement

8.2 The Blisland NDP seeks to facilitate the delivery of approximately 8 dwellings through relying on higher level Local Plan policies and allowing sufficient space for new housing within a redefined development boundary. The use of a development boundary ensures that development takes place in the most appropriate areas and contributes to preserving and enhancing the identity of the parish to a scale which is in keeping with the historic organic growth of the settlement. Table 2 sets out an estimation of the number of dwellings that the Blisland NDP policies provide for. The policies facilitate delivery of up to 8 dwellings in line with previous housing growth over the last 30 years.

Policy	Estimated number of dwellings
Policy 1: Village Development Boundary	8 (within development boundary)
Total number of houses planned for:	8

Table 2: Estimation of the number of dwellings that the Blisland NDP policies provide for.

9 Blisland NDP: Policies

9.1. Table 1 below provides a summary of 16 Policies which have been developed to help achieve the Objectives and the Vision for Blisland NDP.

Table 2 illustrates how each policy contributes to each objective.

Table 1: Summary of Policies	
Housing Objective: To have a mixed housing stock that meets the needs of the community, whilst also ensuring good design in keeping with the	Policy 1: New Housing Development Proposals for the development of new housing in locations which are in compliance with other development plan policy will be supported where: <ul style="list-style-type: none"> i. The proposal is for small scale development that complements the rural character of the parish. ii. New homes should reflect the local vernacular in terms of materials used.

<p>traditional moorland character of the area.</p> <p>To provide houses that deliver a life/work balance supporting home working and creating a healthy lifestyle environment in which to thrive.</p>	<ul style="list-style-type: none"> iii. Homes are designed to fit comfortably into the existing natural and built landscape and will not dominate the skyline. iv. New development should include a range of house types, styles and materials and reflect existing density comparable with that of adjoining properties and should properly reflect the sense of place and local distinctiveness of the settlement. v. New homes should avoid overlooking existing properties. <p>Developers are encouraged to include the following features in their proposed developments:</p> <ul style="list-style-type: none"> • Homes that facilitate working from home. • Single storey, accessible homes that meet the Building Regulations optional standards of part M4 (2) and (3). • development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion. • a full fibre optic broadband connection. Where a fibre-optic connection is not possible, sufficient and suitable ducting should be provided within any development sites to facilitate ease of installation at a future date. • Ribbon development that is not infill or rounding off will not be supported.
	<p>Policy 2: Housing Impact</p> <p>Proposals for new development should show how they will address any negative impact arising from development including:</p> <ul style="list-style-type: none"> i. New development proposals should show how it will not increase nutrient loading to the protected area as identified in Cornwall Council 's River Camel SAC Phosphate Mitigation Solutions report and nutrient calculator. ii. Existing Cornish hedges and natural stone walls should be retained wherever possible especially where the boundary of a new development meets the open countryside, creating a natural boundary that appropriately marks the transition. iii. New housing should be set well back, behind Cornish hedges to provide screening for access roads and parking spaces, to protect country road alignment, the rural setting and reduce village urbanisation. iv. Key natural features such as trees, especially those trees that contribute to the amenity of the immediate area, should be retained where possible and proposals should include a landscaping plan for the development. <p>Where planning permission is required, applications for the demolition of non-designated Cornish walls or hedges will not be supported except</p>

	where the removal is necessary to facilitate development that is supported by policies in this plan.
<p>Development Boundary Objective</p> <p>Creating a settlement boundary to allow for future growth and the sustainability of the Parish. It will provide potential for new homes to be built in the area identified and most favoured by the community.</p>	<p>Policy 3: Development Boundary</p> <p>This plan designates a development boundary for Blisland as shown on map B.</p> <p>Development outside of this boundary will only be supported where the proposal meets policy requirements in the Cornwall Local Plan.</p>
	<p>Policy 4: Housing Design</p> <p>Proposals for new development should reflect the guidance in the Cornwall Design Guide, the Blisland Parish Design Guide and any future Cornwall or local Design Code. In particular,</p> <ul style="list-style-type: none"> • Development should complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, low density and massing, separation, layout, materials and access. • Architectural design should reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness by using materials that reflect the local vernacular. • Service pipes and cables should be located underground. • Development will not be supported where it would obstruct or adversely impact the key views defined in the Blisland Landscape Character Assessment and the Blisland Conservation Area Appraisal by virtue of its location, scale, massing or height. • Parking provision on development sites shall take due account of the expected levels of car ownership and the lack of availability of public transport, to minimise congestion or obstruction caused by on-road parking. • Development which affects any built heritage asset, including statutory listed buildings, curtilage listed buildings and non-designated heritage assets, should respect the significance and defined special interest of the asset, as well as its significance as it relates to the Blisland Conservation Area or the character of an established rural hamlet. • Landscape infrastructure will be required which complements and enhances the development and the rural setting. This will include tree and shrub planting, which should be submitted as part of the application. • Any new development proposals sited in proximity to existing communication masts and electrical pylons should be avoided.

	<ul style="list-style-type: none"> Storage facilities should be designed to screen refuse and recycling bins from public view, whilst being easily accessible for residents, so as to avoid negative impact on the street scene.
Heritage and Conservation Objective To conserve the character, local distinctiveness and integrity of the historical features of the village and surrounding areas within the parish	Policy 5: Design and Local Distinctiveness in the Parish <ul style="list-style-type: none"> As appropriate to their scale and location, development proposals should respond positively to local identity and distinctiveness, using the <u>Blisland Conservation Area Appraisal</u>, the <u>Blisland Conservation Area Management Plan</u>, and the <u>Blisland Design Guide</u>. Development proposals should demonstrate how the proposal reflects and enhances the character of the area.
	Policy 6: Heritage - Conservation Area <ul style="list-style-type: none"> Any proposals that would affect the Blisland Conservation Area or its setting should respond positively to local identity and distinctiveness using the <u>Blisland Design Guide</u>, the <u>Blisland Conservation Area Appraisal</u> and the <u>Blisland Conservation Area Management Plan</u> to inform the design approach in a planning application. Proposals which would have an impact on heritage assets should seek to preserve and enhance the building or its setting or any features of special architectural or historic interest it possesses. Applications to install energy-saving and carbon reduction measures within the Blisland Conservation Area will be supported where it can be demonstrated that they will not detract from the historical character of the village. The use of appropriate low visual impact solar panels, solar roof tiles and other unobtrusive materials are encouraged.
	Policy 7: Heritage - Historic Environment Outside of the Blisland Conservation Area <ul style="list-style-type: none"> All development outside the Blisland Conservation Area should contribute to the 'sense of place' and reflect the local identity and distinctiveness of the parish, using design cues from Cornwall and Blisland Design Guides to inform the design approach in a planning application.
Landscape and Natural Environment Objective To ensure that any authorised development respects,	Policy 8: Landscape Character <ul style="list-style-type: none"> Proposals for development must, where appropriate, demonstrate that they would not detract from, or have an adverse impact on, the landscape character of the parish that is defined in both the Cornwall Council Landscape Character Assessment for Bodmin Moor and in the Blisland Local Landscape Character Assessment.

<p>and integrates into, the designated landscape and the open countryside. To ensure that development protects and, where possible, enhances the natural environment</p>	<ul style="list-style-type: none"> • There will be a presumption against the loss of any woodland, including partial encroachment, as a result of development. Where its loss cannot be avoided, suitable replacement woodland planting that will provide a similar landscape and wildlife benefit will be required. • Development must avoid the loss of special landscapes such as wet grasslands, heath, and any possible loss of peatland soils. • Where development is appropriate on the edge of a settlement, it should incorporate a suitable landscape buffer zone to avoid creating a hard and visually prominent edge.
	<p>Policy 9: Dark Skies</p> <p>Development should be designed to conserve and enhance the intrinsic quality of the dark night skies. Lighting which is proposed to be installed should meet the level of protection appropriate to International Dark Sky status. Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:</p> <ul style="list-style-type: none"> (i) The number, design, specification and position of lamps. ii) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and (iii) Limiting the correlated colour temperature of lamps to 3000 Kelvins or less. <p>Proposals for development will be supported where it is demonstrated that, light spill from within buildings will be reduced by:</p> <ul style="list-style-type: none"> (i) avoiding or recessing large areas of vertical fenestration. (ii) avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and (iii) within a site, locating and orientating development as sensitively as possible. (iv) large areas of glazing must have suitable measures put in place to prevent excessive artificial light spillage e.g., the use of tinted glass and auto dusk to dawn blinds.
	<p>Policy 10: Natural Environment</p> <ul style="list-style-type: none"> • Wildlife habitat features should, wherever possible, be retained and development should avoid habitat fragmentation or impact on wildlife corridors. • Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected; development that encroaches has the potential to impact on its ecological value and therefore would not be supported.

	<p>Opportunities to build-in enhancements for wildlife as required by Policy G2 of the Cornwall Climate Emergency DPD can include:</p> <ul style="list-style-type: none"> • Protection of Cornish hedges and the species they support from loss, damage and excessive lighting. • Provision for nesting birds, roosting bats, and hedgehogs. • Retention of wildlife corridors. • Where loss of habitat is unavoidable, any mitigation will be expected to enhance biodiversity. Any removal of natural boundaries during the build stage such as Cornish hedges and earth banks, trees, and stone walls must be reinstated once work is carried out and would be part of the planning conditions. • Where removal of designated trees is unavoidable, a tree-planting scheme to replace the trees must be provided by the developer. • Where boundary garden fencing separates individual new properties hedgehog corridors are recommended.
<p>Local Services and Infrastructure Objective</p> <p>To support improvements to services, facilities and infrastructure for the local community</p>	<p>Policy 11: Infrastructure in the hamlets</p> <p>Proposals for development in outlying hamlets will be supported where the proposal meets other development plan policy requirements and it can be shown that the proposed new development will not adversely impact the infrastructure of existing dwellings.</p>
	<p>Policy 12: Broadband</p> <p>Proposals for infrastructure to improve digital connectivity across the neighbourhood plan area will be supported where installations are sympathetically located and well-integrated into the landscape.</p>
	<p>Policy 13: Public Rights of Way</p> <p>Proposals for development in locations that include public rights of way will be supported where:</p> <ol style="list-style-type: none"> i. The current right of way and associated wildlife corridors and habitat is maintained in its current location; or ii. An alternative, easily accessible, right of way of the same or improved quality is provided through the development <p>In all cases, wildlife corridors, habitat and green infrastructure must be protected or enhanced and vistas and views from footpaths must be maintained or enhanced wherever possible.</p>
<p>Economy and Tourism Objective:</p>	<p>Policy 14 - Commercial Development</p> <ul style="list-style-type: none"> • Development which supports small scale business, including agriculture and especially green tourism, will be supported

To support small business development including farming and tourism.	<p>provided it respects and enhances the quality of the historic and natural landscape. This includes:</p> <ul style="list-style-type: none"> i. Adaptations to suitable existing buildings, renovations or re-use of farm buildings ii. Other improvements in infrastructure, communications or other utilities, provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood.
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Table 2: Links between Policies and Objectives					
BLISLAND NDP POLICIES	BLISLAND NDP OBJECTIVES				
	Objective A	Objective B	Objective C	Objective D	Objective E
	Housing	Heritage and Conservation	Landscape and Natural Environment	Services and Infrastructure	Economy and Tourism
1: New Housing Development	X		X		
2: Housing Impact	X	X	X		
3: Development Boundary	X	X	X	X	X
4: Housing Design	X	X	X	X	
5: Design & Local Distinctiveness	X	X	X		X
6: Conservation Area		X	X		
7: Historic Environment		X			
8: Landscape	X		X	X	X
9: Dark Skies	X		X	X	X
10: Natural Environment	X		X	X	
11: Infrastructure in the hamlets				X	
12: Broadband				X	

13: Public Rights of Way	X		X	X	X
14: Commercial Development			X	X	X

10. HOUSING POLICY

Introduction/Context

The historic settlement and designated Conservation Area are situated around the village green with the major development taking place to the north of the village in the late twentieth century. At present the built settlement defines the existing boundary of the village (see plan A)

To the east of the village, along Cassacawn Road, is a scattering of period properties with some later twentieth century additions/infill. To the northwest side of the village is Tregenna Road, with a line of ribbon development properties along its south side built in the late 1980s. On the opposite side of the road are enclosed fields and open country views. To the north of the village there is mixed housing made up of open market housing, self-built, affordable, and social housing.

Scattered throughout the Parish are a handful of small hamlets, the largest of which is Temple with its Grade 2 star listed church built on land once owned by the Knights Templar. There are also within the Parish several isolated houses, farms, and groups of rural buildings, some of high quality and/or historic interest.

10.1 New Development

10.1.1. Justification

The aim of this policy is to balance any future development proposals with the continuing need to protect the integrity of the rural setting of the village, the existing historic settlement, and prevent any incursion of development into the open countryside.

Blisland has a history of small infill developments that have grown organically over the last fifteen years. There have been four such developments, one of which was on a brown field site. These developments have been small with less than 10 dwellings on 3 of the smaller sites and 20 on the larger site. On the three smaller sites, houses are a mix of 2/4 bedrooms style properties and sold on the open market. The larger of the four sites was used for affordable 1/2/3-bedroom houses for those with local connections.

If, in the future, there is a justifiable need for extending housing stock then it should be similar in scale and number of dwellings and be of low density, thereby continuing to maintain and ensure a 'soft touch' sensitive approach to development. Ribbon development which could urbanise the environment and impact the rural environment by the loss of country lanes and hedgerows is not felt to be appropriate.

The 2016 and 2019 surveys identified the community's overall preferred option for small-scale mixed housing rather than larger housing developments. Feedback indicated a wish to provide the opportunity for some open market housing and for self-build plots that can serve the potential demands and needs of the community now and in the future, whilst preserving the character and integrity of the village and the designated protected landscape settings and historic features.

The Cornwall Local Plan Policy 6 recognises that self-build housing covers affordable, market housing or starter homes. The LPA's Housing Supplementary Planning Document states that affordable self-build may provide a solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This option could help people to stay in, and support, their communities. It also identifies self-build housing as being an effective way to increase the mix of housing types and tenures and having the potential to increase the delivery of innovative and highly sustainable developments in a cost-effective way.

Hamlets within the parish were identified as possibly having some future residential capacity for single building plots or infill, although this would depend on the service infrastructure within the individual hamlet. (See Infrastructure Policy 1)

The demographic picture of Blisland, as identified in the surveys carried out in 2016 and 2019, showed 31% of the population being over the age of 70 and a further 35% over the age of 51. The present existing housing stock does not reflect this particular demographic, and there are only a few single storey, level access dwellings (bungalows) in the village for those who may require such accommodation, or who may wish to downsize and remain living within the community.

The Council's Community Based Support and Housing Commissioning Framework 2017-2025 states the intention to ensure community-based preventative services are supporting people to stay in their own homes for as long as possible.

Changes in working practice and patterns has shown a move towards working from home and this growing practise has been accelerated by the Covid pandemic. This progressive trend is seen as beneficial in supporting a reduction in car usage and in helping to lower the carbon footprint. The continuous improvements in technology will only strengthen this pattern of working and any new developments should seek to accommodate and facilitate this.

New development should reflect and enhance the character and appearance of this rural village and respect the sensitive designated landscapes of the parish.

Affordable Housing

The CLP sets out guidelines designed to ensure that a reasonable proportion of new houses built will be made available on an affordable basis to people with a local connection to the parish (Policy 8 Affordable Housing and Policy 9 Rural Exception Sites)

The County Council housing allocation, as defined in the Cornwall Local Plan, does not require Blisland and the hamlets within the parish to formally add to its existing housing stock. This in

turn will underpin the future housing policy of the parish with the plan policies being sufficiently flexible to allow for change in the affordable housing need expressed in the Homechoice Register.

Over the years the parish's housing demand has been generally satisfied by the turnover of existing housing stock broadly meeting local demand, with the plan policies being sufficiently flexible to allow for change in the affordable housing need expressed in the Homechoice Register.

10.1.2. Intention

That any future new housing proposal should be well designed, small in scale and massing, be of low density, well orientated for energy efficiency, and should provide for flexible, adaptable accommodation for future lifetime living. It should reflect and enhance the character and appearance of this rural village and respect the designated and sensitive landscape of the parish.

As part of the evidence of compliance with these policies, planning applications should include a clear visual representation of the final form of the proposed buildings, in the context of the immediate landscape and neighbourhood.

Policy 1: New Housing Development

Proposals for the development of new housing in locations which are in compliance with other development plan policy will be supported where:

- vi. The proposal is for small scale development that complements the rural character of the parish.
- vii. New homes should reflect the local vernacular in terms of materials used.
- viii. Homes are designed to fit comfortably into the existing natural and built landscape and will not dominate the skyline.
- ix. New development should include a range of house types, styles and materials and reflect existing density comparable with that of adjoining properties and should properly reflect the sense of place and local distinctiveness of the settlement.
- x. New homes should avoid overlooking existing properties.

Developers are encouraged to include the following features in their proposed developments:

- Homes that facilitate working from home.
- Single storey, accessible homes that meet the Building Regulations optional standards of part M4 (2) and (3).
- development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion.
- a full fibre optic broadband connection. Where a fibre-optic connection is not possible, sufficient and suitable ducting should be provided within any development sites to facilitate ease of installation at a future date.
- Ribbon development that is not infill or rounding off will not be supported.

10.2 Housing Impact

10.2.1 Justification

The river Camel and its tributaries, including the De Lank, Allen, Ruthern and Clerkenwater, are designated as a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) for a range of important habitats and species. Currently, 90% of the River Camel SSSI is classified as 'unfavourable' due to various reasons that include poor water quality (from phosphate concentrations).

As a result, Cornwall Council, as the Local Planning Authority, are not able at present to provide planning permission for new developments within the catchment of the River Camel SAC Site unless it can be clearly demonstrated that they will not increase nutrient loading to the protected area.

It is therefore important that new development takes account of Cornwall Council 's River Camel SAC Phosphate Mitigation Solutions report and nutrient calculator. To ensure compliance, Discussions with the Cornwall Council and Natural England, which are the lead authorities dealing with this work will need to take place.

96.8 % of respondents to the 2019 survey were in strong support of retaining the natural and historic landscape and felt that any future development should enhance and respect the quality of the natural and historic landscape of Blisland.

Any development within the parish that may affect a listed building, or its setting, should be fully informed with a Heritage Impact Assessment that identifies both the positive and negative impacts the development would have on the asset and, if necessary, provide mitigating circumstance to overcome such instances.

All such development proposals should be discussed early in the planning process with Cornwall Council's Conservation Officer's Team and the Parish Council. Such proposals should conform to the Blisland Conservation Area Appraisal, the Blisland Conservation Area Management Plan, the Blisland Neighbourhood Development Plan, the Blisland Design Guide, the Cornwall Local Plan, and the Cornwall Design Guide 2021.

Blisland sits within four designated areas: AONB, AGLV, SSSI and the designated Dark Skies area. Any new housing within the village and parish must look to retain, wherever possible, existing natural landscape features, such as trees, Cornish stone hedges, hedgerows, and other structures. Where this is not possible, new natural landscaping will be required which integrates and softens any newly built housing environment, thereby enhancing the street scene and its landscape setting. Such details must be well evidenced and articulated in the Design and Access Statements and Plans.

Any future new development must integrate harmoniously within its landscape setting. Open vistas and views towards the countryside and across open spaces must be maintained, and the provision of green corridors, with links to existing footpaths and cycleways, will be supported. There are many wildlife corridors which crisscross the parish and can easily be evidenced. Any development proposal must articulate through an Access Statement/Design and Mitigation

Strategy how they will incorporate any existing wildlife routes (the CC Biodiversity Guide adopted in 2018 is a material consideration in planning decisions).

Within the village there are areas where Cornish hedges have been removed, damaged or destroyed as part of housing development, which in turn has impacted on country road alignment and vistas. The loss of such hedges has also impacted on wildlife habitats and the natural flora and fauna of the parish. Sympathetic and harmonised boundaries and hedges make a significant contribution to defining the local landscape and property frontages, helping to segregate private and public spaces. These non-designated assets should be integrated into any development proposal and, where possible, strengthened and enhanced.

Development can have a negative impact on any setting if it is not sensitively designed. The visual impact of a development or individual building must not dominate its setting within the settlement or landscape, particularly through its scale, the build density, the design of the site, its layout, buildings, or lack of sympathetic landscaping. Any hard landscaping will need to reflect traditional Cornish hedges, trees, and materials that are part of, and which define, the essential character of the parish. The inclusion of soft, natural landscaping, such as trees, shrubs and hedges, that reflect and enhance the rural landscape, will need to be incorporated into any proposed development. Open frontage, that characterises some modern developments within the parish, can become dominated by parked vehicles, and, in turn, urbanise the character and feel of the village and impact on the parish's rural setting.

10.2.2. Intention

The intention is to protect and maintain the parish's rural setting by ensuring any development proposal is sympathetic to, and enhances, the natural landscape, the varied wildlife and the habitats of the area.

Policy 2: Housing Impact

Proposals for new development should show how they will address any negative impact arising from development including:

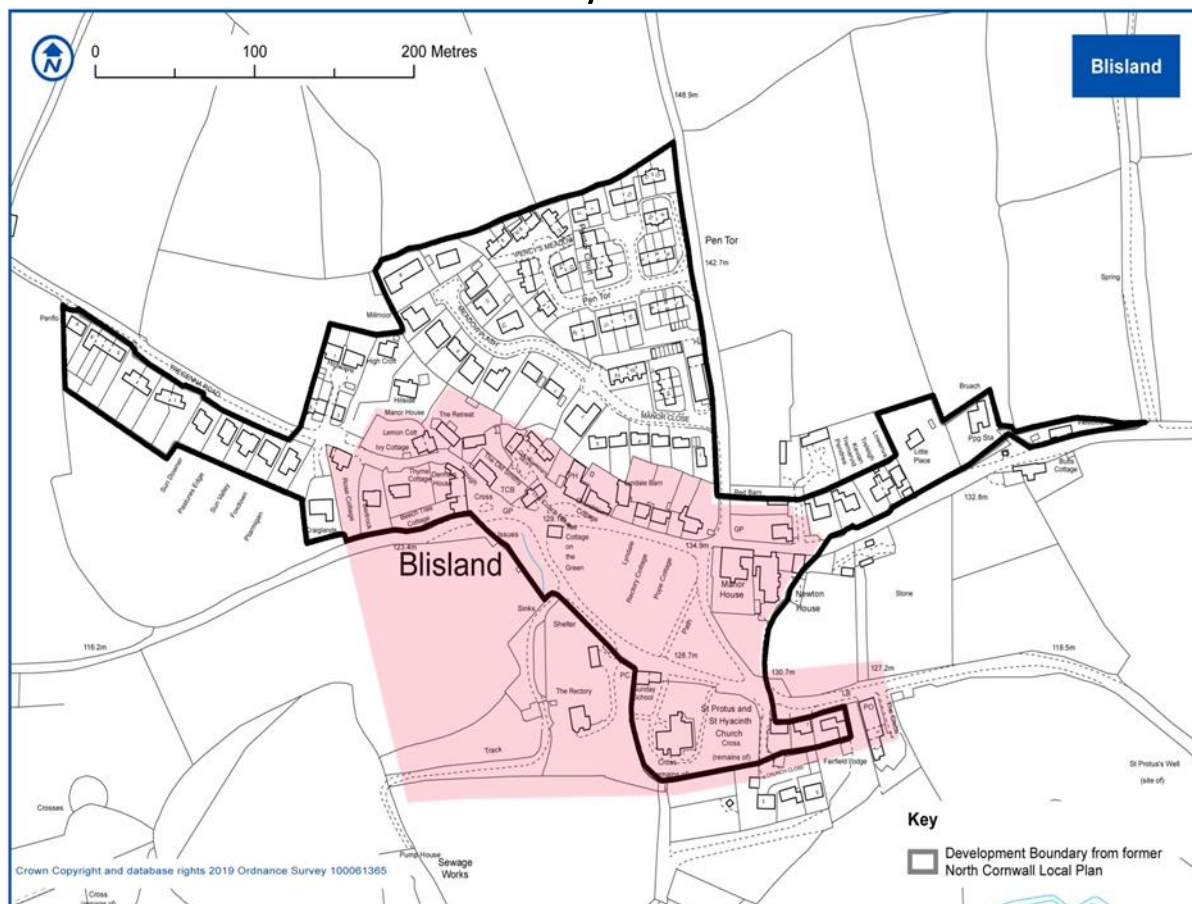
- New development proposals should show how it will not increase nutrient loading to the protected area as identified in Cornwall Council 's River Camel SAC Phosphate Mitigation Solutions report and nutrient calculator.
- Existing Cornish hedges and natural stone walls should be retained wherever possible especially where the boundary of a new development meets the open countryside, creating a natural boundary that appropriately marks the transition.
- New housing should be set well back, behind Cornish hedges to provide screening for access roads and parking spaces, to protect country road alignment, the rural setting and reduce village urbanisation.
- Key natural features such as trees, especially those trees that contribute to the amenity of the area, should be retained where possible and proposals should include a landscaping plan for the development.

Where planning permission is required, applications for the demolition of non-designated Cornish walls or hedges will not be supported except where the removal is necessary to facilitate development that is supported by policies in this plan.

10.3 Development Boundary

A settlement boundary for the heart of the village, as shown on the map below, was adopted in 1997 by North Cornwall District Council but made redundant by the adoption of the Cornwall Local Plan in 2016.

Plan A : The 1997 Blisland Settlement Boundary with the Conservation Area marked in red.



Currently land outside the existing built settlement is defined as “open countryside” and is well controlled by CLP policy 7. For land within the settlement boundary there is a presumption in favour of sustainable development in terms of small-scale infill or rounding off, provided it respects the setting, scale, form and character of the settlement and other relevant planning criteria.

Following the construction of several small housing developments which have taken place over the last 15/20 years, there is now within this former settlement boundary a shortage of available land that would support future residential housing. Community surveys carried out in 2016 and 2019 indicated strong support for having a new defined settlement boundary so that any future development will be located on the most appropriate site.

In response to the 2019 questionnaire, 32% of respondents favoured a defined settlement boundary that conformed to the existing built settlement, whilst 45% thought the boundary

should be slightly extended by some rounding off. Only 5% did not want a defined settlement boundary, whilst 2% thought the boundary should be extended significantly.

10.3.1. Justification

Creating the development boundary will allow for future growth and sustainability of the parish. It will provide future potential for new homes to be built in the area identified and most favoured by the community.

The methodology that was used to derive the Development Boundary and the evidence that supports this derivation, together with the precise size and location, is contained in the **Housing Policy Rationale** document that is a core element of the NDP Evidence Base.

To determine where any future housing should be sited, residents were given the opportunity to identify their preferred location. The 2015 community consultation considered five sites that might be suitable for development.

The most favoured area is now incorporated into the newly defined development boundary, as shown below on map B. The site of this extension has the following benefits:

- It has the least impact on the designated landscapes, heritage assets and the existing built settlement.
- Highway access is better with a significantly wider road with no vehicle obstructions along its length.
- Access to and from the site is easier.
- Most of the modern development that has taken place has been in this part of the village.
- It is of a scale commensurate with the level of future housing need.
- There is a paved footpath to the centre of the village.
- It has the potential to incorporate certain community aspirations, such as a play area or small car park, through Community Infrastructure Levy or S106 funding.
- A site assessment was carried out on the first and second favoured areas, which has also been used as part of the supporting evidence. In addition, the advice given by Cornwall Council's Highways Development Officer was that the community's first choice was, by a significant margin, the more environmentally sustainable option.

10.3.2. Intention

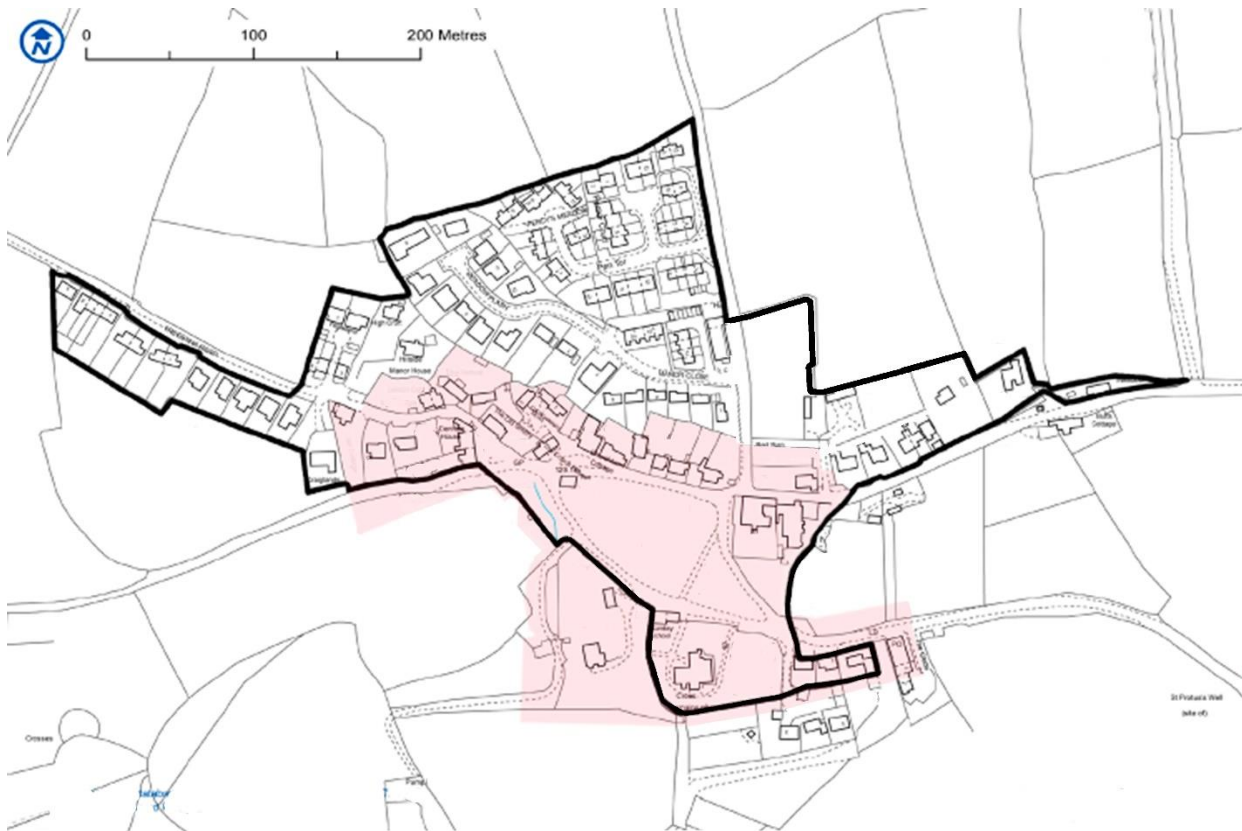
The aim of extending the development boundary is to meet the small-scale, low density, future housing growth required, in a way which both protects the special character of the landscape, the village, and the integrity of the Conservation Area.

Policy 3: Development Boundary

This plan designates a development boundary for Blisland as shown on map B.

Development outside of this boundary will only be supported where the proposal meets policy requirements in the Cornwall Local Plan.

Map B : Redefined Blisland Development Boundary



10.4. Housing Design Principles

10.4.1. Justification

A Design Guide for Blisland has been produced to add parish specific detail to the county wide Cornwall Design Guide. Due to its rural nature and its special landscape and conservation designations, the parish has retained a traditional moorland character which attracts tourists and adds to the quality of life for residents.

10.4.2 Intention

To ensure that any new development respects the traditional character of the village and hamlets and blends into the moorland landscape.

Policy 4: Housing Design

Proposals for new development should reflect the guidance in the Cornwall Design Guide, the Blisland Parish Design Guide and any future Cornwall or local Design Code. In particular,

- Development should complement and be well integrated with neighbouring properties in the immediate locality in terms of scale, low density and massing, separation, layout, materials and access.

- Architectural design should reflect high quality local design references in both the natural and built environment and reflect and reinforce local distinctiveness by using materials that reflect the local vernacular.
- Service pipes and cables should be located underground.
- Development should seek to retain existing hedges and established trees and to enhance landscaping, to provide for biodiversity. Any existing mature trees or hedges that are unavoidably removed should be replaced elsewhere on the site.
- Development will not be supported where it would obstruct or adversely impact the key views defined in the Blisland Landscape Character Assessment and the Blisland Conservation Area Appraisal by virtue of its location, scale, massing or height.
- Parking provision on development sites shall take due account of the expected levels of car ownership and the lack of availability of public transport, to minimise congestion or obstruction caused by on-road parking.
- Development which affects any built heritage asset, including statutory listed buildings, curtilage listed buildings and non-designated heritage assets, should respect the significance and defined special interest of the asset, as well as its significance as it relates to the Blisland Conservation Area or the character of an established rural hamlet.
- Landscape infrastructure will be required which complements and enhances the development and the rural setting. This will include tree and shrub planting, which should be submitted as part of the application.
- Any new development proposals sited in proximity to existing communication masts and electrical pylons should be avoided.
- Storage facilities should be designed to screen refuse and recycling bins from public view, whilst being easily accessible for residents, so as to avoid negative impact on the street scene.

11. Heritage and Conservation Objective

The Blisland Neighbourhood Development Plan recognises that the parish's historic environment has been created through a process of change, and that change is one element in managing it. Conservation needs to reconcile the preservation of the special architectural and historic interests of the parish with the wider parish's sustainability. Development which is sympathetic to the historic environment should enhance the historic identity, character and distinctiveness of the parish, whilst also contributing to its sustainability as a place to live and work.

The July 2019 NDP Parish Survey showed that a high percentage, some 93% of those responding, valued the heritage infrastructure of the settlement, centred around the village green and the church as being 'Important' or 'Very Important'. The overarching objective of the NDP's Heritage Policy is to properly reflect modern conservation principles in the maintenance and preservation of the parish's heritage assets, for both current and future generations, to ensure that any development is designed to the highest standards, and to enhance the character and local

distinctiveness of the parish whilst protecting its historic environment.

The issues which the NDP Heritage Policies are written to address are:

- a. Design in development that properly reflects local distinctiveness.
- b. The Blisland Conservation Area and its setting
- c. The Historic Environment of Blisland

11.1. Design and Local Distinctiveness

Paragraph 125 of the National Planning Policy Framework (NPPF) states that Neighbourhood Development Plans should play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

Cornwall Local Plan (CLP) 12 says that proposals should be judged against design principles of character, layout, movement, adaptability, inclusiveness, diversity, and good neighbourliness.

CLP 24 says that proposals will be permitted where they protect, conserve and, where appropriate, enhance designated and non-designated heritage assets and requires historic environment assessment to accompany all proposals. Historic environment impact assessments should be included as an integral part of any proposals and should:

- a. Identify the site, the heritage assets and their settings.
- b. Understand its significance, its sensitivities and capacity for change.
- c. Understand the potential impact of specific proposals on that significance.
- d. Use that understanding to inform the design process to:
 - 1) Look for opportunities to avoid, minimise or mitigate impact.
 - 2) Look for opportunities to better reveal or enhance significance to create a more sustainable and interesting place.
 - 3) Justify any harmful impacts (in terms of sustainable development, the need for change and overriding benefits).
 - 4) Offset negative impacts through recording, disseminating and archiving archaeological and historical information.

The Cornwall Design Guide (CDG) indicates how proposals can contribute to the local distinctiveness of any area by following specific guidance. Specific guidance on local distinctiveness is in Sections 3, 4, 7 and 8 of the CDG.

Evidence and records of the special characteristics of the parish and the inherent local distinctiveness are also included in the following documents, and these should be material considerations in the determination of any relevant application.

- a. The Blisland Conservation Area Appraisal.
- b. The Blisland Conservation Area Management Plan.
- c. Historic England Listed Building and Scheduled Ancient Monument Descriptions.
- d. The Cornwall Area of Outstanding Natural Beauty Management Plan.
- e. The Cornwall & Isles of Scilly Historic Environment Record (HER).

More than the specific characteristics contained in the above documents, there should be an understanding and an awareness of the infrastructure that forms the inherent local distinctiveness of the wider parish; this has its historic origins in human occupation and agrarian activity going back some 10000 years. The landscape is rich in prehistoric remains, including late Neolithic circles, barrows, huts, and other stone monuments. The core village settlement has Saxon, and later Norman, origins. It is based on an overall homogeneity of construction, in that the majority of buildings have natural granite walls, slate roofs, and are two stories high. The hedges that provide the defining structure of a parish field system dating from medieval times, the associated parish infrastructure, such as the bridges, the farm gates and the ancient lane and track system, are constructed of locally sourced natural materials, predominantly granite. These all come together to form a powerful sense of place that carries a distinctiveness particular to Blisland.

Development proposals should be able to demonstrate how these essential characteristics have been assessed in the application, and how these locally distinct characteristics have then been translated into the proposed design.

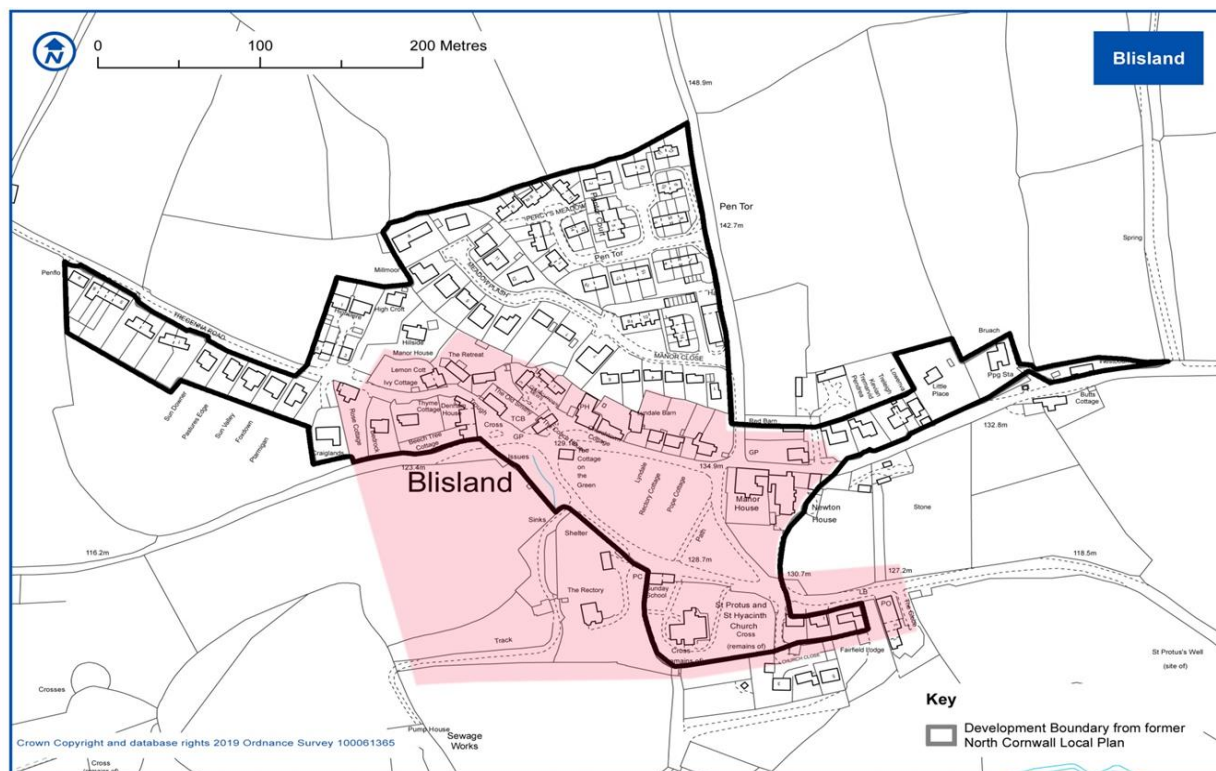
Policy 5: Design and Local Distinctiveness in the Parish

- As appropriate to their scale and location, development proposals should respond positively to local identity and distinctiveness, using the Blisland Conservation Area Appraisal, the Blisland Conservation Area Management Plan, and the Blisland Design Guide.
- Development proposals should demonstrate how the proposal reflects and enhances the character of the area.

11.2. The Blisland Conservation Area

11.2.1 Justification

The Blisland Conservation Area (CA) was designated in 1997 as marked in red on the map below:



The CA is small in area terms and is centred around the village green and the Grade One Listed Parish Church. It is almost unique in Cornwall in being a Saxon, rather than a Celtic infrastructure, and contains listed buildings, non-designated buildings, and scheduled monuments.

The Blisland Conservation Area Appraisal (BCAAA) and the Blisland Conservation Area Management Plan (BCAMP) provide a clear statement of the special interest and the local identity and distinctiveness of the Blisland settlement, and they should inform all those who make decisions which may impact on the character of the historic core of the settlement. The BCAMP (which was adopted in 2007) is being updated to more properly reflect the increased pressure on the CA.

Over the last three decades, the pressure on the Conservation Area has significantly increased as development has taken place and minor alterations have been made. Minor alterations can have a cumulative and adverse effect on the integrity of Blisland's historic environment and, therefore, it is now more essential than ever that the principles contained in the CDG, the BDG, the BCAA and the BCAMP are followed in relation to any additions or changes within the Conservation Area or its setting.

11.2.2 Intention:

The intention of these policies is to ensure that any proposed development, either within the Conservation Area or affecting its setting, should respond positively to local identity and distinctiveness, using the BCAA, the BCAMP and the BDG. Particular consideration should be given to avoid the adverse impact of inappropriate development compounded by cumulative small changes over time.

Policy 6: Heritage - Conservation Area

- Any proposals that would affect the Blisland Conservation Area or its setting should respond positively to local identity and distinctiveness using the [Blisland Design Guide](#), the [Blisland Conservation Area Appraisal](#) and the [Blisland Conservation Area Management Plan](#) to inform the design approach in a planning application.
- Proposals which would have an impact on heritage assets should seek to preserve and enhance the building or its setting or any features of special architectural or historic interest it possesses.
- Applications to install energy-saving and carbon reduction measures within the Blisland Conservation Area will be supported where it can be demonstrated that they will not detract from the historical character of the village. The use of appropriate low visual impact solar panels, solar roof tiles and other unobtrusive materials are encouraged.

11.3 The Wider Historic Environment Outside the Settlement

11.3.1. Justification.

Outside the Conservation Area, development proposals should contribute to the 'sense of place' and reflect the local distinctiveness of the wider parish, drawing on both the Cornwall and Blisland Design Guides to provide the relevant design cues. Where it is practicable, development should use vernacular local materials.

Blisland Parish is rich in heritage assets, including domestic and religious buildings, and archaeological sites and features. These heritage assets are important, not only to the local community and future generations, but they also play a key role-in adding value to Cornwall's tourism industry.

Outside the settlement of Blisland some 80% of the parish by area is within the Bodmin Moor Area of Outstanding Natural Beauty, and the balance is designated as being an Area of Great Landscape Value. These large areas are rich in a varied and considerable number of heritage assets and archaeological sites (AS), particularly on the upland areas of the parish. Those assets

and sites that are ‘designated’ are, self-evidently, not difficult to identify and are thus provided with the statutory range of ‘protection’ within the Planning Acts against inappropriate development. Non-Designated Heritage Assets (NDHA) and Archaeological Sites (AS) are a broader and more difficult issue; the geographical size of the parish and the long history of occupation going back into prehistory, makes any attempt to identify and catalogue all historic sites within the parish a significant task, notwithstanding their potential significance.

There are two other discrete areas within the historic environment of the parish outside the settlement that need specific consideration:

- a. Firstly, the isolated farmsteads on the approaches to the granite uplands are invariably of ‘ancient’ origin and are often undocumented. Even when the farmhouse itself is designated, the wider farm infrastructure is often undocumented, but is potentially significant. Directly related to this significance are the elements of Cornish distinctiveness inherent in their infrastructure and their wider setting, particularly in terms of their early occupation.
- b. Secondly, the identification of Cornish distinctiveness within the Non- Designated Heritage Assets. Within the wider historic environment of the parish, Cornish distinctiveness encompasses the prehistoric archaeological landscapes of the granite uplands, together with surviving prehistoric monuments, quoits and standing stones, as well as the enclosed lowland landscape of medieval fields, representing a predominantly dispersed rural settlement pattern of farming hamlets.

11.3.2. Intention:

This policy seeks to preserve the wealth of historic interest and local character of our largely unspoiled moorland Parish as part of our national heritage.

Policy 7: Heritage - Historic Environment Outside of the Blisland Conservation Area

- All development outside the Blisland Conservation Area should contribute to the ‘sense of place’ and reflect the local identity and distinctiveness of the parish, using design cues from Cornwall and Blisland Design Guides to inform the design approach in a planning application.

The use of a ‘pattern book approach’ involves a comparison with the architectural forms that exist in a place and provide its unique local characteristics; and then using this comparison to inform the scale, density, massing, height, landscape, layout, materials and the architectural detailing to maintain the essential character of the place. This methodology can help developers and designers to provide designs which match the physical and social patterns that exist within the parish, and thus make an effective contribution to sustainable development.

Designated Heritage Assets Within the Parish

A comprehensive record of the listed buildings and monuments within the parish are contained in the National Heritage List for England; this is maintained by Historic England and can be viewed here [Historic England Listing](#).

Principal Listed Buildings Within the Blisland Conservation Area

The principle historic building within the Conservation Area is the Grade One Listed Church of St Protus and St Hyacinth, which is a Norman building, possibly built on Saxon foundations. It is a fine example of a Cornish 'Parish Cathedral' set against the Saxon structure of the Village Green. The church is architecturally distinctive, of national importance, and is recognised internationally for its connection with Sir John Betjeman. There are five Grade Two Listed crosses and oratories within the churchyard.

The Grade Two Star Mansion House situated on the eastern side of the village green is of mid-15th Century origins and is a fine example of a traditional Cornish farmhouse constructed of granite rubble with large granite quoins. Arranged around a 'U' shaped courtyard with domestic ranges to the south, west and north it is the most important building within the Conservation Area after the Grade One Listed Church.

There are a further eighteen Grade Two Listed buildings, monuments and structures within the Conservation Area.

Principal Listed Buildings within the Parish of Blisland Outside the Conservation Area

Outside the BCA, the following three buildings are listed as Grade Two Star:

- The Church of St Catherine within the hamlet of Temple dates back to the 12th Century. It is the most important single historic building within the parish outside the settlement of Blisland.
- The principal landowning estate in the parish is Tewardale, between the settlement and the A30. The Grade Two Star Listed house was built in 1773 and extended over the following centuries. There are several additional listed buildings within its grounds.
- Lavethan Manor to the southeast of the settlement, was originally constructed in the early to mid-16th Century, very probably with earlier origins. It was remodelled in the early 17th Century and, again, at either the end of the 17th or at the beginning of the 18th. The Ha Ha to the southwest of the house, the cross to the east, the barns to the west, the Well House to the northeast and the gateway to the Gatehouse to the northwest are all separately Grade Two Listed. This cluster of important buildings form an important element within the parish's historic infrastructure and heritage.

There are a further seventy-eight Grade Two Listed buildings, monuments, and structures within the parish outside the Conservation Area.

12. Landscape and Natural Environment

Introduction

Blisland is a parish of contrasting landscapes, from the wild, open and atmospheric high moors, which transition down to rich, wooded, river valleys, and the undulating open countryside and moorland farms. All these diverse landscapes are characterised by quiet tranquillity and magnificent, long-range views across unspoiled countryside.

The lack of development gives the area a unique, timeless quality which is valued by the local community and supports the tourism industry. The moorland, in particular, is extremely rich in pre-historic remains, such as stone circles, barrows and cairns. Agriculture, along with tourism, is the main industry in the parish; it shapes and is integral to the landscape.

Roads are narrow and are better described as country lanes. They have been defined by the historic development of the village and its links to the hamlets and outlying farms within the parish. The recently duelled A30, which lies 2 miles from the village, is accessible via narrow country roads. These lanes and hedgerows support the varied wildlife of the area, and they are part of the rural setting.

The parish is especially rich in nature conservation and important wildlife habitats, as well as extensive historic heritage. It sits within the context of a wider North Cornwall landscape, providing important corridors for wildlife, which need to be protected.

These are important issues when considering housing factors, residents' wellbeing, tourism and local businesses.

Blisland Parish is protected by designations of national significance in terms of landscape conservation.

- The larger part of the parish is an **Area of Outstanding Natural Beauty**. The Cornwall AONB is protected by the planning system, whereby a suite of national and local policies applies to ensure that the characteristics that make the AONB special are maintained for future generations.
- The remaining 25% of the parish to the northwest and southwest is designated as an **Area of Great Landscape Value**.
- In addition, the extensive tracts of the open access moorland are designated as Sites **of Special Scientific Interest**.
- The parish also sits within the **International Dark Skies** designation of Bodmin Moor, and recent light readings show the quality of the night sky above the moor is amongst the best in the world.
- The area around Blisland Village Green was designated a Conservation Area in 1997 and further details of this can be found in the [Blisland Conservation Area Appraisal](#) endorsed August 2007.

These designations have a key role to play in protecting the sense of place of this largely unspoilt corner of Bodmin Moor and provide a similar level of protection to that awarded to National Parks.

Surveys conducted in the parish, as part of the Neighbourhood Development Plan preparation in 2016 and 2019, show how important this natural environment is to local people. Between 89% and 94% of respondents felt Community Spirit, Tranquility, Quality of the Landscape and the Village Green were either Important or Very Important.

The natural beauty of the area is also a key attraction to tourists, and therefore, important to the economy of Cornwall as a whole. The policies set down in the Blisland Neighbourhood Development Plan therefore place a strong emphasis on the need to protect the landscape.

The Covid pandemic has highlighted and reinforced the importance of green spaces, gardens, woodland and open countryside. The significant upsurge of people discovering, reconnecting and finding solace in nature to support their physical and mental wellbeing is not to be underestimated or set aside when delivering homes for the future and protection of the countryside.

12.1 Landscape Character

12.1.1 Justification

The local community, through the NDP questionnaire, strongly values the environment and landscape in which they live.

In order to provide the evidential base for the policies of the Neighbourhood Development Plan, the community undertook a comprehensive and parish wide [Blisland Landscape Character Assessment](#)

Tourism is extremely significant to the economy of both the parish and the county as a whole, by supporting local businesses. It is important, therefore, to ensure that the protection provided by the national landscape designations are fully considered and enforced when any new developments are proposed, so that the quality of the landscape continues to attract tourists.

Key features of this special landscape include:

- The many varied vistas and views throughout the parish, which create the outstanding quality of the landscape. It is important to ensure that these are not impeded by inappropriate development, or, for example, the negative impact of communication masts or large solar panel farms. The impact of development on the enjoyment of these views should be considered in planning decisions.
- The exceptional quantity of pre-historic remains such as barrows, cairns, stone monoliths and stone circles.

- The network of footpaths and bridle ways that crisscross the parish, providing opportunities for exploring the countryside by residents and visitors.
- The varied and extensive wildlife habitats which would be damaged by tree felling and land reuse.
- Land alongside watercourses is particularly valuable for wildlife and it is essential that its ecological value is protected.
- The importance of farming in maintaining the countryside/landscape, contributing to the nation's food production and supporting families by providing jobs within the parish.

12.1.2 Intention

To ensure that any authorised development integrates into the designated landscape and open countryside and that it does not adversely impact the natural environment.

Policy 8: Landscape Character

- Proposals for development must, where appropriate, demonstrate that they would not detract from, or have an adverse impact on, the landscape character of the parish that is defined in both the Cornwall Council Landscape Character Assessment for Bodmin Moor and in the Blisland Local Landscape Character Assessment.
- There will be a presumption against the loss of any woodland, including partial encroachment, as a result of development. Where its loss cannot be avoided, suitable replacement woodland planting that will provide a similar landscape and wildlife benefit will be required.
- Development must avoid the loss of special landscapes such as wet grasslands, heath, and any possible loss of peatland soils.
- Where development is appropriate on the edge of a settlement, it should incorporate a suitable landscape buffer zone to avoid creating a hard and visually prominent edge.

12.2. Dark Skies



Map of Dark Skies Boundary on Bodmin Moor

12.2.1. Existing Policy and Legal Framework

Planning policies and guidance make provisions to control light pollution. The National Planning Policy Framework (2019) para 185c states that planning policies and conditions should “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. This is supported by National Planning Policy Guidance on Light Pollution (2014) which is particularly relevant as it explains how light pollution considerations should be applied in planning decision-taking.

The Cornwall Local Plan: Strategic Policy 23 requires development to take into account “the wish to maintain dark skies”. Section Six of the Cornwall Design Guide gives cogent and very relevant guidance as to what should always be considered in preparing Planning Applications:

- *6.3.1. Air, light and noise pollution can be avoided through careful planning and siting of buildings and planting from the earliest stage. Cornwall has many areas characterised by dark skies and quiet areas. Good and careful design can help to conserve these intrinsically dark areas for people and nature. Thought must be given to whether external lighting is necessary and how it is used, including the impact on human health, wildlife, and the darkness of the night sky.*
- *6.3.3 Street and domestic lighting sources and large expenses of glazing are positioned in a way to help conserve intrinsically dark landscapes and create or retain dark corridors for nature.*
- *6.3.5 Proposals minimise the need for external lighting. Where external lighting (e.g., street lighting) is required it should be located so that it is not a nuisance to bedrooms, it does not spill upwards with full shielding beyond the horizontal level for any fixture*

exceeding 500 initial lumens) and it is not blue/white in colour (maximum 3000 Kelvins). Adaptive controls e.g., sensors and timers are also encouraged where they will reduce light pollution.

12.2.2 Justification

- Bodmin Moor is the first Area of Outstanding Natural Beauty to be designated an International Dark Sky Landscape, reaffirming its status and national importance, both economically and environmentally. The exceptional quality of the night sky over the moor increasingly draws tourists from across the UK and Europe and has an economic and cultural value. The Dark Sky status is expected to enhance tourism and the local economy, especially in the darker spring, autumn and winter months, when star gazing opportunities are at their best.
- The designation also provides health benefits for both people and wildlife in the moor's living landscape by helping to keep artificial light at a very low level and providing the defined day and night which is essential for many wildlife species to survive.
- The character of the area and the surrounding environment can affect what would be considered an appropriate level of lighting for all development. In particular, lighting schemes for all developments in protected areas of dark sky or intrinsically dark landscapes need to be carefully assessed as to their necessity and degree.
- The cumulative impact of successive small amounts of additional light pollution in an area will have a detrimental impact on the night sky over time; this is especially the case on developments in the countryside outside of the main settlements where the impact on dark skies is the greatest. It is essential therefore that designs should consider how domestic lighting and large expanses of glazing are positioned in order to help conserve the dark landscape

12.2.3. Intention

- To protect the designated International Dark Skies Landscape and the ANOB in which it is sited and to avoid present and future cumulative effects of light pollution which could be caused by new development.

Policy 9: Dark Skies

Development should be designed to conserve and enhance the intrinsic quality of the dark night skies. Lighting which is proposed to be installed should meet the level of protection appropriate to International Dark Sky status. Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:

- (i) The number, design, specification and position of lamps.
- ii) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
- (iii) Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.

Proposals for development will be supported where it is demonstrated that, light spill from within buildings will be reduced by:

- (i) avoiding or recessing large areas of vertical fenestration.

- (ii) avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and
- (iii) within a site, locating and orientating development as sensitively as possible.
- (iv) large areas of glazing must have suitable measures put in place to prevent excessive artificial light spillage e.g., the use of tinted glass and auto dusk to dawn blinds.

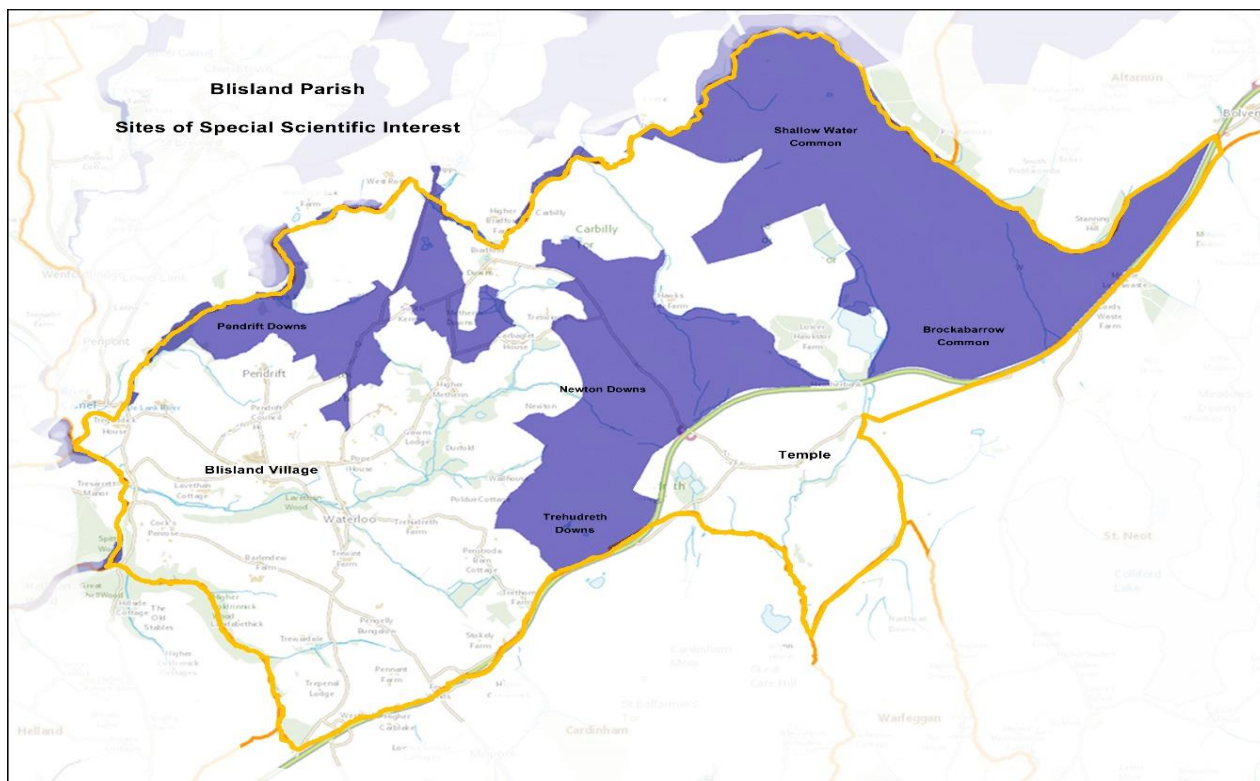
Guidance can be found on the following links:

- [Light Pollution Guidance - gov.uk](https://www.gov.uk/light-pollution-guidance)
- [BodminMoor_IDSP_application.pdf \(darksky.org\)](#) (This includes advice on external lighting)
- [Dark skies in Cornwall \(parliament.uk\)](https://www.parliament.uk/dark-skies-in-cornwall)
- [Institute of Lighting Professionals Guidance Note 1 2021](#)

12.3 Natural Environment

12.3.1. Justification

Blisland Parish has a unique and beautiful rural countryside with precious and sensitive habitats and designated sites which are recognised through international, national and local designations. The parish includes Special Areas of Conservation (SACs), which are designated as being of European significance, and a large proportion of the parish has national designation as a Site of Special Scientific Interest, as shown on the map below:



There are several Tree Preservation Order Points and Tree Preservation Order Areas, including Lavethan Wood, an ancient and semi natural woodland.

Field hedges (including Cornish hedges and hedgerow trees), woodland and garden trees and plantations, are very important in defining the special character of the parish and are important habitats. Some hedges may fall within the Hedgerow Regulations. Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected.

The community rates highly the importance of protecting its local wildlife and habitats, including trees and hedges for their contribution to the quality of life of the community and visitor experience.

12.3.2. Intention

To protect and enhance the quality of the natural environment and local biodiversity from inappropriate development, and ensure that specially designated land is respected, through the enforcement of existing planning policies.

Policy 10: Natural Environment

- Wildlife habitat features should, wherever possible, be retained and development should avoid habitat fragmentation or impact on wildlife corridors.
- Land alongside watercourses is particularly valuable for wildlife and it is essential it is protected; development that encroaches has the potential to impact on its ecological value and therefore would not be supported.

Opportunities to build-in enhancements for wildlife as required by Policy G2 of the Cornwall Climate Emergency DPD should be maximized and can include:

- Protection of Cornish hedges and the species they support from loss, damage and excessive lighting.
- Provision for nesting birds, roosting bats, and hedgehogs.
- Retention of wildlife corridors.
- Where loss of habitat is unavoidable, any mitigation will be expected to enhance biodiversity. Any removal of natural boundaries during the build stage such as Cornish hedges and earth banks, trees, and stone walls must be reinstated once work is carried out and would be part of the planning conditions.
- Where removal of designated trees is unavoidable, a tree-planting scheme to replace the trees must be provided by the developer.
Where boundary garden fencing separates individual new properties hedgehog corridors are recommended.

13. Local Services and Infrastructure

Introduction:

As a small rural moorland parish, Blisland has limited infrastructure. There is easy access to the

A30, but the road network consists of narrow lanes lined by high Cornish hedges. There is no public transport currently available.

The core settlement of the village has mains water and sewerage, but many outlying properties and hamlets are not connected to the mains supply.

In terms of services, there is a community shop and post office in the centre of Blisland Village which is run by volunteers and paid staff. The shop has a café area which is regularly used by residents and visitors. The shop provides public internet access and there are additional rooms available for a variety of services, such as surgeries by healthcare professionals. In addition, there are three business units, which are rented out to generate a further income to the Community Association and to provide a rural business infrastructure.

The church of St Protus and St Hyacinth is a focal point for the village and used for concerts and gatherings as well as regular religious services.

The Blisland Inn is a freehold public house overlooking the village green.

Blisland has a village hall run by a management committee which hires out the space for a variety of activities and events and is where the different village organisations meet. There is also the Village Institute, owned by the Parish Council and run by a volunteer committee. The building was recently refurbished and is now used for a range of different activities.

The Parish Council has taken over responsibility for the public toilets, and these were refurbished at the same time as the Village Institute.

Blisland Primary Academy is a state funded school for ages 5 to 11 located in the hamlet of Waterloo. The current student count is 38 pupils. Older children transfer to secondary schools in Bodmin, Camelford, or Wadebridge.

There are a several listed Grade 2 bridges that are part of the heritage assets in the Parish, and which are also part of the road infrastructure. As the size and weight of cars and heavy goods vehicles increases, the more at risk are these ancient bridges. Consideration needs to be given to restrictions that that will prevent future damage. This issues forms part of the parish action plan arising out of the NDP.

13.1 Infrastructure in the hamlets

13.1.1. Justification

It is recognised that the application of Policy 28 of the Cornwall Local Plan will require the provision of appropriate infrastructure across the wider parish in respect of any development, particularly in relation to water, drainage and sewage. However, particular attention should be given to any development proposals within outlying hamlets, such as Temple, which do not have mains water supply or mains drainage, and where even a few additional dwellings could adversely impact existing households.

13.1.2 Intention

To ensure that the potential impact of new developments on the limited infrastructure within outlying hamlets is adequately considered in planning decisions.

Policy 11: Infrastructure in the hamlets

Proposals for development in outlying hamlets will be supported where the proposal meets other development plan policy requirements and it can be shown that the proposed new development will not adversely impact the infrastructure of existing dwellings.

13.2. Broadband

13.2.1 Justification

Superfast broadband is not available across approximately 75% of the parish by area, including the majority of the many hamlets and small settlements outside the main settlement. In the 2019 community survey, 21 % of respondents reported that they do not have broadband which meets their needs.

The lack of effective, fast broadband is seen as an important obstacle to growth and development for small businesses, including agriculture, and for the increasing number of people in the parish who work from home and need reliable broadband connection. According to the Government's own analysis, availability of broadband and mobile communications is closely associated with rural economic performance. The Digital Economy Act 2017 establishes a universal service obligation and a legal right to be supplied with fast (10 Mbps) broadband. However, it is not yet clear how this will ensure a universal provision of superfast broadband in rural areas.

13.2.2 Intention

To support the provision of the infrastructure necessary to ensure businesses and households have access to good, reliable broadband.

Policy 12: Broadband

Proposals for infrastructure to improve digital connectivity across the neighbourhood plan area will be supported where installations are sympathetically located and well-integrated into the landscape.

13.3 Public Rights of Way

13.3.1. Justification

In the community survey 2019, 85% of respondents rated public footpaths as 'Important' or 'Very Important' aspects of the local environment. They provide important leisure activity for

residents, visitors and holidaymakers, and provide opportunities for the development of Green Tourism. The Camel Trail provides a cycle to work corridor to Bodmin, Wadebridge and Padstow.

A condition survey of public footpaths undertaken by the Parish Council in 2019 identified a number of areas where access had become difficult, stiles had been blocked and signs removed. An action plan is in progress to restore and maintain all public rights of way.

13.3.2. Intention

To protect public rights of way throughout the parish.

Policy 13: Public Rights of Way

Proposals for development in locations that include public rights of way will be supported where:

- i. The current right of way and associated wildlife corridors and habitat is maintained in its current location; or
- ii. An alternative, easily accessible, right of way of the same or improved quality is provided through the development.

In all cases, wildlife corridors, habitat and green infrastructure must be protected or enhanced and vistas and views from footpaths must be maintained or enhanced wherever possible.

14. Local Economy and Tourism

Introduction

The main industry in the parish has traditionally been livestock farming which, as well as providing local employment, is crucial to maintaining the landscape value of the area.

More recently, tourism has become significantly important to the local economy. Blisland's USP is its green tourism credentials with its diverse landscape, its network of footpaths, the Camel Trail, and its proximity to both coastlines. Tourism helps to support the pub, the shop/PO/café, and the church, situated in the heart of the village, close to the village green. The network of public footpaths and attractions, such as Jubilee Rock, particularly attract walkers and cyclists.

An important element in the tourism infrastructure of the parish is the north-eastern end of the Camel Trail. This provides a most attractive riverside 'path' through the Camel Valley and brings with it a significant footfall of visitors to the parish. In the tourism seasons, it plays a role in the sustainability of the parish's economy. In addition, the Camel Trail provides a green highway linking the main north Cornwall towns of Bodmin, Wadebridge and Padstow.

From the questionnaire sent out to all 348 households in the parish in July 2019, at least 30 holiday cottages were identified, which are well used most of the year. Visitors help to support the local economy. However, the increasing number of second homes are unpopular within the community because they are less supporting of the local economy and adversely affect the housing stock for local people and also raises property prices.

Data collected for the NDP evidence base also indicates that, not including holiday cottages, there are at least forty separate businesses operating in the parish, all micro businesses employing less than 10 people, the majority being farms and businesses associated with farming and agriculture e.g., livestock transport, machinery servicing, plastic recycling, and a countryside management consultancy. The remaining businesses are wide ranging, including a dog/cat kennels, heating oil distributor, painter/decorators, electricians, and two garages situated beside the A30. The pub provides a small amount of local employment.

The village shop/café/ post office is community run and staffed by a volunteers. The rent from the three commercial units attached to the shop allows it to be financially viable.

Of the 158 employed/unemployed adults in the parish who responded to the 2019 survey, 57% work outside the parish, 47% work from home, 20% work in the parish but not at home, and only 1% was unemployed and seeking work.

Since 2020, the proportion of people working from home will have increased significantly due to pandemic restrictions and increased working from home is likely to become a permanent trend. Lack of adequate broadband could be a limiting factor in some parts of the parish, and this is addressed in the infrastructure objective of this NDP.

14.1. New Commercial Development

14.1.1 Justification

NPPF Para 83 states that any new development in tourism needs to “respect the character of the countryside” and should not compromise the rural nature of the parish, especially the narrow lanes, nor detract from the character of the parish, thereby compromising the reason that tourism is currently thriving. This is supported by the community, of which nearly 97% felt in the 2019 Survey that “any future development within the parish should enhance and respect the quality of the natural and historic landscape”.

CLP Policy 5.1c states that proposals for new business space and land use in the countryside should be of an appropriate scale or demonstrate a locational business need such as farm diversification. Within the parish the restrictions of the AONB, SSSI, AGLV and Conservation Area designations leave little scope for significantly increasing businesses or building new premises.

However, appropriate development that utilises existing redundant buildings for holiday accommodation, or appropriately small scaled commercial purposes, will be supported providing:

- The scale, design and materials used are sympathetic to the existing character of the building and surroundings.
- It is not in the open countryside.
- If associated with farm diversification or an existing business site, it is of a scale proportionate to its surroundings.
- It respects the historic interest of the surrounding buildings and areas and ensures that proposals protect and enhance the historic environment and the visual quality of the site and its surroundings.

- It achieves, as far as possible, improvements to sustainability e.g., by recycling waste, using renewable energy. Where applicable, it should source produce and material locally.
- It does not significantly increase the volume of traffic on the narrow lanes in the parish.

New permanent small-scale camping and glamping facilities will be looked on sympathetically if they:

- Form a part of farm diversification.
- Do not impact on road safety or substantially increase traffic on the narrow lanes.
- Are not prominent in the landscape and are well screened.
- Will not add to difficulties with water supply, sewerage treatment and waste disposal.
- Make use of existing buildings to provide backup facilities.
- Do not result in an over concentration of sites in any one location, to the detriment of the landscape or residential amenity.
- Do not detract from the AONB and are compliant with the most recent AONB management plan.
- Reasonable measures have been taken to provide for any nature conservation interest, such as protecting natural habitats and wildlife corridors.

Whilst local employment opportunities should be encouraged, it has to be accepted that the parish has not found it easy to find tenants for the three commercial units sited below the village shop. This indicates a lack of need for such units, probably because of the proximity of Bodmin, just 5 miles away, with its better facilities and access for customers. In addition, according to the CLP, Bodmin supports a number of successful employers with a surplus of jobs over resident working population.

14.2.2 Intention To support appropriate proposals that will promote economic development and the retention and creation of jobs and income earning opportunities within the Parish.

Policy 14: Commercial Development

Development which supports small scale business, including agriculture and especially green tourism, will be supported provided it respects and enhances the quality of the historic and natural landscape. This includes:

- a. Adaptations to suitable existing buildings, renovations or re-use of farm buildings
- b. Other improvements in infrastructure, communications or other utilities, provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood.

15. Monitoring and Reviewing

The Plan includes a variety of policies that address the future development of the parish until 2035. The parish recognises that circumstances may change within the plan period. In addition, some policies will deliver as intended and others may not do so. On this basis the Parish Council will monitor the effectiveness of the plan on an annual basis. In doing so it will take account of the annual health check process for 'made' Neighbourhood Development Plans. This monitoring will have a particular focus on the delivery of new housing.

16. Parish Action List

There are a number of issues affecting the parish which were raised by residents during consultation, but which fall outside of the scope of an NDP. These have been added to the list shown below so that Blisland Parish Council can consider any appropriate action to be taken:

1. Ensure protection of the village green verges
2. Review seasonal lighting on, in and around the green.
3. Improve signage in the conservation area and around the village green i.e. remove existing handwritten signs by adding to the finger posts to direct to for example. village hall, shop, institute.
4. Maintain annual inspection, care, and replacement of trees on the Village Green
5. Review Conservation Area Boundary
6. Continue to arrange and fund footpath maintenance.
7. Ensure protection of the Grade 2 listed bridges in the Parish. As commercial traffic using the bridges increases, along with the size and weight of such vehicles, the more at risk the ancient bridges become. Consider the need for weight restrictions or reduction to the width of bridge entrance points.
8. Look into ways to protect highways and hedges from increased commercial traffic.
9. Develop a list of non-designated heritage assets.
10. Look into opportunities to address lack of public transport.
11. Research county and national policy on agricultural barns; their size and siting and what can be done at parish level to provide guidance and prevent inappropriate development.
12. Initiate an application for an Article Four Direction in respect of the Blisland Conservation Area
13. Consult adjoining parishes within the Designated Bodmin Moor Dark Sky area regarding a proposal to request Cornwall Council to make an Article 4 Direction to restrict permitted Development Rights to protect the night sky.

17. Glossary and Abbreviations

Document

AGLV	Area of Great Landscape Value
AONB	Area of Outstanding Natural Beauty
AS	Archaeology Site
BCA	Blisland Conservation Area
BCAA	Blisland Conservation Area Appraisal
BCAMP	Blisland Conservation Area Management Plan
BDG	Blisland Design Guide
CA	Conservation Area
CC	Cornwall Council
CDG	Cornwall Design Guide
CLP	Cornwall Local Plan
CNA	Community Network Area
HER	Historic Environment Record
Local Plan	Cornwall Local Plan: Strategic Policies Development Plan
LPA	Local Planning Authority
NDHA	Non-Designated Heritage Assets
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
SSSI	Site of Specific Scientific Interest