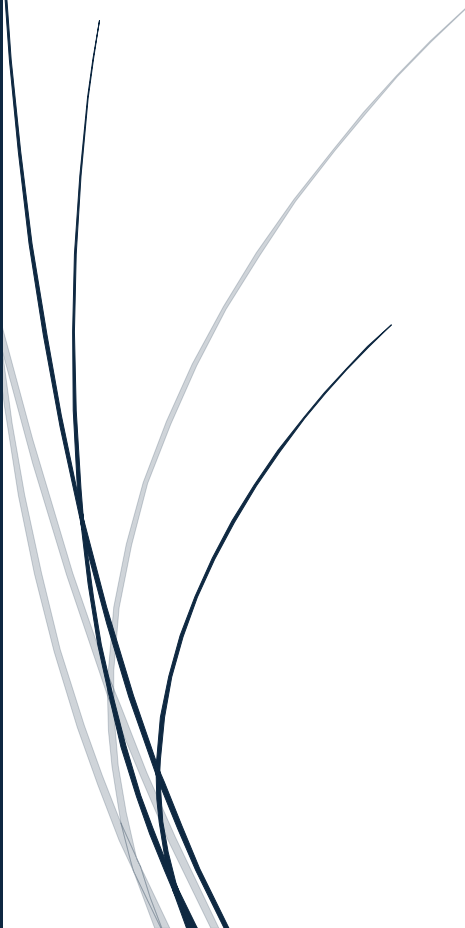




05/07/2024

Stoke Climsland Neighbourhood Development Plan Community Survey Refresh

Stoke Climsland NDP Steering
Group



PlanSupport for Stoke Climsland NDP Steering
Group

OVERVIEW

Question 1: Respondents thought that the most important things that the Neighbourhood Plan should do, were in weighted ranking order:

1. Protect our countryside, landscape, green spaces and heritage.
2. Support the local economy and businesses.
3. Protect and enhance local facilities.
4. Be environmentally, economically and socially sustainable.
5. Help to tackle the causes and impacts of climate change.
6. Encourage better transport links and access.
7. Improve facilities for young people.
8. Improve the design of new buildings.
9. Increase the amount of social and affordable housing for local people.

This ranking is somewhat surprising in that it places social and affordable housing at the bottom of the priorities. This reflects the mix of respondents both in terms of age range and location. Nevertheless, given that Cornwall is officially in a housing crisis and that the local needs data for the parish shows a continuing requirement for affordable housing [24 homes needed as at March 2024] the intention to Increase the amount of social and affordable housing for local people must continue to be a very high priority for the NDP.

On a mean average analysis, the top three ‘extremely important’ priorities were to protect our countryside, landscape, green spaces and heritage, support the local economy and businesses and be environmentally, economically and socially sustainable.

On a mean average analysis, the top three ‘very important’ priorities were to Improve facilities for young people, Improve the design of new buildings and encourage better transport links and access.

On the mean average ‘somewhat important’ scale the two top priorities were the same as above but the third priority was to Increase the amount of social and affordable housing for local people.

Question 2: Asked about support for Development Boundaries 48.9% said yes, 23.4% said maybe and 34% said no. Taking into account the level of concern expressed and the discussions at the drop-in event involving residents from Lockett, it is likely that the ‘no’ response comes from those concerned about the precise definition of the boundary at that village. Consequently, it will be appropriate for the Development Boundary Assessment to re-examine the proposed boundary and more carefully and explicitly explain the issues behind ‘previously developed land’.

Question 3: Asked about proposed Open Areas of Local Significance next to the development boundaries of Stoke Climsland Village, Venterdon and Downgate, 46.7% supported the concept, 42.6% were unsure, and 8.5% said they were against it. Eight people suggested additional OALS, the focus being on land in the vicinity of Lockett, but also including Kit Hill and other wide landscape areas, and the area around Stoke Climsland Churchyard.

OALS serve a specific purpose to preserve the character of settlements, so whilst suggestions for Lockett and Stoke Climsland should be examined and possibly included, the designation of Kit Hill and other wide landscape areas, many of which are already in the Cornwall National Landscape [AONB] designation, would not be necessary nor appropriate.

Question 4: On housing mix, when asked if they agreed that any new housing development should be for smaller one and two bedroom homes for the young and elderly, family homes designed as lifetime homes that are adaptable for disabled or elderly people, homes that provide better opportunities to ‘work from home’ and supported accommodation for the elderly and/or disabled, 2.3% said yes, 14.9% said maybe, and 17% said no.

Question 5: When asked **if community facilities [as listed in the question] should be protected**, 93.6% were in support, 6.4% said maybe and 2.1% said no. 14 respondents suggested further sites for protection , as follows:

- Protect areas of natural beauty
- Lockett play area
- Lockett children's play area
- Swings Lockett
- Agricultural land - see previous note.
- Additional parking/car park is needed in Stoke Climsland village.
- The Meadow and Streamside Lockett,
- Lockett Swings,
- The Green Stoke Climsland,
- Car Parks, Orchard, Quarry and pond, and open areas Kit Hill.
- Sports Hall and possibly other facilities Duchy College.
- Village green
- Playground area
- Village Green as an open space (not a car park).
- Children's playground in Lockett
- The noticeboard in Bray Shop, it is the only community facility we have.
- Is there nowhere in Hampt, Golberdon, Pempwell, Lidwell, Kingston, Tutwell or Downhouse - just to take a few possibilities?

These sites will be examined in the review of the NDP Evidence Base and included in the NDP where appropriate.

Question 6: When asked if there any **other facilities that they thought are missing from the Parish** that they would like to see encouraged, responses included:

- EV charging
- More dog poo bins
- Tennis & badminton courts
- A shop in Lockett
- A regular bus service in Lockett
- A better control of parking near to the post office and by the school. These areas present an accident waiting to happen.
- Current facilities are limited and need expanding for example Lockett Social club is too small and has no catering facilities
- A skate park on Stoke Climsland village green .
- A modern community building in Lockett.
- More local shops in Stoke Climsland Village such as a pharmacy, a bakery, a greengrocer selling local produce, a cafe, a hairdresser/ barber.
- Both indoor and outdoor communal meeting space for Bray Shop community
- Youth club
- A shop in Lockett maybe, combined with a sub-post office - exactly as there used to be. A bus service to Lockett.

These suggestions will be examined in the review of the NDP Evidence Base and included in the NDP where appropriate.

Question 7: Some 91.5% agreed with the **list of proposed Local Green Spaces**, and 8.5% said maybe. Fifteen people suggested additions:

- Village green - can't believe it's not on the list!
- Cornish hedging.
- Natural Greenscombe woods
- Again any agricultural land.
- Green space in Luckett between 2 Rose cottage and the Maltzers cottage
- Small area with bench on the corner between Luck Lane & Luckett Hill between Rose Cottage and Maltzers Cottage
- Cemetery Downhouse,
- Rowden Lane Field,
- Bench corner Luckett,
- Bench corner SC Sportsfield,
- Bench corner opposite Rowden Lane South end.
- Village green
- Field with public footpath behind village green - joins Stoke to Venterden
- Village Green (not as a car park).
- More access to Tamar riverside near Luckett
- All existing verges within Bray Shop boundaries. The vacant field formerly a scrapyard in Bay Shop, which is bounded by Stoke road, Trefunnick Road and the B3287. The field has remained vacant and had now become a natural habitat for wildlife.
- The area around Christmas Cottage

These suggestions and sites will be examined in the review of the NDP Evidence Base and included in the NDP where appropriate.

Question 8: Asked about a list of areas to be **protected for open space and recreation**, 93.5% agreed, and 6.5% said maybe. Ten people suggested additions:

- Greenscombe woods, Luckett
- Downgate woods,
- Luckett woods
- A larger recreational green space in Luckett
- Quarry Wood (NW corner of the parish, S of Trekenner Bridge),
- Winsor Mine tailings,
- Rowden Lane Field,
- Trecombe & Gunoak Woods (NE corner of the parish).
- Allotments or garages behind Rose Cottage Stoke Climsland (possibly private now?)
- Football pitch field, Stoke Climsland
- Stoke Village Green (not as a car park).
- Stoke football/cricket ground.
- Communal village woodland for Bray Shop, currently standing vacant and bounded by Stoke road, Trefunnick Road and the B3287.
- Given the number of Woodland Walks' which are included in the proposed answer to question 8, and notwithstanding that there are other areas in the Plan which seem to be included (eg Leckett Allotments owned by Mr Forrest in Devon I am exceptionally surprised that Greenscombe Woods is not included for permanent and complete protection in the proposed Plan. I suggest that it must.
- The land around Luckett Mine

These suggestions and sites will be examined in the review of the NDP Evidence Base and included in the NDP where appropriate.

Question 9: When asked to **rank measures to help tackle the causes and impacts of climate change**, the resultant priority list was:

1. Encouraging sustainable drainage and natural flood management solutions to tackle flooding and pollution
2. Encouraging sustainable design and low carbon heating [including retrofitting of existing buildings].
3. Supporting local renewable energy storage.
4. Encouraging community led [and possibly owned] renewable energy production
5. Supporting well sited and small scale ground mounted solar panel sites.
6. Restricting wind energy sites to occasional small turbines only.
7. Working to improve the availability of electric vehicle charging facilities.

Twelve people added a range of positive comments supporting these ideas and adding suggestions such as improving broadband to facilitate home working, more sustainable transport measures and extending retrofitting.

Question 10: An **open-ended question** at the end of the survey allowed respondents to enter any other thoughts, in response to which 18 people made comments. Many of these are helpful and show a great concern amongst people for the wellbeing of the area. However, there is clearly mis-understanding as to how Planning works and the processes behind decision making. It is important that in going forward the NDP includes simple explanatory material so that local residents can better understand how these processes function.

NOTE: Much of the additional material provided in the detailed comments attached to responses is a restatement or elaboration of information already covered in the NDP Evidence Base, which has already been taken into account. However new information relating to mining and planning history at Lockett and the discussion over the possible development boundary is useful and has been taken into account in the review of the development boundaries. The NDP Evidence Base and Development Boundary Review may be found here: [https:// ndpstokeclimsland.co.uk/evidence-baseline/](https://ndpstokeclimsland.co.uk/evidence-baseline/)

DETAILED RESULTS

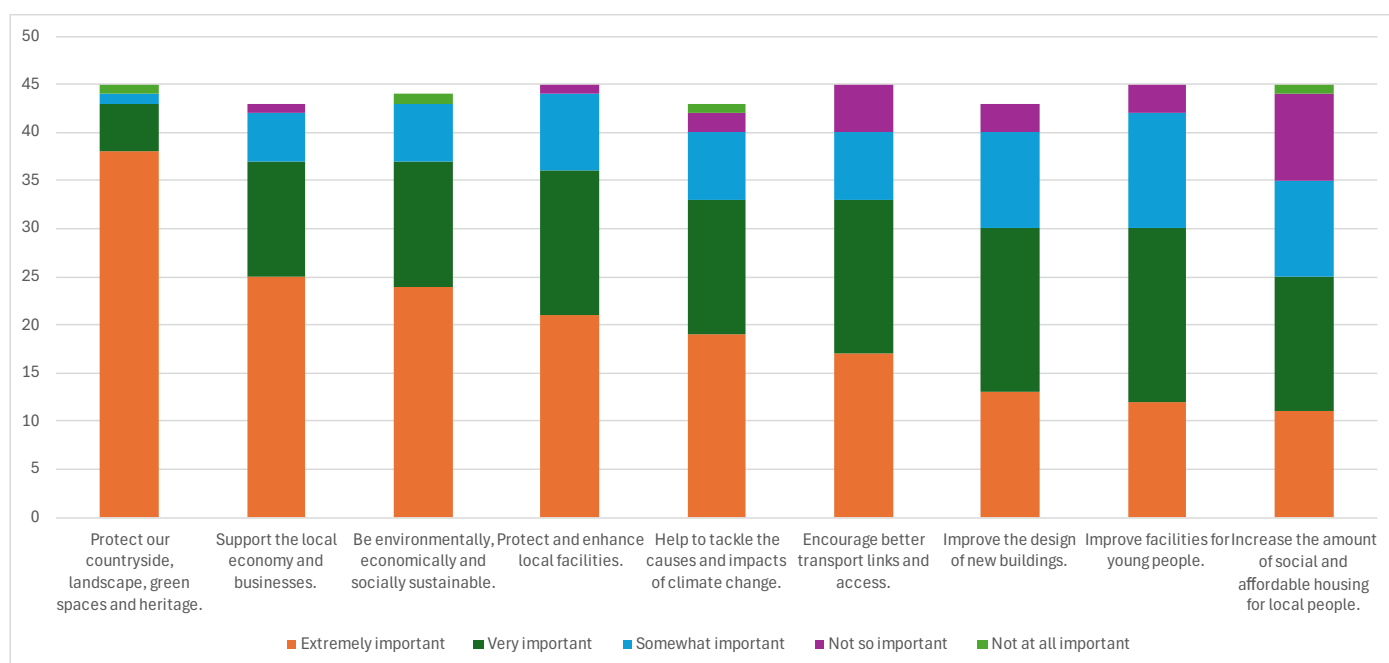
Note: In analysing the returns a weighted average across 5 level of importance of an issue to respondents has been relied upon as it can help take into account the importance of each data point and how it relates to the other data points in the set. It therefore provides a sense of the ‘strength of feeling’ towards particular issues.

However it is also important to perceive the support received for each issue in its own right, so a simple mean average percentage table is also produced.

Q1. In previous surveys people said:

- That there was a good community spirit and that the parish had good facilities.
- That transport links, parking, availability of affordable housing and facilities for the young needed to be improved.
- They were concerned that population growth, our ageing community, new housing and development, and overstretched facilities were issues to be tackled.

What do you think are the most important things that the Neighbourhood Plan should do?



Ranked by Weighted Average							
	Extremely important	Very important	Somewhat important	Not so important	Not at all important	Total	Weighted Average
Protect our countryside, landscape, green spaces and heritage.	39	6	1	0	1	47	4.74
Support the local economy and businesses.	25	13	6	1	0	47	4.38
Be environmentally, economically and socially sustainable.	24	14	7	0	1	47	4.30
Protect and enhance local facilities.	21	16	9	1	0	47	4.21
Help to tackle the causes and impacts of climate change.	19	14	9	2	1	47	4.07

Encourage better transport links and access.	17	17	8	5	0	47	3.98
Improve the design of new buildings.	13	17	12	3	0	47	3.89
Improve facilities for young people.	12	20	12	3	0	47	3.87
Increase the amount of social and affordable housing for local people.	12	14	11	9	1	47	3.57

Ranking by 'extremely important'					
	Extremely important	Very important	Somewhat important	Not so important	Not at all important
Protect our countryside, landscape, green spaces and heritage.	83.0%	12.8%	2.1%	0.0%	2.1%
Support the local economy and businesses.	53.2%	27.7%	12.8%	2.1%	0.0%
Be environmentally, economically and socially sustainable.	51.1%	29.8%	14.9%	0.0%	2.1%
Protect and enhance local facilities.	44.7%	34.0%	19.1%	2.1%	0.0%
Help to tackle the causes and impacts of climate change.	40.4%	29.8%	19.1%	4.3%	2.1%
Encourage better transport links and access.	36.2%	36.2%	17.0%	10.6%	0.0%
Improve the design of new buildings.	27.7%	36.2%	25.5%	6.4%	0.0%
Increase the amount of social and affordable housing for local people.	25.5%	29.8%	23.4%	19.1%	2.1%
Improve facilities for young people.	25.5%	42.6%	25.5%	6.4%	0.0%

Ranked by 'very important'					
	Extremely important	Very important	Somewhat important	Not so important	Not at all important
Improve facilities for young people.	25.5%	42.6%	25.5%	6.4%	0.0%
Encourage better transport links and access.	36.2%	36.2%	17.0%	10.6%	0.0%
Improve the design of new buildings.	27.7%	36.2%	25.5%	6.4%	0.0%
Protect and enhance local facilities.	44.7%	34.0%	19.1%	2.1%	0.0%
Be environmentally, economically and socially sustainable.	51.1%	29.8%	14.9%	0.0%	2.1%
Help to tackle the causes and impacts of climate change.	40.4%	29.8%	19.1%	4.3%	2.1%
Increase the amount of social and affordable housing for local people.	25.5%	29.8%	23.4%	19.1%	2.1%
Support the local economy and businesses.	53.2%	27.7%	12.8%	2.1%	0.0%
Protect our countryside, landscape, green spaces and heritage.	83.0%	12.8%	2.1%	0.0%	2.1%

Ranked by 'somewhat important'					
	Extremely important	Very important	Somewhat important	Not so important	Not at all important
Improve facilities for young people.	25.5%	42.6%	25.5%	6.4%	0.0%
Improve the design of new buildings.	27.7%	36.2%	25.5%	6.4%	0.0%
Increase the amount of social and affordable housing for local people.	25.5%	29.8%	23.4%	19.1%	2.1%
Protect and enhance local facilities.	44.7%	34.0%	19.1%	2.1%	0.0%
Help to tackle the causes and impacts of climate change.	40.4%	29.8%	19.1%	4.3%	2.1%
Encourage better transport links and access.	36.2%	36.2%	17.0%	10.6%	0.0%

Be environmentally, economically and socially sustainable.	51.1%	29.8%	14.9%	0.0%	2.1%
Support the local economy and businesses.	53.2%	27.7%	12.8%	2.1%	0.0%
Protect our countryside, landscape, green spaces and heritage.	83.0%	12.8%	2.1%	0.0%	2.1%

Anything else? [21] Please say what it is here:

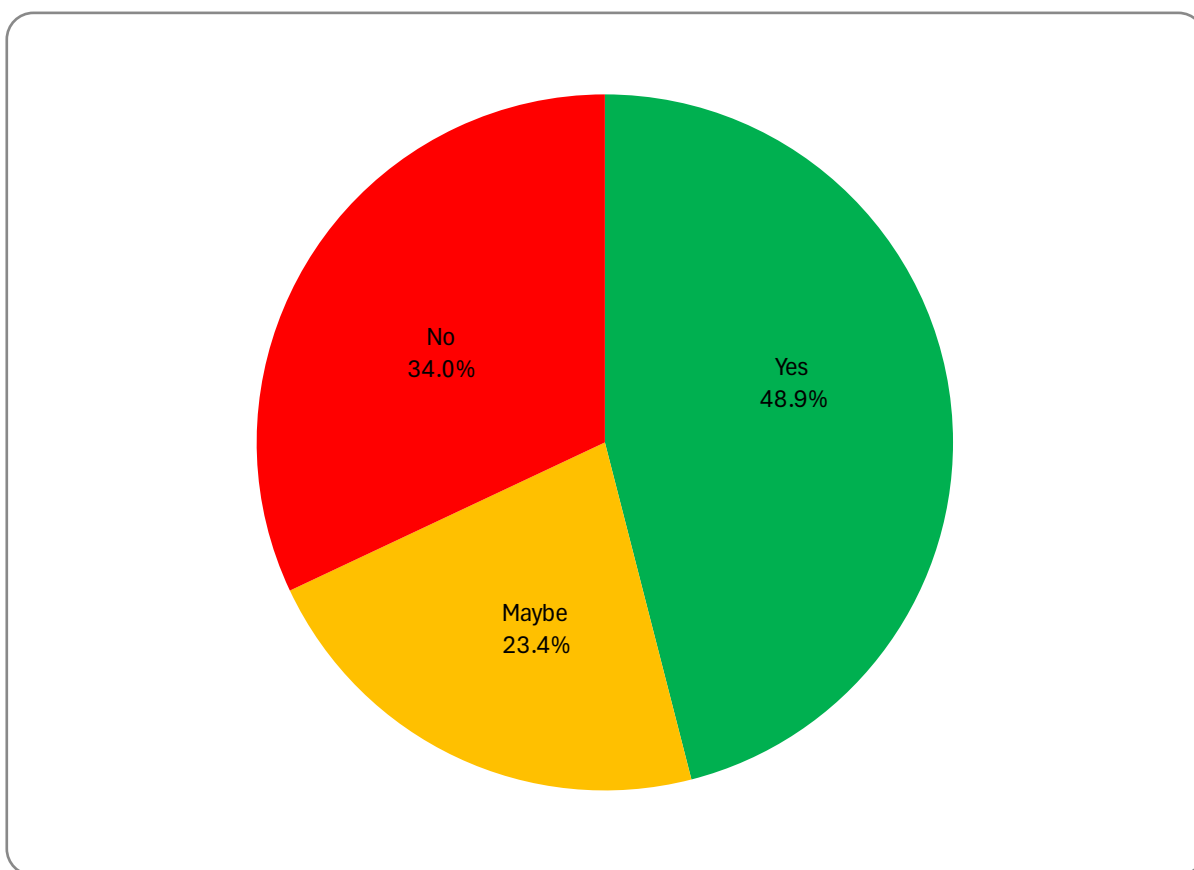
- Provide as much support for the primary school as possible
- Transport links are a serious issue especially when living in the parish but out of the village. Surely a minibus would be more economical?
- Refrain from overly altering the character and beauty of the area.
- Neighbourhood plan can't be all things to all people. Should just concentrate on housing/ infrastructure. Enough other groups for environment etc....
- The parish need to look more outside of the box when it comes to adorable housing. More eco self builds, smaller houses, community living projects.
- Preserve the play areas for children of the community
- As a local in the Luckett area. I feel it is extremely important to maintain our children's recreational area, as this is a valued and well used area within our village. I am against the local development plan to build new houses in Luckett. This would destroy the beautiful green environment, ruin the close community feel and generate volumes of traffic.
- It is extremely important that we do not lose our existing facilities, that any developments stay for local people and local families and that there are the facilities, public transport links, schools, doctors etc so not to overwhelm what are already stretched or non-existing services. We still have no results on our existing village play area in Luckett after 5 months of what can only be described as a debacle, if we can't handle this how are we going to manage major development and investment for the people that live here.
- Would like to see more affordable housing but only where future residents have access to amenities such as public transport, a shop, church, etc. If there are no amenities there should be no development.
- With reference to question 2 please note this is no because I believe that agricultural land should be maintained at all costs even at the expense of affordable housing. As a country we need to be far more self-sufficient with respect to food production.
- We need to develop our local economy and services. We should not turn our villages into museums. The design of new buildings should be in keeping with the local style but should incorporate solar, m heat pumps etc
- This parish compared with others has poor facilities for parents and children, older children and teenagers. Outdoor play should be encouraged along with outdoor sport .
- I do not think that heritage is as important as protecting countryside, landscape and green spaces. I would categorise heritage as somewhat important, mainly because a number of Grade II listed buildings have been allowed to become so dilapidated they would be too expensive to restore.
- Not to support losing our village green for parking for the school when the green is a redeeming feature of our village and used by children and families daily along with other community groups, annual show, church, social club.
- Respect the heritage of the village. work in collaboration with the Duchy college for agricultural best practice.
- Focus on measures to reduce the risk of RTA outside school/ reduce traffic in village.
- Preserve the character of the village.
- Ensure that the village's heritage is protected.
- Engage all of the village properly (which has not happened to date).
- Create a better solution for collecting children from the school to reduce the serious risk an accident.
- Review traffic in lanes of the main roads, some people drive far to fast
- Preserve the extraordinary beautiful rural landscape by preventing inappropriate development
- Open up more public footpaths

- The Neighbourhood Development Plan should take into consideration the very real proposal that that commercial mining activity will take place in the local area. It would be prudent therefore to build into the NDP measures to mitigate any negative impact such activity could have on the desired outcome of the proposed Neighbourhood Plan
- See attached notes Part 1
- See attached notes Part 2

Q2. The draft Neighbourhood Plan proposed 'Development Boundaries' at Stoke Climsland, Venterdon, Downgate. Lockett and Bray Shop. Outside the Development Boundaries only agricultural development and affordable local need housing would be permitted.

Do you agree with the idea?

Answer Choice		Response Percent	Response Total
1	Yes	48.9%	23
2	Maybe	23.4%	11
3	No	34.0%	16

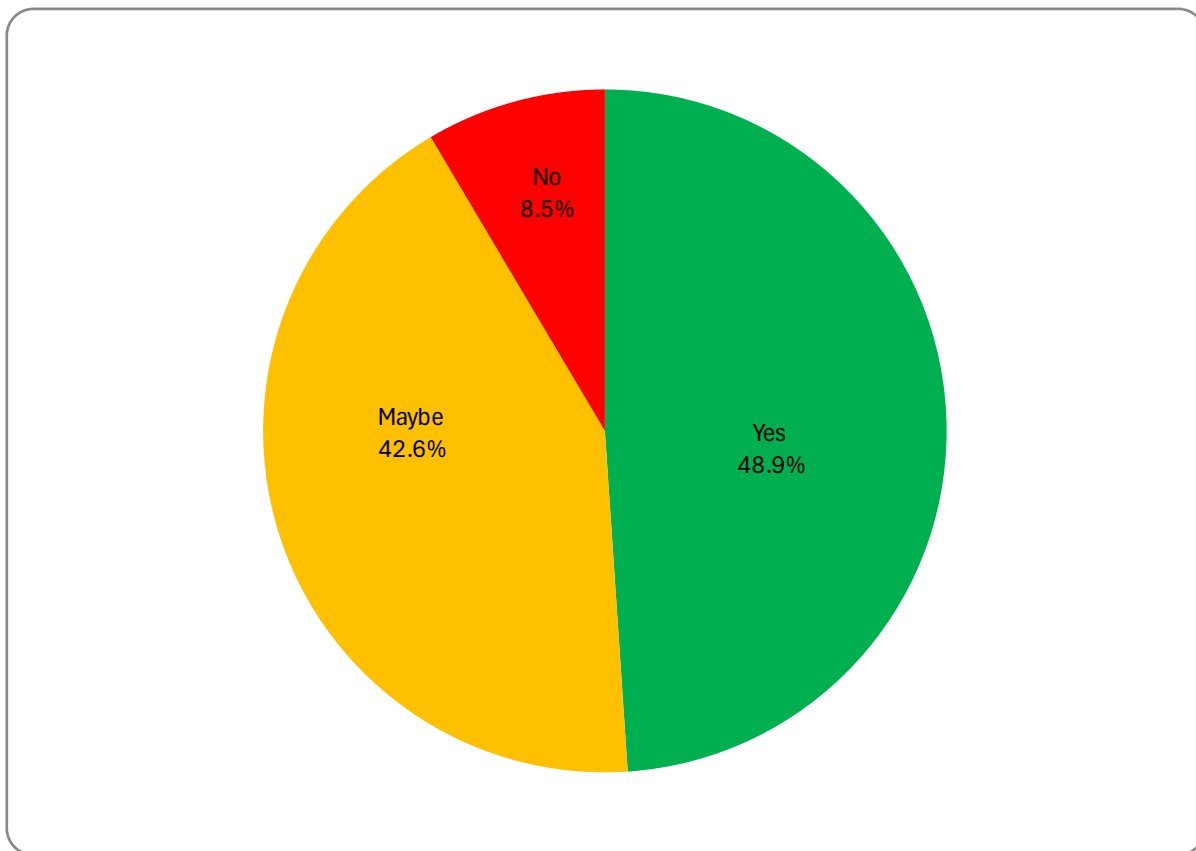


Q3. The draft Neighbourhood Plan proposed Open Areas of Local Significance next to the development boundaries of Stoke Climsland Village, Venterdon and Downgate, where the limited development allowed would only be supported where it is located and designed to maintain the visual separation, openness and landscape character of the area.

Do you agree with the idea?

Answer Choice		Response Percent	Response Total
1	Yes	48.9%	23

2	Maybe	42.6%	20
3	No	8.5%	4
4	If you think any other area should be an Open Area of Local Significance, please say where....	17.0%	8



If you think any other area should be an Open Area of Local Significance, please say where....

- The woods around Lockett Mine
- Lockett
- Refer to note above
- Lockett - 1) the hillslopes to North and South, which set the character of this rural village, and are protected as a vital part of the Conservation Area. The village developed as a linear settlement linking two medieval farms which were tenants of all the fields: cottages were limited to wherever they could fit into the bank of the medieval deerpark or, later, the mine - and were originally built as smithy, mill, mine captain's house, malthouse, miners barracks and stable. So building out onto the hillslopes would be at odds with the character of the Conservation Area, and it would destroy green spaces of real importance to the landscape setting of the village. 2) The Great Meadow: this is the large open meadow with the sewerage works in its near corner. It has remains of early tin-streaming all over it and, as a river ham between the R Tamar and the Lockett stream, would have been seasonal wetland - a good source of food - in the Iron Age when a 'round' or settlement existed in the field just above (next to the allotments) - the original settlement though not yet called Lockett. The Great Meadow was Lockett's open space, football pitch, picnic spot, everything, throughout living memory until very recently and has now been fenced. 3) the small meadow south of the ancient route from ford to ford - Lockett to Horsebridge. It was the site of the earliest tin stamps (which came to light recently when the sewerage works were being constructed), working with the tin smelter just above (now called Sunnyside). It is part of Lockett Conservation area and of its setting, as well as being of archaeological importance. Stoke Climsland - Whiteford Park, all of it, and care should be taken with future tree planting, to follow the original design. Lockett - Kerrybullock Medieval Royal Deerpark - historic open landscape, its park pale, sunken lane and other extg features. Kit Hill Country Park, its features and the skirts of the hill - its setting. Sevenstones - (possible site of the battle of Hingston Down, so a key site for all of Cornwall) a dramatic col between

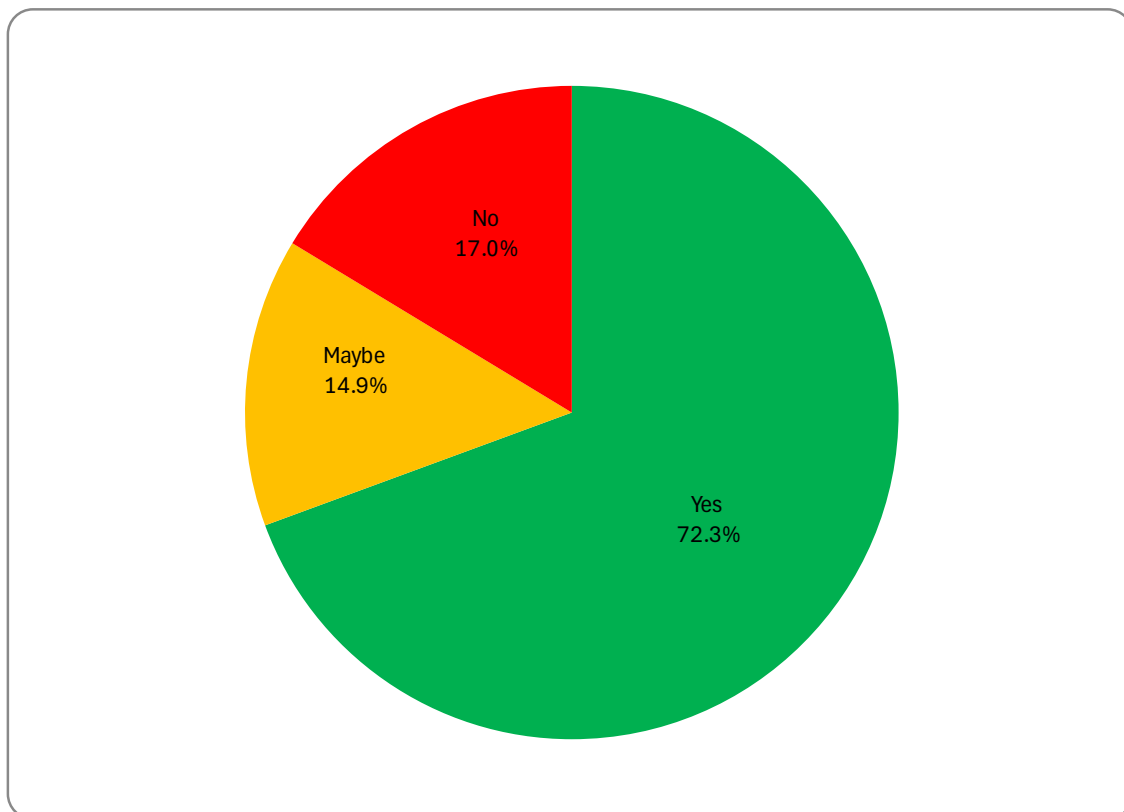
Hingston Down and Kit Hill and surrounded by Bronze Age barrows. River Tamar's classic riverside 'hams' - the flat land made of alluvial deposits, from Trecombe Woods/ Underhill to Lockett/Greenscombe Woods.

- extending area to south east of village round church would be prudent.
- Extend OALS along the southern and south east boundary of the village as far as the churchyard to preserve the historical hilltop church town view from the south of the village.
- None because I don't know what the formal definition of an OALS is.
- See attached notes Part 2

Q.4 The draft Neighbourhood Plan proposed that any new housing development should be for a mix of smaller one and two bedroom homes for the young and elderly, family homes designed as lifetime homes that are adaptable for disabled or elderly people, homes that provide better opportunities to 'work from home' and supported accommodation for the elderly and/or disabled.

Do you agree with the idea?

Answer Choice		Response Percent	Response Total
1	Yes	72.3%	34
2	Maybe	14.9%	7
3	No	17.0%	8

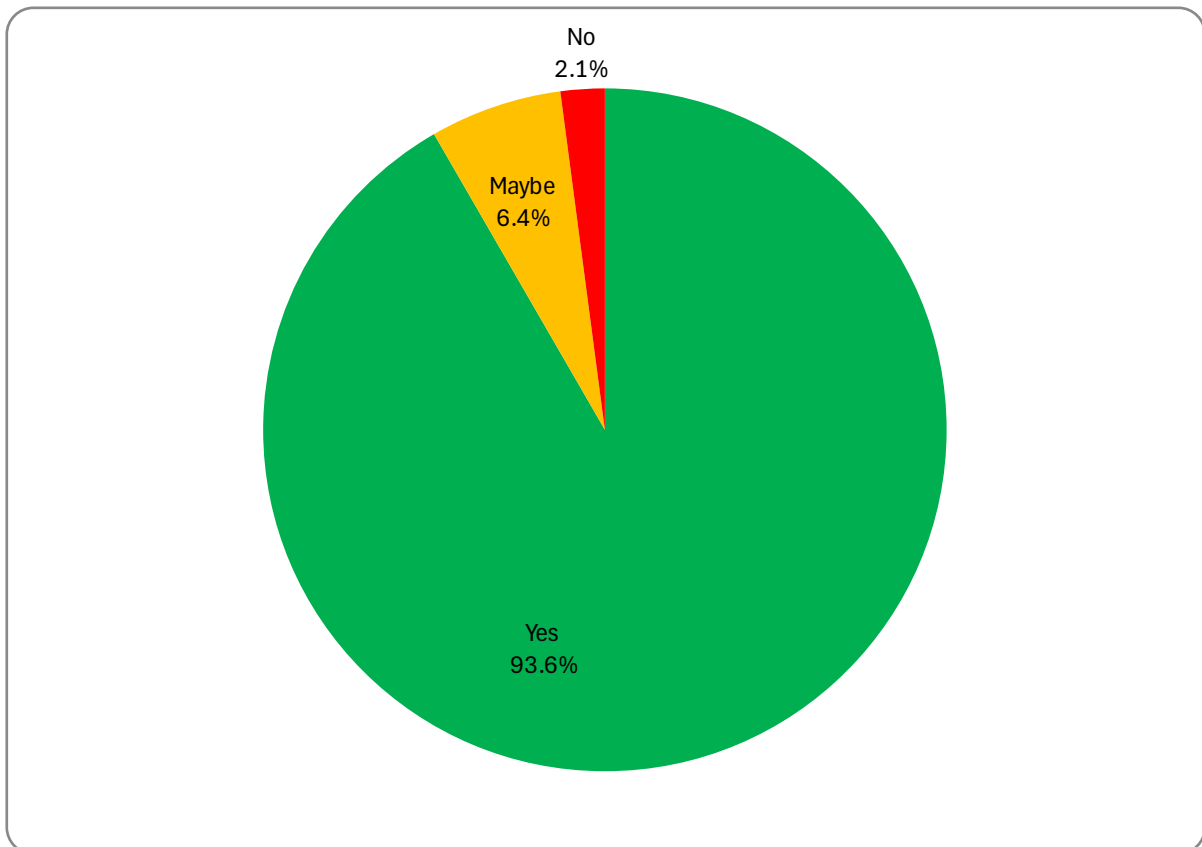


Q5. The draft Neighbourhood Plan proposed a policy to help protect and retain these community facilities;

- Village Car Park Lockett
- Social Club Lockett
- Sports and Social Club Stoke Climsland
- Village PO and Shop Stoke Climsland
- Parish Hall Stoke Climsland
- Old School Community Centre Stoke Climsland
- Scout Hut Stoke Climsland
- Sports Pavilion Stoke Climsland
- Methodist Chapel Venterdon
- Church Stoke Climsland
- Car Park Stoke Climsland

Do you agree with the idea?

Answer Choice		Response Percent	Response Total
1	Yes	93.6%	44
2	Maybe	6.4%	3
3	No	2.1%	1
4	What else would you add to the list?	29.8%	14
		<i>answered</i>	45
		<i>skipped</i>	1



What else would you add to the list?

- Protect areas of natural beauty
- Lockett play area
- Lockett children’s play area
- Swings Lockett
- Agricultural land - see previous note.
- Additional parking/car park is needed in Stoke Climsland village.
- The Meadow and Streamside Lockett, Lockett Swings, The Green Stoke Climsland, Car Parks, Orchard, Quarry and pond, and open areas Kit Hill. Sports Hall and possibly other facilities Duchy College.
- Village green
- Playground area
- Village Green as an open space (not a car park).
- Children's playground in Lockett
- The noticeboard in Bray Shop, it is the only community facility we have.
- I don't know what I'd like to add, but is there nowhere in this large Parish apart from Lockett, Stoke Climsland Village and Venterdon to protect and retain? Is there nowhere in Hampt, Golberdon, Pempwell, Lidwell, Kingston, Tutwell or Downhouse - just to take a few possibilities?
- See attached notes Part 2

Q6. Are there any other facilities that you think are missing from the Parish that you would like to see encouraged? If so please say what they are.

Answer Choice	Response Percent	Response Total
1	100.0%	15
answered		15
skipped		31

- EV charging
- More dog poo bins
- Tennis & badminton courts
- A shop in Lockett
- A regular bus service in Lockett
- Electric car power charging points
- A better control of parking near to the post office and by the school. These areas present an accident waiting to happen.
- Current facilities are limited and need expanding for example Lockett Social club is too small and has no catering facilities
- A skate park on Stoke Climsland village green .
- A modern community building in Lockett.
- More local shops in Stoke Climsland Village such as a pharmacy, a bakery, a greengrocer selling local produce, a cafe, a hairdresser/ barber,
- No
- No.
- Youth club
- Both indoor and outdoor communal meeting space for Bray Shop community. Both are currently non-existent.
- I'm sure that each individual who completes this form will have their own thoughts - from (say) a 4 wall facility to manage and run a weekly drone flying club on SC village green to squash courts and a tennis court just to think up a few outdoor sports related ones. Thus, there should be more than enough suggestions to reject without me adding my own. The key question in all these things is to disregard the

cost of creating such facilities in the normal euphoric enthusiasm of such creations, but to be aware of the whole life running costs (including the hidden costs of annual depreciation, and removal at end of life) of each and every facility and then, individually or each and every replacement one, to ensure that one vital question is answered - and that question is simply "Who Will Pay For The Whole Life Cost?"

- Youth club

Q7. The draft Neighbourhood Plan proposed to designate and protect these sites as Local Green Spaces:

- Cemetery Lockett
- Car Park Setting Lockett
- Cemetery Stoke Climsland
- Cemetery Bray Shop
- Verges alongside hill into Stoke Village Stoke Climsland
- Venterdon duck pond Venterdon
- Venterdon Notice Board Patch Venterdon
- Stoke Climsland War Memorial Setting Stoke Climsland
- S Entrance of Kyl Cober Parc Stoke Climsland
- N Entrance of Kyl Cober Parc Stoke Climsland
- Tree belt N of Kyl Cober Parc Stoke Climsland
- Land between Kyle Cober Parc & Westcountry Rivers Trust Stoke Climsland

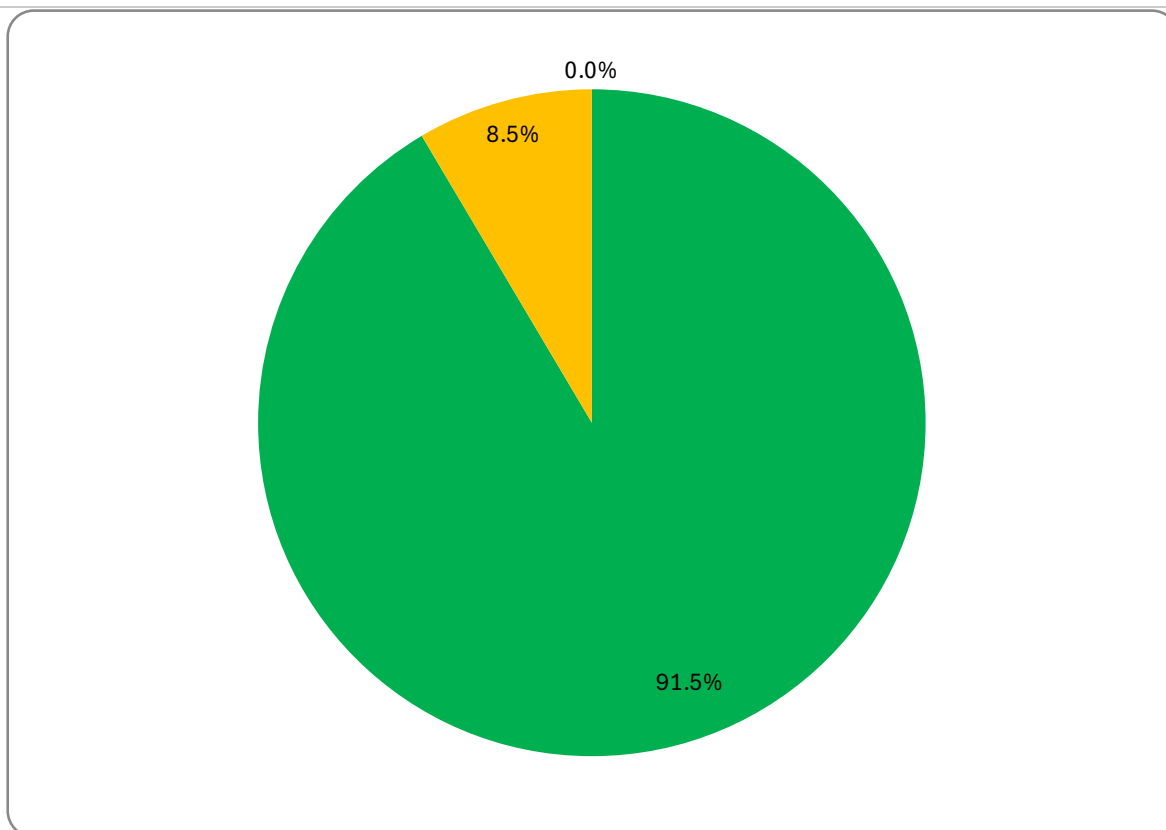
Do you agree with the idea?

Answer Choice	Response Percent	Response Total
1 Yes	91.5%	43
2 Maybe	8.5%	4
3 No	0.0%	0
4 What else would you add to the list?	31.9%	15

What else would you add to the list?

- Village green - can't believe it's not on the list!
- Cornish hedging.
- Natural Greenscoombe woods
- Again any agricultural land.
- Green space in Lockett between 2 Rose cottage and the Maltzers cottage
- Small area with bench on the corner between Luck Lane & Lockett Hill between Rose Cottage and Maltzers Cottage
- Cemetery Downhouse,
- Rowden Lane Field,
- Bench corner Lockett,
- Bench corner SC Sportsfield,
- Bench corner opposite Rowden Lane South end.
- Village green
- Field with public footpath behind village green - joins Stoke to Venterden
- Village Green (not as a car park).
- More access to Tamar riverside near Lockett
- All existing verges within Bray Shop boundaries. The vacant field formerly a scrapyard in Bay Shop, which is bounded by Stoke road, Trefunnick Road and the B3287. The field has remained vacant and had now become a natural habitat for wildlife.

- I don't know the formal definition of a Local Green Space, but on that basis I agree with the sites proposed. Again, however, I have to reiterate what I wrote before which was that we are considering the latest draft NDP for Stoke Climsland Parish. I wrote, albeit in a slightly different context, at Note9: "Luckett, Stoke Climsland and Venterdon just seem a very small selection from which to choose community facilities needing protection or retention in a Parish with a population of 1,657 at the last census"; I now add Bray Shop. I am not sufficiently familiar with the locality to know, for example, why nothing outside these areas in this large Parish is adjudged as having as much need for protection as a Local Green Space as the 4 entries for: Kyl (On occasions Kyle) Cober Parc, whereas, to wonder about just one example, the area around Christmas Cottage is not.
- See attached notes Part 2.
- The woods around Luckett Mine

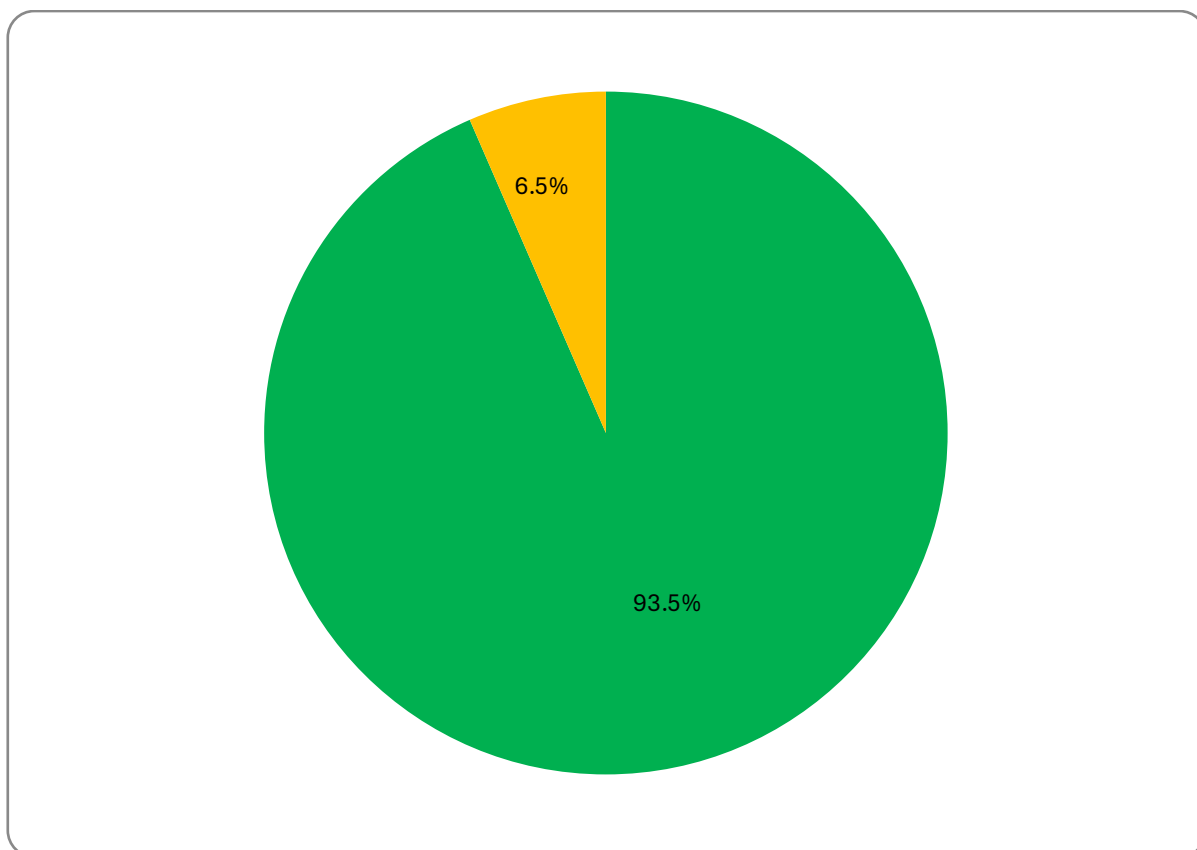


Q8. The draft Neighbourhood Plan proposed to designate and protect these areas for open space and recreation:

- Allotments Venterdon
- Allotments Luckett
- Playground Duchy Cottages, Stoke Climsland
- Playground Luckett Swings
- Playground (and kickabout) Lower Downgate
- Playing Field Venterdon
- Playing Field (Cricket) Luckett
- Park/ Recreation Ground Duchy Cottages, Stoke Climsland
- Natural (Woodland walks etc) Sheba Woods
- Natural (Woodland walks etc) Excelsior Woods
- Natural (Woodland walks etc) Holmbush Woods
- Natural (Woodland walks etc) Luckett Mine (CiC)

Do you agree with the idea?

Answer Choice		Response Percent	Response Total
1	Yes	93.5%	43
2	Maybe	6.5%	3
3	No	0.0%	0
4	What else would you add to the list?	21.7%	10
		answered	44
		skipped	2

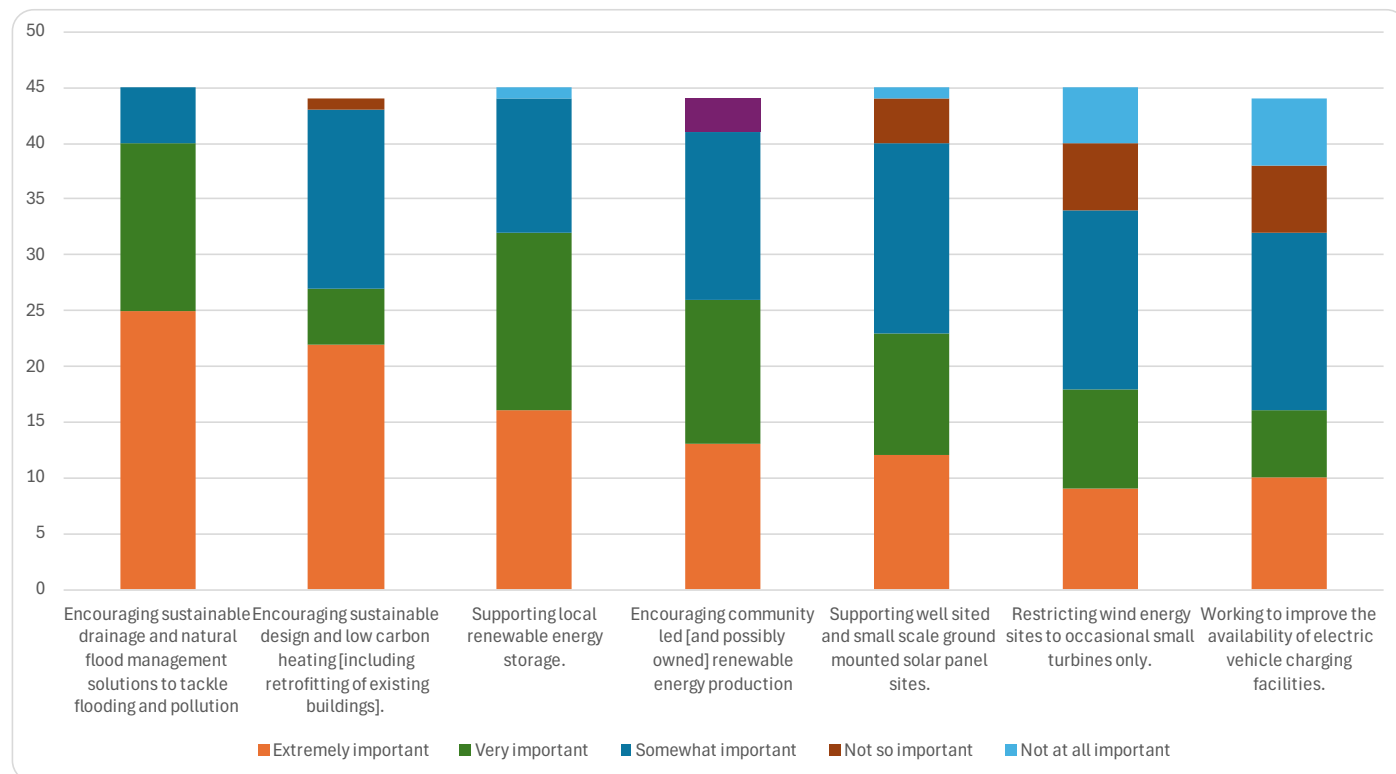


What else would you add to the list?	
• Greenscombe woods, lockett	
• Downgate woods, lucket woods	
• A larger recreational green space in Lockett	
• Natural - Greenscombe Woods SSSI & Nature Reserve (E of Lockett), Quarry Wood (NW corner of the parish, S of Trekener Bridge), Winsor Mine tailings, Rowden Lane Field, Trecombe & Gunoak Woods (NE corner of the parish). Allotments or garages behind Rose Cottage Stoke Climsland (possibly private now?)	
• Greenscombe woods, Lockett	
• Football pitch field, Stoke Climsland	
• Stoke Village Green (not as a car park).	
• Stoke football/cricket ground.	
• Communal village woodland for Bray Shop, currently standing vacant and bounded by Stoke road, Trefunnick Road and the B3287.	
• Given the number of Woodland Walks' which are included in the proposed answer to question 8, and notwithstanding that there are other areas in the Plan which seem to be	

included (eg Lockett Allotments owned by Mr Forrest in Devon I am exceptionally surprised that Greenscombe Woods is not included for permanent and complete protection in the proposed Plan. I suggest that it must.

Q9. We think draft Neighbourhood Plan could include policies to help tackle the causes and impacts of climate change and have some ideas how to do that.

Which of the following do you think are most important?



Answer Choice	Extremely important	Very important	Somewhat important	Not so important	Not at all important	Response Total	Weighted Average
Encouraging sustainable drainage and natural flood management solutions to tackle flooding and pollution	25	15	5	0	0	45	4.44
Encouraging sustainable design and low carbon heating [including retrofitting of existing buildings].	22	5	16	1	0	45	4.09
Supporting local renewable energy storage.	16	16	12	0	1	45	4.02
Encouraging community led [and possibly owned] renewable energy production	13	13	15	3	0	45	3.82
Supporting well sited and small scale ground mounted solar panel sites.	12	11	17	4	1	45	3.64
Restricting wind energy sites to occasional small turbines only.	9	9	16	6	5	45	3.24
Working to improve the availability of electric vehicle charging facilities.	10	6	16	6	6	45	3.18
What else would you add to the list?	12						

What else would you add to the list?

- Ensuring new developments have proportionately sized gardens and restricting the concreting over of gardens for parking - green matting works well and still allows for drainage.
- Collaboration with local farmers for small AD plant
- Inclusion of green lanes for walking, horse riding cycling - there are a few very small roads that are used as Cut Thrus that are increasingly in suitable for Sat Nav directed delivery Lorrie's, white vans. Ancient hedge base are being ruined -chamber lane from Middle Hampt to Hampt is an example that could be restricted to walking cycling, horse riding.
- When building housing on green land, much must be done to help bring back the bio diversity that has been destroyed in the process. Not only this, but also the materials used can help stop flooding water run off and heat.
- Need to improve communications particularly Mobile and Ultrafast Broadband (FTTP)These are requirements for home working and EV charging. Need to make sure that these facilities are available across the whole Parish
- As a resident in Lockett, we have an issue with limited parking already. EVC points for safety reasons need to be wider than normal car park spaces. Therefore, Lockett needs its car park extending. Especially as it's now on the Tamara Way map as a starting point.
- I do not think it is important to restrict wind energy turbines and ground mounted solar panels to small because our renewable energy needs may increase before 2030; suggest small to medium size could be considered in exceptional, well justified circumstances.
- All new buildings should be well insulated, ventilated and have roof mounted solar panels and air source heat pumps.
- Improving road safety - tractors slowing down, parking etc would make cycling safer and increase it's appeal as a form of transport
- Improving access to public transport
- Extremely important: Planning applications - all proposed development or extensions should be required to be 100% carbon free.
- Retrofitting - Stoke Climsland Parish has many historic buildings which are not protected by Listing. Guidance for historic buildings should be followed carefully - a traditionally constructed building can be ruined by a standard off the peg approach, leading to an expensive disaster.
- Renewable energy production - Don't omit water power - the large 1950's leat from Old Mill to Lockett produced the electricity to run the large underground mine workings, and process the ores. Easily restored, and fitted with a modern turbine it could probably run the village and more.
- Only ever building new housing if there is efficient reliable public transport available, otherwise it means more people driving every day. Any new buildings built should be Eco buildings with proper insulation and built in solar panels and heat pumps.
- Lots and lots, including such things as encouraging population reduction in the Parish and by that example spreading it beyond. I could talk for hours
- See attached notes Part 2.

Q10. Thank you for completing the survey. Is there anything else you would like to add?

Responses (22)

- The parish of Stoke Climsland extends further than is being recognised. Outlying hamlets such as Trehingsta are always an after thought. Grit topping up and road repairs need to be a bit higher up the priorities.
- Electric vehicles are only sustainable after about 8 yrs. Approximately 2 yfs after that the batteries are useless. The impact of mining for the lithium etc far exceeds any benefit of having electric cars. I would not support any electric charging points and I do not see how they support anything purporting to be sustainable and environmentally friendly.

<ul style="list-style-type: none"> • Only a few scattered new homes should be allowed, so as to not spoil the area but still give opportunity to local families.
<ul style="list-style-type: none"> • Shrink the boundary of the NDP to the existing property curtilage of Lockett particularly bring Lockett Hill field boundary further north to curtilage of Manor Cottage; the proposed boundary seems to arbitrarily dissect Lockett Hill field.
<ul style="list-style-type: none"> • We are against the 'large' scale development outlined against Lockett Hill - simply there are not community facilities to support such a large scale and its adjacent to Greenscombe woods which has areas of scientific interest and it will be so visible on a beautiful, natural valley- surely smaller infill areas are available without developing a green field site?
<ul style="list-style-type: none"> • As a young person myself, living in the parish my whole life, but buying a house here is unattainable. I would welcome some more affordable housing options. But maybe these should be specifically for first time buyers, not pensioners. The houses should also be built in a community minded way with a shared social outside space, an area for its residents to grow veg and have a community garden and green house. This is what we need to encourage green living and community. We don't need another poorly build estate, with rubbish materials and build to be against the land not with it.
<ul style="list-style-type: none"> • I don't feel that this survey reflects the opportunity to comment in a balanced manner. If you ask a question direct, I.e do the residents of Lockett want to have a housing development in their green, beautiful village - the majority of the residents would say No - you haven't asked this! You have danced around the issue and produced a survey to which has no direct bearing on the issue we have. Will we have the opportunity to have our say on matter?
<ul style="list-style-type: none"> • When we applied for a pre planning for potential holiday let/annex on our barn to try and save what was left, a pre planning officer came out and said she wouldn't support it because it could generate extra traffic, it could even have been made into a residential dwelling for additional local housing. I'm not sure how now they are encouraging developments on a larger scale in a small community when they won't allow us to make use of what is already here.
<ul style="list-style-type: none"> • Tackling climate change, while showing admirable concern, is not the job for neighbourhood plans - it's far too big, and is the job of national and regional government . Parish councils should be lobbying their representatives at Westminster and County Hall for real change, not wasting resources on virtue-signalling policies which in real terms will achieve very little.
<ul style="list-style-type: none"> • for what it's worth.....the village development boundaries in the NDP are so tight and restrictive around the little settlements they are like a stranglehold. Some expansion and community growth outside of these areas would be good in my opinion.....
<ul style="list-style-type: none"> • There is no centre for the community. All of the facilities are part time, for example the Lockett Social club is not open in the summer. Most of the facilities are open for specific clubs e.g. Chess club. Should we consider combining some of these facilities into a new parish social centre. • Is there enough for young people?
<ul style="list-style-type: none"> • We have a delightful small play area in Lockett . It's been a harbour of calm for local parents with children for over 60 years . There has never been a reported accident or incident. • I would like this to remain a safe asset for future families in Lockett and the surrounding area.
<ul style="list-style-type: none"> • Trust and transparency in the dysfunctional parish council to listen to the local community and not do their own thing! • The Covid generation need open spaces. • Lockett carpark has limited parking. EV charging stations would reduce this further. For safety purposes EV spaces have to be wider. • I would like to see Lockett carpark made larger to facilitate EV charging stations. • We need more and safer car parking spaces, especially as we now have more visiting vehicles , due to now being on the Tamara Way map.
<ul style="list-style-type: none"> • The form doesn't allow for selectivity when asking if i agree or disagree with decisions e.g. I may agree with protecting allotments, but not swings • I don't feel there has been sufficient publicity about the deadline for this form
<ul style="list-style-type: none"> • I couldn't enlarge some of the boxes above - please don't miss what I have written there. I'd be glad to put all of the sites I mention onto one or more maps. • I have comments on the Draft Plan itself, and will send those to you as soon as possible.

<ul style="list-style-type: none"> • I could find no indication of where to send this to, whether email or hard copy. Some have been brought to The Old School, and deposited in a folder on the office desk.
<ul style="list-style-type: none"> • Lucketts is a tiny hamlet which has so far been relatively unspoiled. It is surrounded by beautiful green spaces and history. It has woodland, nature reserves, riverside and a historic mine site which already attract people as leisure facilities as well as being amazing wildlife habitats and supporting diverse ecosystems. The green spaces to the North and South of Lucketts are very visible and any new building at all would completely spoil the character of the village for both current inhabitants and visitors. It is the unspoiled nature of the village which attracts people. Lucketts must NOT be included within a Development area.
<ul style="list-style-type: none"> • Openness and transparency of communications in all local planning and development issues.
<ul style="list-style-type: none"> • Active encouragement for retention of existing buildings, recognising the embedded carbon issue. • The plan should include a presumption in favour of retention of all built structures shown on the 1840s tithe map. • Presumption against visible solar panels on roofs in the conservation areas. • The plan should be practical and grounded. Ideas such as building large new recreational buildings should not be encouraged as the village has plenty of recreational facilities already and encouraging people to drive to the village to use facilities is not consistent with carbon emissions reduction. • Encourage property owners to act responsibly in terms of sustainability eg discourage acts such as the church unnecessarily replacing its pews, causing unnecessary consumption of natural resources.
<ul style="list-style-type: none"> • Could we encourage or even subsidize a local brewery/vineyard. • Can there be a limit on height of any new development? • Can there be a priority given to local tradespeople to deliver any local development?
<ul style="list-style-type: none"> • In addition to the responses we've given in the survey we feel that this part of Cornwall covering the Tamar Valley and the surrounding areas to it has a totally different character to the rest of the county. Other areas of Cornwall located further west south north and more centrally all are much more industrialized in nature and have been extensively developed to cater for high levels of tourism. We would therefore like to see the neighbourhood plan on conjunction with the development plans of surrounding parishes all work together to protect this uniqueness of character of our region and the towns and villages situated within it.
<ul style="list-style-type: none"> • Let nobody forget that for each and every person and new house a doctor's surgery must be considered, [Gunnislake and Callington are full], as must a larger new hospital, something more than the volunteer fire brigade in Callington, but not a police station!! Yes masses but I doubt that many will wish to hear. • See attached notes Part 1
<ul style="list-style-type: none"> • See attached notes Part 2 and additions.

Two respondents added long notes, attached below:

Stoke Climsland Neighbourhood Plan Survey 2024

Introduction

WE NEED YOUR VIEWS ON FUTURE PLANNING FOR STOKE CLIMSLAND PARISH!

Planning law allows local Parishes to write a Neighbourhood Plan that allows the local community to influence future development, for example by protecting local facilities and green spaces, encouraging better design, and bringing forward housing that genuinely meets local needs in the right places.

Some time ago the Parish Council started to prepare a Neighbourhood Plan for our area. Good progress was being made before the Pandemic brought things to a halt. Now we need to take the work forward to a successful conclusion.

To do that we need to know what our community thinks are the issues in 2024 so we have launched this short survey to find that out.

YOU CAN COMPLETE THIS FORM ON PAPER (SEE THE INSTRUCTIONS AT THE END ABOUT HOW TO RETURN IT) OR ONLINE AT www.smartsurvey.co.uk/s/StokeClimslandNDP



Questions

1. In previous surveys people said:

- That there was a good community spirit and that the parish had good facilities.
- That transport links, parking, availability of affordable housing and facilities for the young needed to be improved.
- They were concerned that population growth, our ageing community, new housing and development, and overstretched facilities were issues to be tackled.

What do you think are the most important things that the Neighbourhood Plan should do?

Notes

- ①
- ②
- ③
- ④
- ⑤
- ⑥

	Extremely important	Very important	Somewhat important	Not so important	Not at all important
Protect our countryside, landscape, green spaces and heritage.	X				
Be environmentally, economically and socially sustainable		X			
Increase the amount of social and affordable housing for local people.	X				
Improve the design of new buildings.					
Support the local economy and businesses.					
Help to tackle the causes and impacts of climate change	X				
Improve facilities for young people				X	
Protect and enhance local facilities.					
Encourage better transport links and access.			X		

Anything else? Please say what it is here

See notes on other leaf.

7 2. The draft Neighbourhood Plan proposed 'Development Boundaries' at Stoke Climsland, Venterdon, Downgate, Lockett and Bray Shop. Outside the Development Boundaries only agricultural development and affordable local need housing would be permitted. Do you agree with this idea?

- Yes
- Maybe
- No

3. The draft Neighbourhood Plan proposed Open Areas of Local Significance next to the development boundaries of Stoke Climsland Village, Venterdon and Downgate, where the limited development allowed would only be supported where it is located and designed to maintain the visual separation, openness and landscape character of the area. Do you agree with this idea?

- Yes
- Maybe
- No

If you think any other area should be an Open Area of Local Significance, please say where.

None, because I don't know what the formal definition of an OALS is.

8 4. The draft Neighbourhood Plan proposed that any new housing development should be for a mix of smaller one and two bedroom homes for the young and elderly, family homes designed as lifetime homes that are adaptable for disabled or elderly people, homes that provide better opportunities to 'work from home' and supported accommodation for the elderly and/or disabled. Do you agree with this idea?

- Yes
- Maybe
- No

5 The draft Neighbourhood Plan proposed a policy to help protect and retain these community facilities:

- Village Car Park Lockett
- Social Club Lockett
- Sports and Social Club Stoke Climsland
- Village PO and Shop Stoke Climsland
- Parish Hall Stoke Climsland
- Old School Community Centre Stoke Climsland
- Scout Hut Stoke Climsland
- Sports Pavilion Stoke Climsland
- Methodist Chapel Venterdon
- Church Stoke Climsland
- Car Park Stoke Climsland

Do you agree with this idea?

- Yes
- Maybe
- No

What else would you add to the list?

9 See note

6. Are there any other facilities that you think are missing from the Parish that you would like to see encouraged?
If so please say what they are:

10

7. The draft Neighbourhood Plan proposed to designate and protect these sites as Local Green Spaces:

- Cemetery Lockett
- Car Park Setting Lockett
- Cemetery Stoke Climsland
- Cemetery Bray Shop
- Verges alongside hill into Stoke Village Stoke Climsland
- Venterdon duck pond Venterdon
- Venterdon Notice Board Patch Venterdon
- Stoke Climsland War Memorial Setting Stoke Climsland
- S Entrance of Kyl Cober Parc Stoke Climsland
- N Entrance of Kyl Cober Parc Stoke Climsland
- Tree belt N of Kyl Cober Parc Stoke Climsland
- Land between Kyle Cober Parc & Westcountry Rivers Trust Stoke Climsland

Do you agree with this idea?

- Yes
- Maybe
- No

What else would you add to the list?

See comment 11

8. The draft Neighbourhood Plan proposed to designate and protect these areas for open space and recreation:

11

- Allotments Venterdon
- Allotments Lockett
- Playground Duchy Cottages, Stoke Climsland
- Playground Lockett Swings
- Playground (and kickabout) Lower Downgate
- Playing Field Venterdon
- Playing Field (Cricket) Lockett
- Park/ Recreation Ground Duchy Cottages, Stoke Climsland
- Natural (Woodland walks etc) Sheba Woods
- Natural (Woodland walks etc) Excelsior Woods
- Natural (Woodland walks etc) Holmbush Woods
- Natural (Woodland walks etc) Lockett Mine (CiC)

Do you agree with this idea?

- Yes
- Maybe
- No

What else would you add to the list?

9. We think draft Neighbourhood Plan could include policies to help tackle the causes and impacts of climate change and have some ideas how to do that. Which of the following do you think are most important?

	Extremely important	Very important	Somewhat important	Not so important	Not at all important
Encouraging sustainable design and low carbon heating [including retrofitting of existing buildings]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encouraging community led [and possibly owned] renewable energy production	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restricting wind energy sites to occasional small turbines only	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supporting well sited and small scale ground mounted solar panel sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Supporting local renewable energy storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Encouraging sustainable drainage and natural flood management solutions to tackle flooding and pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working to improve the availability of electric vehicle charging facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What else would you add to the list?

Lots & lots, including such things as encouraging population ^{reduction} in the parish and, by that example, spreading it beyond. I could talk for hours, so just phone if you wish.

10. Thank you for completing the survey. Is there anything else you would like to add?

i2
con
Let no body forget that for each and every person and new house a doctor's surgery must be considered (Gunnistone and Callington are full), as must a large new hospital, something more than a volunteer fire brigade in Callington, but not a police station!!

Yes, murrer, but I doubt that many will wish to hear.

IF YOU ARE NOT SUBMITTING THIS FORM ONLINE, PLEASE POP YOUR COMPLETED FORM INTO THE COMMENTS BOX AT THE DROP-IN EVENT OR IF YOU COMPLETE IT AT HOME DROP IT OFF AT THE OLD SCHOOL, STOKE CLIMSLAND BEFORE THE 13TH MAY 2024

IF YOU WANT TO FOLLOW THE PROGRESS OF THE NEIGHBOURHOOD PLAN THEN PLEASE LOOK OUT FOR UPDATES IN THE OLD SCHOOL NEWS, ON FACEBOOK, THE PARISH COUNCIL WEBSITE, AND THE NEIGHBOURHOOD PLAN WEBSITE AT: www.ndpstokeclimsland.co.uk



<u>NOTE NUMBER</u>	<u>COMMENT</u>	<u>CROSS LITTLE RESPONSE</u>
1	I have deleted 'economically' in the question deliberately because I think that economic sustainability clashes with environmental and social sustainability. I think this because there is a strong view amongst professional economists that when there is a rising population, as there is in Cornwall, then growth is required to sustain that population economically, and that increased growth produces increased pollution which, it is argued by those in the know, falls against environmental and social sustainability. I agree with them.	
2	<p>Yes. Moreover, when a house is put on the market by a 2nd Homeowner it must be offered first, and solely, to Cornwall Council (CC) at the original purchase price + CPI since since the vendor purchased it. If CC wish to buy the 2nd Home to transform it into affordable housing (but not for any other reason), then they may do so at that original purchase price + CPI with no further argument or competition. If, and only if, CC declines to buy the 2nd home then and only then may the owner place it for sale on the open market for whatever price she wishes.</p> <p>In order to provide start up funding for such a scheme all 2nd home owners should immediately be required to pay double Council Tax on their properties in Cornwall whether or not they try to the issue by pretending that their property is their main residence. Such extra Council Tax received should be ringfenced so as to ensure that there is money available to support this scheme until it becomes self funding.</p>	
3	It must be mandatory for all new buildings, be they residences or commercial to have PV cells fitted on their rooves at the outset. This must also apply to all buildings which are being re-rooved, and in each case the funding must be put in place for CC to bank before any contractor starts work.	
4	Yes, but this must not be to the extent of them becoming over-reliant on the taxpayers - many of whom may be struggling themselves.	
5	I haven't answered this question because it is meaningless. What facilities does the questioner want protected and enhanced - Recreation clubs? Father & toddler groups? Places of worship for muslims? Protection for all in new nuclear radiation bunkers? An all weather cricket field in every village? Increased and guaranteed finance for the OS News? The list is as endless as the question is meaningless, and I shall no: detain myself on it.	

6	<p>Again, this question is hopeless, because the correct answers are 'Yes, Maybe, No or Don't Know' - none of which answers the question. However, any thoughts might include: Any 'improvement' must be 'pollution minimised' - that is all forms of pollution, including the consequences of power generation by constraining wind and tide; nor do we need 'improved' by way of more or wider roads and lanes in the Parish as these, like more or expanded car parks, only bring more traffic - we do need properly to repair the roads and lanes which we have (not just patch them as now) so as to cope with the 40 ton weights which modern industry such as farming need to put along them; the need for small buses (more in number, size and frequency) - say 12 seaters frequently rather than (say) the No 12 from Callington to Bude which, too often, thunders through SC village with just a handful of passengers using its 30+(?) capacity. There is much more to be written in order to answer the question, but this survey would not cope with it - so to return to the start the simplistic answer is 'yes - lots'</p>	
7	<p>It depends on which side of the boundary the said places are - within or without. Assuming that they are within, I agree with the proposal for Affordable Housing to be allowed in moderation outside the boundary, but not like even a minimal version of what's apparently happening in the Bodmin area. See also the manuscript addition to Note 12 on Page 4 of the form.</p>	
8	<p>Especially, I agree with 'work from home' as the workplace increasingly becomes run by automata which workers can manage from home - in the first instance. It will also drastically reduce pollution by cutting commuter travel. I don't understand the meaning of 'lifetime home', but I might not readily agree with that..</p>	
9	<p>I don't know what I'd like to add, but is there nowhere in this large Parish apart from Lucket, Stoke Climsland Village and Venterdon to protect and retain? Is there nowhere in Hampt, Golberdon, Pempwell, Lidwell, Kingston, Tutwell or Downhouse - just to take a few possibilities?</p>	

10	<p>I'm sure that each individual who completes this form will have their own thoughts - from (say) a 4 wall facility to manage and run a weekly drone flying club on SC village green to squash courts and a tennis court just to think up a few outdoor sports related ones. Thus, there should be more than enough suggestions to reject without me adding my own. The <u>key question</u> in all these things is to disregard the cost of creating such facilities in the normal euphoric enthusiasm of such creations, but to be aware of the whole life running costs (including the hidden costs of annual depreciation, and removal at end of life) of each and every facility and then, individually for each and every replacement one, to ensure that one vital question is answered - and that question is simply "Who Will Pay For The Whole Life Cost?"</p>	
11	<p>I don't know the formal definition of a Local Green Space, but on that basis I agree with the sites proposed. Again, however, I have to reiterate what I wrote before which was that we are considering the latest draft NDP for Stoke Climsland Parish. I wrote, albeit in a slightly different context, at Note 9: "Lockett, Stoke Climsland and Venterdon just seem a very small selection from which to choose community facilities needing protection or retention in a Parish with a population of 1,657 at the last census"; I now add Bray Shop. I am not sufficiently familiar with the locality to know, for example, why nothing outside these areas in this large Parish is adjudged as having as much need for protection as a Local Green Space as the 4 entries for Kyl (on occasion Kyle) Cober Parc, whereas, to wonder about just one example, the area around Christmas Cottage is not.</p>	
12	<p>Given the number of 'Woodland Walks' which are included in the proposed answer to question 8, and notwithstanding that there are other areas in the Plan which seem to be included (eg Lockett Allotments owned by Mr Forrest in Devon), I am exceptionally surprised that Greenscombe Woods is not included for permanent and complete protection in the proposed Plan. I suggest that it must.</p>	

<https://ndpstokeclimsland.co.uk/wp-content/uploads/2023/01/Stoke-Climsland-NDP-CCONSULTATION-DRAFT-v.2a-optimized.pdf>

Qu 2.

I'm coming to the conclusion that Lockett – probably everywhere - would be safer without any Development Boundaries. I thought that the working group had decided that?

For instance, at Lockett the villagers have previously fought off three developers wanting to build all over the sloping field on the North side of the village. It has gone to Appeal and been refused every time.

And we didn't even know about all the WWII mine workings underneath then – they were refused on the grounds of visual impact. But there are also the serious restraints of:

Foul drainage – there are already 3 or more septic tanks draining into the land.

Flooding – the late medieval clean-water leat from Lidwell (which ran behind the cottages and was still open until recently) can break out after heavy rain, with a spout beside the village seat, and sometimes through the back walls of cottages. It would become seriously polluted with more houses in the field above.

The Mine workings are significant, and this is part of The World Heritage Site.

The Historic Landscape is not only valuable enough to make this a Conservation Area including the Mine Site, but part of the Tamar Area of Outstanding Natural Beauty (now a National Landscape).

The large Mine site of various periods – New Great Consols – is a Scheduled Monument, and as such its Setting is protected. Such a dramatic change as to build over the slopes to north and south of the stream would seriously impact on the setting of the scheduled monument, and also would be visible from the mine site itself.

It is also important to protect the setting of Listed buildings, of which there are several along the village street.

Qu 3.

Lockett - 1) the hillslopes to North and South, which set the character of this rural village, and are protected as a vital part of the Conservation Area. The village developed as a linear settlement linking two medieval farms which were tenants of all the fields: cottages were limited to wherever they could fit into the bank of the medieval deerpark or, later, the mine - and were originally built as smithy, mill, mine captain's house, malthouse, miners barracks and stable. So building out onto the hillslopes would be at odds with the character of the Conservation Area, and it would destroy green spaces of real importance to the landscape setting of the village.

2) The Great Meadow: this is the large open meadow with the sewerage works in its near corner. It has remains of early tin-streaming all over it and, as a river ham between the R Tamar and the Lockett stream, would have been seasonal wetland - a good source of food - in the Iron Age when a 'round' or settlement existed in the field just above (next to the allotments) - the original settlement

though not yet called Lockett. The Great Meadow was Lockett's open space, football pitch, picnic spot, everything, throughout living memory until very recently and has now been fenced.

3) the small meadow south of the ancient route from ford to ford - Lockett to Horsebridge. It was the site of the earliest tin stamps (which came to light recently when the sewage works were being constructed), working with the tin smelter just above (now called Sunnyside). It is part of Lockett Conservation Area and of its setting, as well as being of archaeological importance.

Stoke Climsland - Whiteford Park, all of it, and care should be taken with future tree planting, to follow the original design.

Lockett - Kerrybullock Medieval Royal Deerpark - historic open landscape, its park pale, sunken lane and other extg features.

Kit Hill Country Park, its features and the skirts of the hill down to the villages - its setting.

Sevenstones - (possible site of the battle of Hingston Down, so a key site for all of Cornwall) a dramatic col between Hingston Down and Kit Hill and surrounded by Bronze Age barrows.

River Tamar's classic riverside 'hams' - the flat land made of alluvial deposits, from Trecombe Woods/ Underhill to Lockett/Greenscombe Woods.

Qu 4

"family homes designed as lifetime homes...etc" could very easily be large 4-and-more bedroom houses. So this proposal achieves nothing. The parish has plenty of large houses, so suggest instead of "a mix of", all new development should be restricted to small houses only.

Qu 5

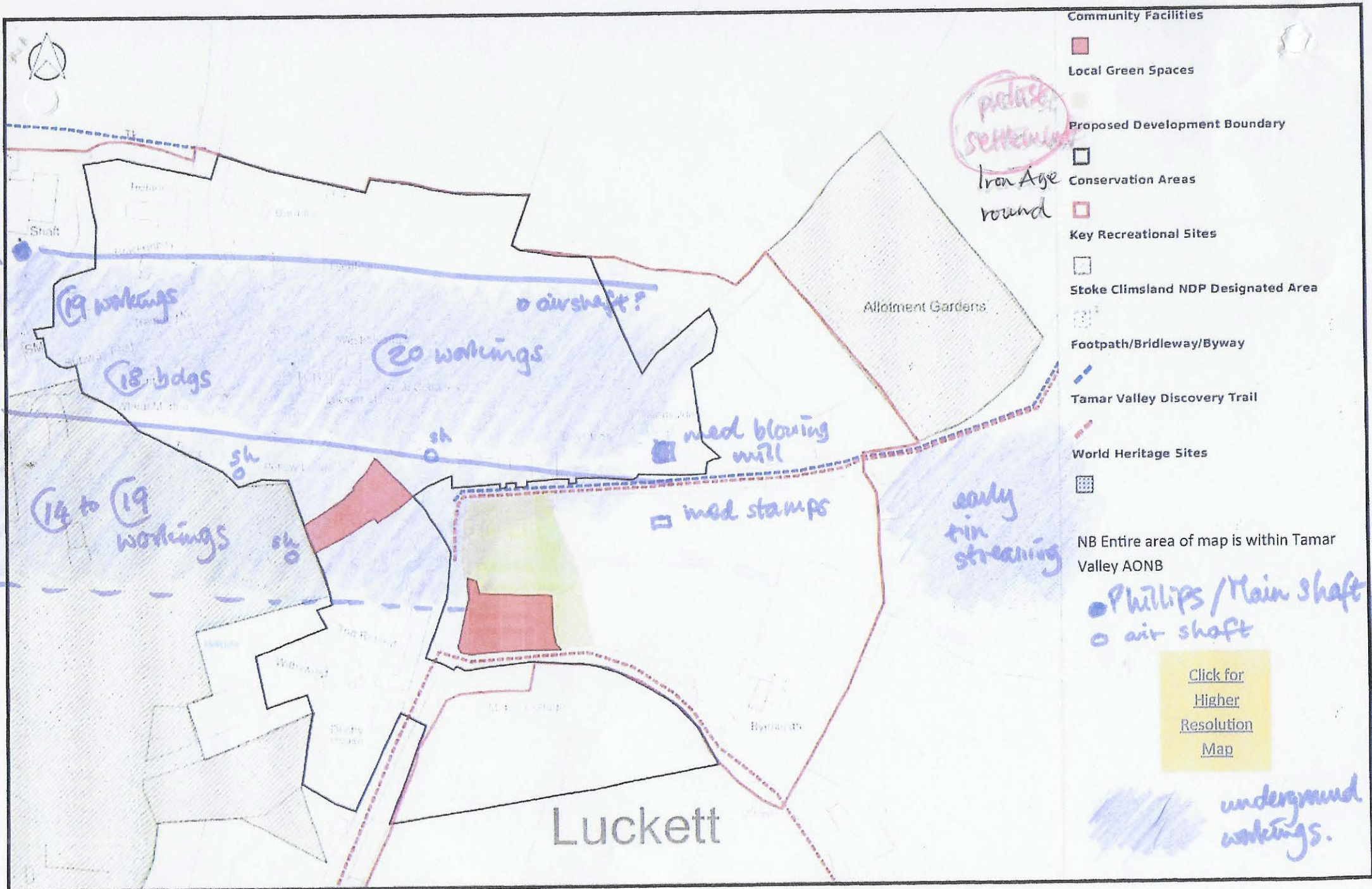
The Meadow and Streamside Lockett, Lockett Swings, The Green Stoke Climsland, Car Parks, Orchard, Quarry and pond, and open areas Kit Hill. Sports Hall and possibly other facilities Duchy College.

Qu 7

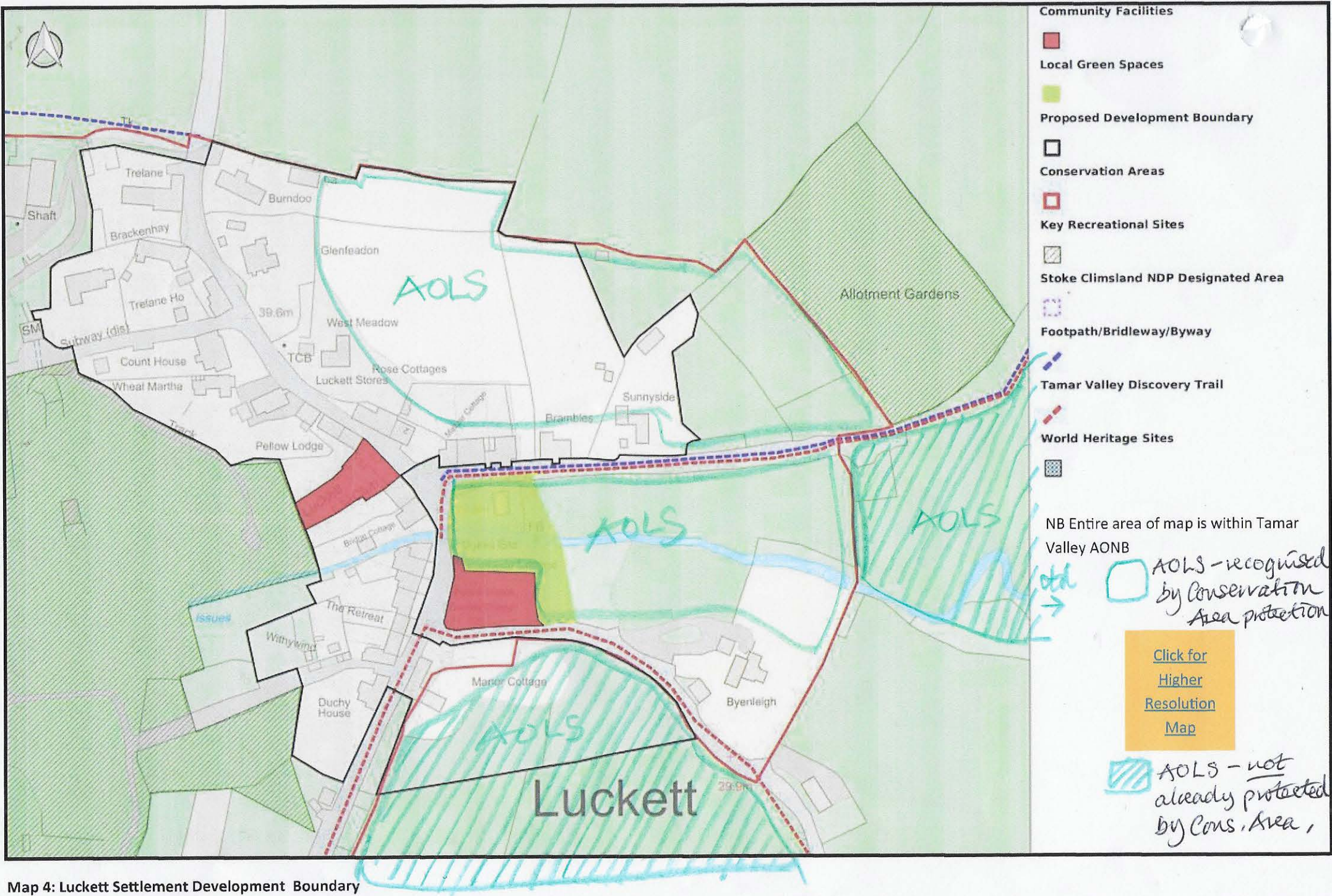
Cemetery Downhouse, Rowden Lane Field, Bench corner Lockett, Bench corner SC Sportsfield, Bench corner opposite Rowden Lane South end. *Cemetery - Quaker Burial Ground, Rowden la. (E)*
Cemetery - Bunging Place, ? Civil War, Rowden la. (W)

NB - the 'car park setting' is now the only place in the whole parish where people can sit peacefully and comfortably beside flowing water. It should be valued and maintained as such, (so not turned into a suburban-style playground). After centuries of the Great Meadow at Lockett being their football ground, picnic place etc with water on two sides, it has for the first time been claimed as private by the present owner. The Boating lake and Water Garden of Whiteford Park (now Duchy College) used to be open regularly. Trecombe Woods and riverside ditto - Innyfoot was a favourite. The people of Stoke Climsland are recorded since 1300's as having the right to fish from the Tamar. It has all been privatised and made inaccessible in very recent years. Only the ford below Broadgate, and turbulent streams in the wooded valleys now give sight and sound of water and its wildlife, but are inaccessible for many.

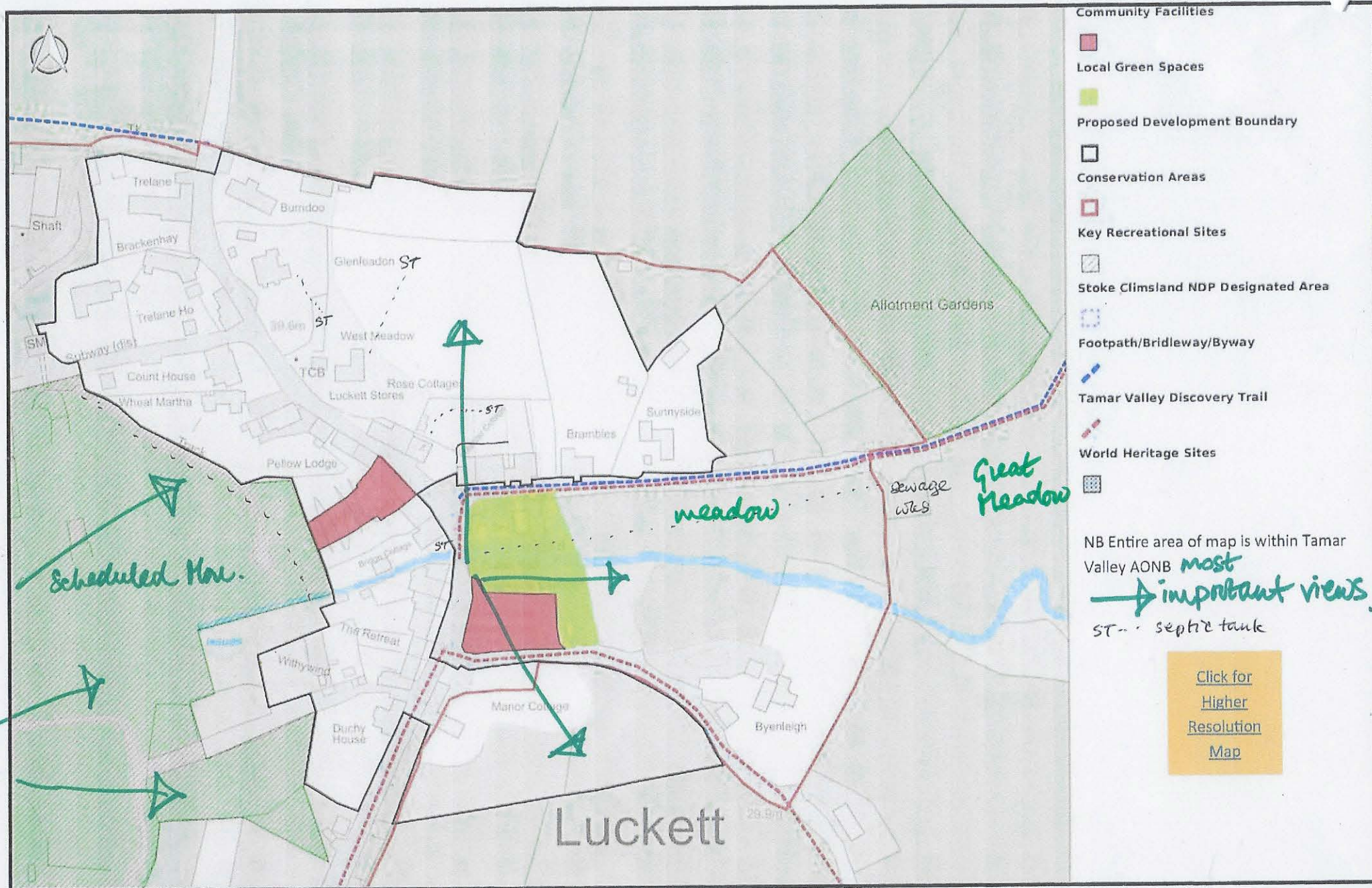
Qu 8



Map 4: Lockett Settlement Development Boundary



Map 4: Lockett Settlement Development Boundary



Map 4: Lockett Settlement Development Boundary

Extract from e-mail received 13/04/2024

As you might remember, our conversation about Stoke Climsland's historic landscape and our plan to tour the parish, was sadly prevented by the outbreak of Covid. All we could do was to stand on Kit Hill and look at some of the parish. I subsequently wrote down some of what I had to share, and sent the first half to you. There was lots more to come, which I have never completed.

When you asked me a question about Canon Andrews, I left his book and lots of other relevant books on the parish out for you to collect but that didn't happen. Covid again.

1. So now I have this one main question, as well as the information at 2) below re Lockett, and 3) comments which I'm adding all through the draft and will send to you separately since we didn't discuss it at our meeting a few weeks ago, and now the working group has been so thoroughly replaced –

I had offered at the outset to supply layers of more detailed information, which you welcomed.

You said that they could lie under the main document so that planners etc could have that information too.

We discussed, as an example, historic buildings which were not listed.

And mining or archaeological features which are not scheduled.

But there are any number of others – roads and tracks with hedges of different periods, with vegetation which indicates their place in history; field systems from Prehistoric onwards; important wildlife habitats large and small; important mining features in the World Heritage Site which are yet to be recorded or protected; prehistoric features ditto; stone gateposts and milestones; series of Georgian farmsteads built by the Call family of Whiteford; development of Stoke Climsland as a model village (by Sir John Call, then Spencer-Churchill, then Prince of Wales (1930-40's), then Duchy (1990's)); ancient and veteran trees; each settlement – its development and special surviving features; each public right of way ditto; unique market gardening complex in Greenscombe Woods, and pattern of tiny gardens in Lockett gambled for by starving miners – our version of 'miners smallholdings'; mills, quarries, fords and bridges of different periods – all special-purpose; early wool production area with linked units; extensive medieval tin mining openworks through three wooded valleys; chapels; bellfounding; Whiteford Park, Kerrybullock Deerpark... etc

Each of these need to be mapped and their important features explained.

It is something which I still believe is needed.

Surveying and recording of some of these has been progressing, with the help of volunteers working with the Parish Archive.

Their maps and information will be in more detail than can be found on the CC interactive map layers.

But it's a long job.

How can we now ensure that these will become part of the NDP, and so referred to by future Planners??

2. Re Lockett, the proposed Development Boundary (p 36): I think I was so shocked by this when it first came out that I froze, but expected to be able to take it up with you...

When we began on the NDP it was with the aim of simplifying planning in the future and making it less problematic and more successful in its outcomes by identifying places where new housing would be acceptable, and least damaging (and I know that I have not contributed as helpfully as I would like to have done.)

But what has evolved into this draft is sadly the opposite!

So unfortunately the result is that it's as though we had looked for all the **worst** possible places to build around this most sensitive and historically valuable settlement and asset of the World Heritage Site.

I have listed below why that is so, including facts which have never been presented before. I hope they will be helpful.

We have fought off inappropriate planning in the past – but this, if approved, would take the ground out from under our feet!

Here now are my observations on the proposed 'black line' which could so easily wreck the village:

1. You won't know that applications on Quarry Park – the field, now subdivided, sloping up from the village centre north of the stream - have **three times had planning applications refused at Appeal**, due to the visual impact on the village (and thanks to very hard work by committed villagers).
2. There are **extensive and deep mid-20th Century Mine workings underneath all of the north hillslope** - including giant stopes (ie mined out caverns) up to 60 fathoms (180 feet) deep and twice as wide. Other older workings are closer to the surface and may be in poor condition like those described west of the main shaft at Phillips Engine house.

Mine workings under this field weren't even known about when the Appeals were refused. Not a sensible place to build though. I have just received a copy of the 1950's report on those workings, from Kresen Kernow (3 pages attached, including a section through the workings and a map showing the top (adit level) and bottom (over 90 fathoms) of the workings. They are on an E-W copper/tin lode, which lies under the whole field.

3. **Luckett's 'green well'** – is of key importance to the character of the **Conservation Area**. These green fields were deliberately included because important to its setting etc – see “Development Boundary Guiding Principles, 5, **Exclude:**
 - n. areas of open land which are important to the setting and character of a settlement in that they:
 - provide the most attractive views of the settlement, or form attractive areas of countryside which can be viewed from within the settlement, contributes to the openness and character of their setting.
 - form part of the historic setting for a settlement that helps with our understanding of the landscape and the evolution of the settlements concerned.”
4. The slope seen looking south from the village centre is **the other part of the 'green well'** and of key importance today, vital to the character of the village. It also contains the village quarry, active into the 1950's.
5. This is part of the **designated Tamar Valley National Landscape** (formerly described by its name as an Area of Outstanding Natural Beauty)! – and so it is.
6. It is part of the **World Heritage Site for Cornish Mining** – an **exceptionally well preserved mining settlement** which links 2 medieval farms, its cottages squeezed into the medieval Kerrybullock Royal Deerpark pale (the reason for its linear pattern) at a time when the Duchy's tenant farmers held all the land. (We know that later on shanty dwellings for 125 people sprang up alongside the road to the south where there was a double hedge).

Luckett is a uniquely well preserved mining settlement spanning Cornish mining possibly from prehistory to the 20th century, with features from all periods extant though not all protected by designation yet. Most of the cottages were built in 1800 and give the village its character, but several are much earlier, and a few are later including the Miners Barracks, another unique survivor of its kind. It, like most, is not Listed.

7. The **buried remains of significant mining features**, eg the first deep-mining mine site here with remains of its 1700's engine house, crusher, square chimney etc; some shafts; and the first methodist chapel, as well as the 17th century smithy and 13th century blowing mill, **are all under what are now domestic gardens** and are being suggested for potential infill development. Surely they should not be. As well as their important link to the SM, mineral contamination is likely in several of them. Some have mine building remains only just below the surface.

8. This **plan proposes the development of green spaces which were considered important enough to have been included within the Conservation Area village!**
9. Their development would have a **significant visual impact on the Scheduled Monument - the mine site - and on its setting**. These two slopes are seen from the mine site, and new development would inappropriately intrude upon its setting, **altering the pattern of the mining settlement**.

Historic England should be consulted now.

10. Development of the south-facing hillslope has already been **refused at APPEAL twice** (and that was before 20th century mine workings under it were known about!) due to visual impact and **inappropriateness to the layout of the historic village, and dangerous road access**.
11. **Unspoiled views** - there are now only 2 from the village (PCI's noticeboard now blocks view of the meadow, and we can no longer see to the R Tamar) – and these green spaces, sloping up from the village centre, are they.
12. **Sewers! Where would they drain to?** Lockett is on the water table. The sewerage works is already overloaded **and** increasingly vulnerable to flooding. New septic tanks would drain downslope onto existing village houses; the hillslope land is already in full use by existing soakaways. There is a 16th century leat to bring clean water from Lidwell ; it still runs sometimes, breaking out behind cottages and at a spout – it would become **contaminated by effluent** in wet periods.
13. Current partial flooding of the car park by nitrogenous (green slimy) water suggests that the sloping **land uphill to the south of the village is already easily Waterlogged and may be contaminated**, which would be made worse by development of the southern hillslope.. .
14. The line surrounding the village houses and cottages has other problems: it is all described as being suitable for 'infill'. This goes completely against **the World Heritage site's protection of 'miners gardens'** used to feed themselves - the odd arrangement of gardens behind the Lockett cottages results from the desperate miners in late 1800s gambling for their gardens.
15. **Several houses south of the bridge have been regularly flooded in the past**, water breaking the banks upstream and flooding the cottages from their gardens. It would not be possible to build on the gardens.
16. **Older mine workings are in places very close to the surface** (eg the road dries rapidly where the 5 fm level is just underneath, and people in the houses could hear miners talking just below them. We don't know how close to the surface old 'overhand stoping' came, or about ongoing falls of rock. There has been subsidence under houses in the past. This part of the mine is all under water, so there is no way to tell. Infill development should not be allowed.

Please note - the currently overgrown hedge currently screening the northern open hillslope is due to have its regular haircut!

This is all a bit ragged, but I hope it makes sense.

Extract from Email of 10th May 2024

I see that I hadn't sent you the reference as promised, to the 1952 Closing-down Report for New Consols Mine at Lockett, which I sent you some pages of. They include the section through the mine as it was in 1952, showing large excavated areas ('stopes') underground many fathoms long, wide and high, one dug in the 1950's is clearly shown as approx 132 feet high and 792 feet long! – this field is not a place for building houses. The areas of greatest excavation lie right under the sloping hillside on the north side of the village - at present inside the proposed Development Boundary. At the moment it is protected, like the open Mine site, by the Conservation Area. **The Kresen Kernow reference is CMDA/19**. We have lots more about the reopening of Lockett's mine in WWII to extract tungsten, in the Parish Archive.

4. No. 2. Lode

This lode was intersected at 508' in the 64th^{fm} cross-cut North and is probably a branch of No. 1 Lode. It was driven 10' East and 6' West.

5. No. 3 Lode.

No. 3 Lode was intersected at 711' in the 64th^{fm} cross-cut North. On this lode 110' were driven East and 101'6" West.

6. Barnleigh Lode

^{fm} 52nd Cross-cut South from Engine Shaft. The cross-cut was resumed from 125' South and put out 914' to a total of 1039'.

The Barnleigh Lode was cut at 986' South and driving on lode amounted to 34'6" East and 7'6" West.

NOTES ON THE LODESMain lode (from Engine Shaft)

Development to the East was started on this lode on the 40th^{fm}, 52nd^{fm} and 64th^{fm} levels in order to get away from the caved areas to the West of the shaft. It was hoped to find stopable ground which could be worked while shaft clearance and pumping installations were advanced so that the deepening of the shaft could be undertaken.

Fluccan Course. A feature in driving East on the 40th^{fm}, 52nd^{fm} and 64th^{fm} levels was a fluccan course which formed the hanging wall of the lode and behind it a "soapy head". This became a serious menace in stoping operations. Part of the 64th^{fm} East was driven off lode because of the dangerous hanging wall.

40th^{fm} Level. Payable values were found in the panel 450' to 750' East and West of a small fault, but these tended to peter out at heights of 30' to 60' above the level and at about 40' below. The lode width varied considerably from 3'6" to 8'0" or more. Values were generally towards the hanging wall.

52nd^{fm} Level. No length of values was found here corresponding with the panel at 40th^{fm}, though stoping was attempted East and West of the fault.

64th^{fm} Level. The lode here was even more unpromising and patchy than at the 52nd^{fm} level. Stoping in the eastern area had to be done with care. Pillars had to be left and, despite extensive timbering, some stopes were lost through caving and others suffered serious dilution from falls of the hanging wall due to the fluccan course.

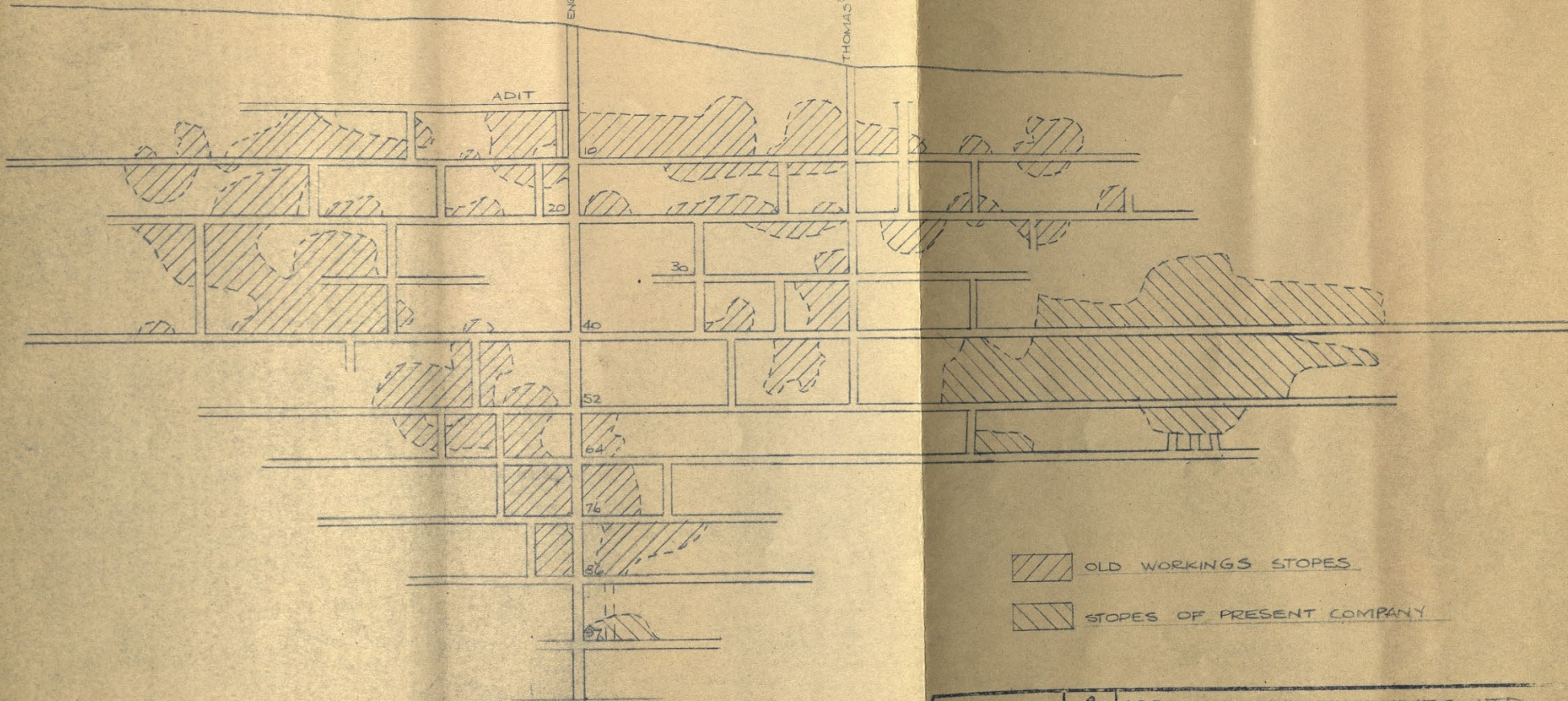
WEST


EAST


ENGINE SHAFT

THOMAS'S SHAFT

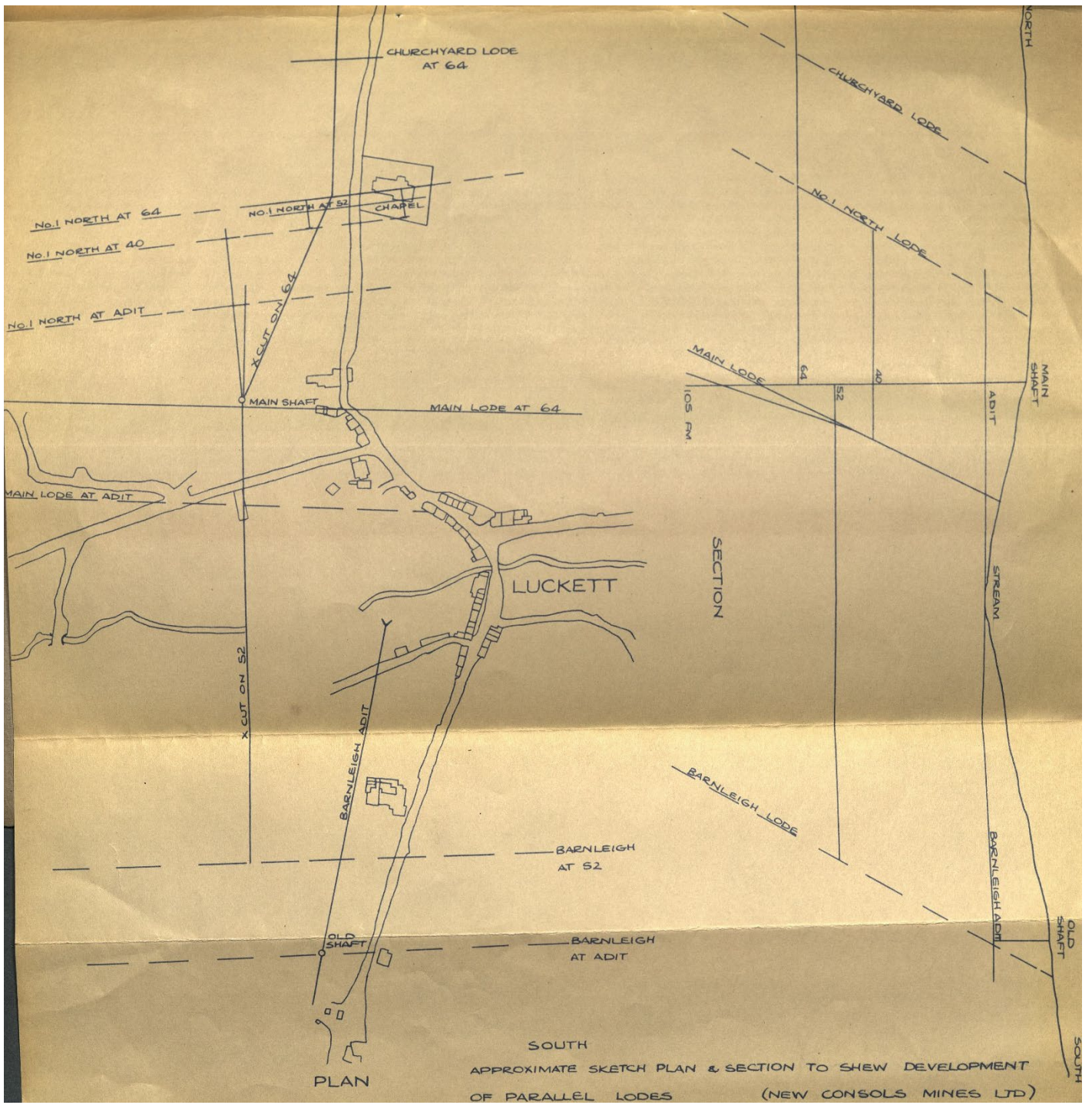
ADIT

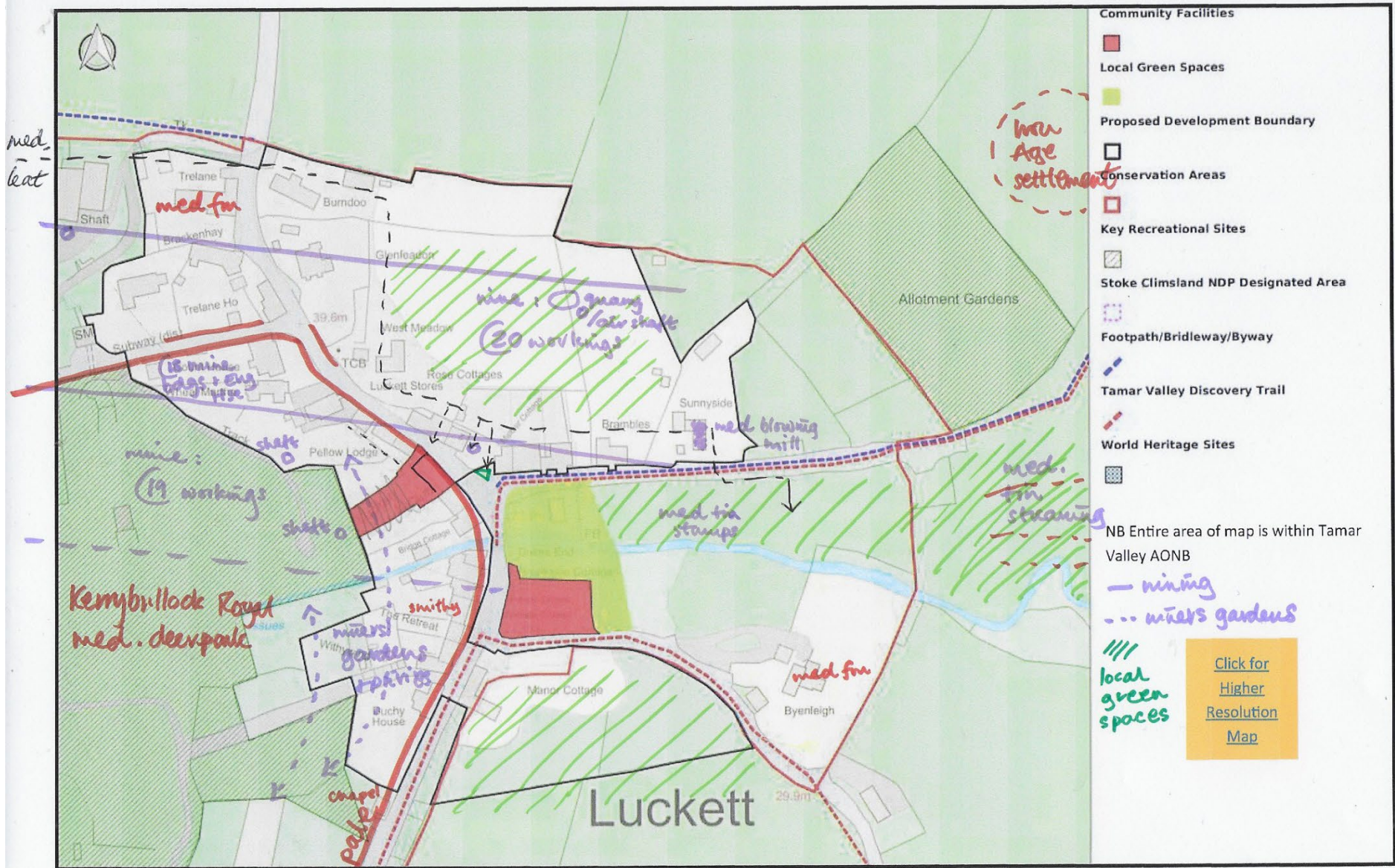


 OLD WORKINGS STOPES

 STOPES OF PRESENT COMPANY

ISSUE No.	1	JOB. NEW CONSOLS MINES LTD	
DRAWN.	17. 10. 52	SKETCH SECTION OF WORKINGS ON MAIN OR THOMAS' LODE	SCALE.
TRACED.			1 : 1250
CHECKED		CAMPBELL, GIFFORD & MORTON LTD CONSULTING ENGINEERS, NETHERBY, QUEENS ROAD, WEYBRIDGE, SURREY.	DRG. 883/168
APPROV.			No. SK 5097





Map 4: Lockett Settlement Development Boundary