



STOKE CLIMSLAND NEIGHBOURHOOD DEVELOPMENT PLAN

APPENDIX 6

EVIDENCE OVERVIEW REPORT

Infrastructure and Community Facilities

Document Control		
Version	Details & Date	Author/Checker
V1.	Extracted, revised and updated from general evidence document v7.1 10/09/2024	SBF/Steering Group
V2.	Updated and corrected 03/12/2024	SBF/

IMPORTANT NOTE: THIS IS A 'LIVE DOCUMENT' THAT IS CONTINUOUSLY UPDATED AS NEW DATA BECOMES AVAILABLE. THE VERSION ON THE NDP WEBSITE WILL BE UPDATED REGULARLY.

Last Save Date: 03/12/2024 17:03:00

All maps © Crown copyright and database rights 2024 OS (AC0000830652). Use of this data is subject to the following terms and conditions: You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Stoke Climsland Parish Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

STOKE CLIMSLAND EVIDENCE OVERVIEW REPORT

No 6: INFRASTRUCTURE AND COMMUNITY FACILITIES

Table of Contents

1. Planning Policy Background	3
National Planning Policy Framework 2023.	3
Cornwall Local Plan.	4
Other plans and studies	5
2. Baseline	5
Village shops.....	5
Community Halls and other facilities.....	5
Community Initiatives and Groupings	5
Availability of Funding for Community Initiatives	6
Churches.....	6
Pubs.....	7
Schools.....	7
Access to Health Care.....	7
Community Assets.....	7
Green Spaces.....	8
Recreation spaces and sports pitches.....	9
Development Infrastructure	14
3. Related Community Engagement Feedback.....	15
4. Key issues and implications for the NDP.....	19

1. Planning Policy Background

National Planning Policy Framework 2023.

1.1 Key messages from the NPPF include-

- The social role of the planning system should support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being (Para 8).
- Planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings. They should:
 - Promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other;
 - Ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
 - Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs (Para 96).
 - Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;
 - Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community;

- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 97)
- Consider the social, economic and environmental benefits of estate regeneration and help deliver estate regeneration to a high standard (Para 9)
- Ensure that there is a sufficient choice of school places and to take a proactive, positive and collaborative approach to bringing forward development that will widen choice in education, and resolve key planning issues before applications are submitted (Para 99)
- Promote public safety and security, reduce vulnerability, and increase resilience (Para 101).
- Provide access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (Para 98)
- Be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (Para 102).
- Not allow existing open space, sports and recreational buildings and land, including playing fields, to be developed on unless it is surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use (Para 103)
- Protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users (Para 104).
- Consider designating Local Green Spaces of particular importance to local communities (Para 105).

Cornwall Local Plan.

1.2 Key messages from the Cornwall Local Plan include:

- Community facilities should, wherever possible, be retained and new ones supported (Policy 4)
- Loss will only be acceptable where the proposal shows there is no need for the facility or service, it is not viable; or adequate facilities or services exist, or the service can be re-provided in accessible locations (Policy 4)
- The CLP (Policy 16) aims to improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, by:
 - requiring that development should protect, and alleviate risk to people and the environment from unsafe, unhealthy and polluted environments by avoiding or mitigating against harmful impacts and health risks;
 - not causing increased risk to human health from air pollution or exceeding EU standards;
 - maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities and providing or enhancing active travel networks that support and encourage walking, riding and cycling;
 - encouraging provision for growing local food in private gardens which are large enough to accommodate vegetable growing or greenhouses or through the provision of allotments; and

- providing flexible community open spaces that can be adapted to the health needs of the community and encourage social interaction.
- Developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development (policy 28)
- The CLP also reflects the NPPF requirements that the needs of the local community are met, including through affordable housing provision.

Other plans and studies

1.3 **Open Space Strategy for Larger Towns in Cornwall** – Cornwall Council say that for smaller towns and settlements in rural areas not covered in the plans the Fields in Trust quantity standards (formerly National Playing Fields Association) will continue to apply. Also applicable are the and Natural England (Access to Natural Green Space Standards - ANGSSSt). Eventually it is planned that the methodology set out for the 16 Cornish towns can be applied and used for informing Neighbourhood Planning and eventually rolled out to all of Cornwall.

2. Baseline

Village shops.

2.1 There is one village shop in the Parish, the Post Office Stores at Stoke Climsland. The Lockett Village Stores closed some time ago.

Community Halls and other facilities

- 2.2 The Old School Community Resource Centre is situated in the heart of Stoke Climsland. It is a former school dating from the Victorian period, and includes meeting rooms and a small hall which holds approximately 100 people. It has a small kitchen and disabled toilets. There is good car parking sited opposite the hall. Several local organisations use the hall on a regular basis. The hall can also be hired for private functions.
- 2.3 Opposite the Old School is the original Village Hall, which stems from an earlier period of community development around Stoke Climsland. It is a Grade II listed building, and comprises a small hall, with a kitchen, small storage rooms and toilets on a very confined space. The building needs extensive maintenance, additional floorspace, and internal re-fitting to benefit the wider parish, improve its sustainability and continue its role. Currently a Princes Foundation project is in development to carry out this work.
- 2.4 A Scout Hut is located at the northern edge of the village playing field just off Dingle Close. A sports pavilion servicing the field is adjacent.
- 2.5 Also in Stoke Climsland is the Sports and Social Club, which has occupied the site of the former general village stores since 1955 as tenants of the Duchy of Cornwall.
- 2.6 At Lockett there is a Social Club, located in the former Mens Institute.

Community Initiatives and Groupings

2.7 Stoke Climsland parish has a good level of community cohesion ('community spirit'). The Old School Community Centre is operated by the Stoke Climsland Community Project, a charitable project which was established to provide facilities in the interests of social welfare for the benefit of local inhabitants of Stoke Climsland and locality. Its activity is to preserve and restore the Old School buildings for use by the community, whilst maintaining its architectural

importance. The project works by providing the human resources, buildings and facilities to support community development.

- 2.8 The Stoke Climsland Sports and Social Club provides darts, pool, snooker and football facilities, with the football team playing on the sports field, and hosts many events throughout the year, including regular quiz nights. Lockett Social Club, described as ‘a members club for people living in or near Lockett’ is noted for its bingo, quizzes, darts nights, and Duck Race.
- 2.9 The Lockett Heritage Community Interest Company was formed to purchase and the old Lockett Mine site, with the objectives being the preservation of the existing mine buildings and the conservation and evolution of the site as a natural habitat to provide an unspoilt amenity for Lockett village.

Availability of Funding for Community Initiatives

- 2.10 The Stoke Climsland Charity Trust is a registered charity which can donate funds within the parish for the relief of need and advancement of education. It originated as early as 1738
- 2.11 Funding will also become available, albeit limited, through Community Infrastructure Levy [CIL] which allows local authorities to raise funds from new building projects undertaken in their area, and is governed by the CIL Regulations 2010 (as amended). CIL is charged as a fixed rate per square metre of new floor space created, and the money raised can be used to help fund a wide range of infrastructure that is needed to support development.
- 2.12 A development is liable for CIL if it:
- creates a new dwelling of any size or
 - creates over 100sqm of gross internal floorspace and
 - involves new buildings into which people normally go.

Self-build, affordable and social housing and charitable development are usually exempt

- 2.13 Stoke Climsland Parish is within Value Zone 3 (out of 5) for CIL charging and is therefore subject to the middle rate of CIL charge.
- 2.14 Parish Councils will receive 15% of any CIL raised from development within their area. This is capped at £100 per existing Council Tax paying dwelling. Where there is an adopted Neighbourhood Development Plan, the Parish Council will receive 25% (uncapped) of any CIL raised in their area. This ‘Neighbourhood Portion’ can be used ‘support the development of the local council’s area, or any part of that area, by funding: a) the provision, improvement, replacement, operation or maintenance of infrastructure: or b) anything else that is concerned with addressing the demands that development places on an area’. In other words it can fund a very broad range of facilities such as affordable housing transport, schools, play areas, parks and green spaces, cultural and sports facilities, community heating schemes and community safety facilities.
- 2.15 The CIL ‘Strategic Share’ that is retained by Cornwall Council is going to be made available to communities, organisations, and other Council services, via a bidding process.
- 2.16 There is a small annual community fund from the solar array farm at Trefinnick Farm, Trefinnick Road, Bray Shop.

Churches.

2.17 Stoke Climsland Church, located at the heart of Stoke Climsland, is an active C of E Church providing Worship and Communion on a weekly cycle, and also Christening, Wedding and Funeral Services. There is also a Methodist Chapel at Venterdon.

Pubs.

2.18 There are no Public Houses in the Parish, although the two Social Clubs have bars.

Schools.

2.19 Stoke Climsland School provides primary education and is in a Federation with Calstock Primary School. Its establishment capacity is 210 pupils, and at November 2019 had a roll of 200. Its official catchment extends beyond the parish into parts of Calstock, South Hill and Linkinhorne parishes.

2.20 For secondary education the parish falls within the catchment of Callington Community College which has a current roll of 996.

Access to Health Care.

2.21 There are no GP practices in the parish. Local residents are able to access services from the Tamar Valley Medical Practice at Callington Health Centre, some 5 miles to the south, and the Orchard Health Centre at Gunnislake.

2.22 A Minor Injury Unit is available at Launceston. For emergency care the parish is within the catchment of Derriford General Hospital located in Plymouth.

Community Assets

2.23 Community assets can be identified to guide which particular properties in the Parish are regarded important and to which Cornwall Local Plan Policy 4.4 should apply, offering a degree of protection against changes of use to alternative less socially valuable uses. The following are suggested to fall under this category:

TYPE	LOCATION	AREA (Ha)	REF ON MAP
Village Car Park	Luckett	0.076	1.
Social Club	Luckett	0.057	2.
Sports and Social Club	Stoke Climsland	0.022	3.
Village PO and Shop	Stoke Climsland	0.027	4.
Parish Hall	Stoke Climsland	0.044	5.
Old School Community Centre	Stoke Climsland	0.193	6.
Scout Hut	Stoke Climsland	0.016	7.
Sports Pavilion	Stoke Climsland	0.014	8.
Methodist Chapel	Venterdon	0.204	9.

Church	Stoke Climsland	0.487	10.
Noticeboard Patch	Bray Shop	0.023	11

Figure 1: Proposed community assets for safeguarding under Cornwall Local Plan Policy 4.4

Green Spaces

2.24 Where there are areas which are of local significance and particular importance to the locaunity they can be identified and protected. They must fulfil the requirements of the NPPF 2018 (paras 99 & 100) for Local Green Space designation in that each green space:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
- and the land involved is local in character and is not an extensive tract of land.

2.25 Areas with potential for inclusion on the NDP under their terms are identified as follows [Figure 2]:

LOCATION	LOCATION	AREA (ha)	REF ON LGS REPORT
Cemetery	Bray Shop	562.4 sqM	19
Land North of The Old Blacksmiths	Bray Shop	1.1 ha approx.	38
Cemetery	Luckett	1,900 m2	18
Car Park Setting	Luckett	1,651.6 sqM	28
Small area with bench on the corner between Luck Lane & Luckett Hill	Luckett	43 sqM	33
Cemetery	Stoke Climsland	0.41 ha	20
Verges alongside hill into Stoke Village	Stoke Climsland	1.64 ha approx	11
Stoke Road / South Coombeshead Lane / road from Stoke Road to Higher South Coombe junction.	Stoke Climsland	0.41ha	41
Stoke Climsland War Memorial Setting	Stoke Climsland	75.8 sqM	22
N & S Entrance of Kyl Cober Parc	Stoke Climsland	1,011.7 sqM	23 & 24
Tree belt N of Kyl Cober Parc	Stoke Climsland	1,968 sqM	30
Land between Kyle Cober Parc & Westcountry Rivers Trust	Stoke Climsland	354 sqM	25

Land fronting Owls Barn	Stoke Climsland	97.4 sqM	26
Duck pond	Venterdon	175 sqM	15
Roadside	Venterdon	256.1 sqM	27
Notice Board Patch	Venterdon	143.3 sqM	16
Bus Shelter Patch	Lower Downgate	115 sqM	29

Figure 2: Proposed Local Green Spaces

Recreation spaces and sports pitches.

2.26 In order to calculate the open space and sports pitch needs for the Parish, an evaluation of existing standards, provision, housing targets and local natural, cultural and historic factors can help to set the quantity requirements (area in m² per person or dwelling), and provide guidance on accessibility and quality standards. The FiT and other standards require provision as given in Figure 3 following.

National Guidance	Type of Open Space	Quantity/area per resident (m ² / person)	Distance
Fields in Trust (former NPFA Six Acre Standard)	Formal sports pitches	16.0	1200m
	Children & young people's equipped play	2.6	240 – 600m
	Informal open space including unequipped 'play space'. Assuming 50% could be provided by natural space covered below.	2.75	60m
Access to Natural Green Space Standards - ANGSSt	2 Ha of 'local' natural green space		300m
	20 Ha 'regional' natural green space		2000m
The Thorpe Report on Allotment Provision 1969	Allotments -15 plots per 1000	1.63	N/A
Total 22.98 m² per person or 52.84 m² per dwelling based on an occupancy rate of 2.3			

Figure 3: National Open Space Standards

2.27 Cornwall Council's approach (for the 16 larger towns) is to:

- Examine and assess the 8 types of open space found in Cornwall, but only where they are of a size to have 'usability' (except for equipped playspace)
- Identify the necessary Open Space requirement based on the number of dwellings by the typical occupation rate of 2.3 persons per dwelling – for both the existing community and the community living in new developments.
- Consider existing local open space quantity, accessibility and quality

- Identify methods of making up shortfalls and extending provision where necessary

2.28 The 8 types of open space identified for assessment are:

1. Parks and gardens; Amenity green space; Civic spaces
2. Natural and semi-natural green spaces, beaches, green corridors, accessible non-productive countryside in urban fringe areas
3. Public access sports facilities (outdoor): available for community games
4. Children’s play area – equipped
5. Provision for teenagers– equipped facilities
6. Allotments, community gardens, and city (urban) farms
7. Cemeteries and churchyards
8. School pitches and outdoor sports club facilities (No or limited public access)

2.29 It is also sensible to take into account the typical preferences of Cornish residents with regard to open spaces. By reference to the Cornwall Conversation Study, the aspects of open space that are most important to residents countywide can be identified (see Figure 14 & 15).

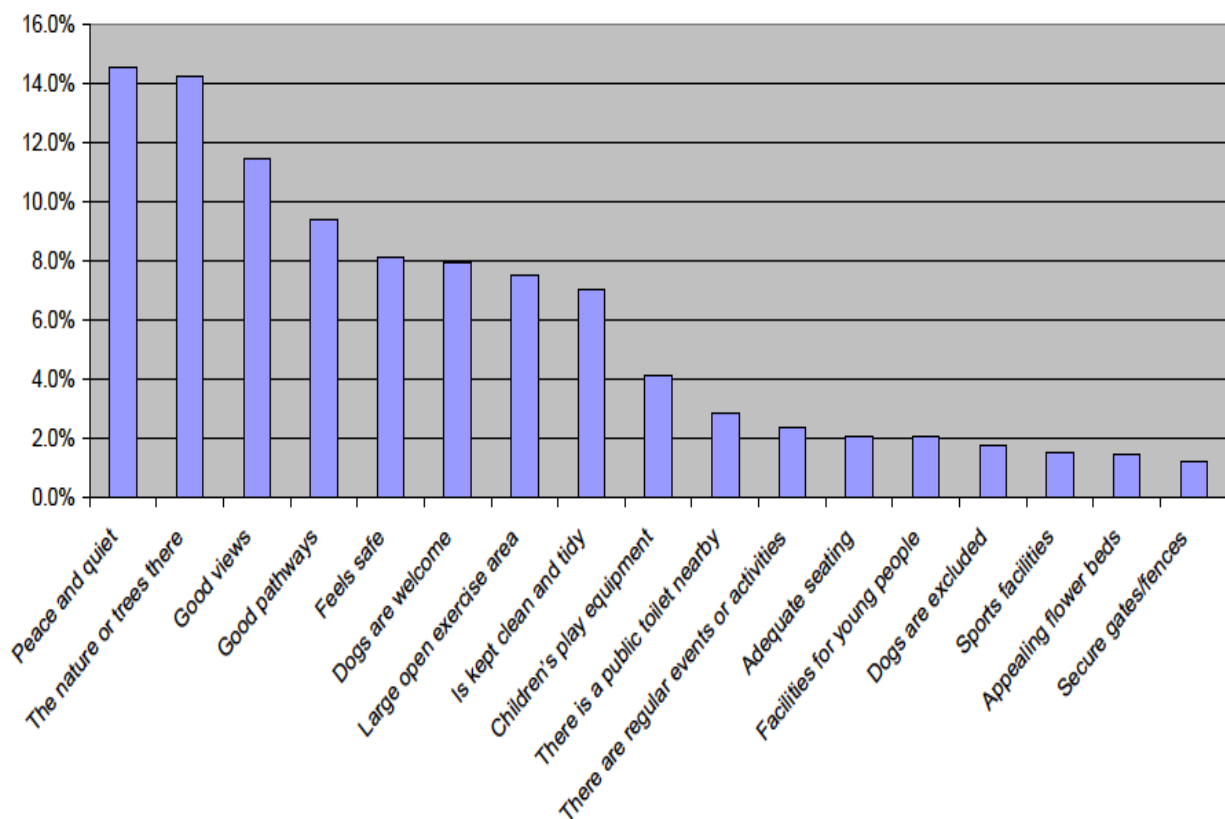


Figure 4: Aspects of parks & open spaces that most appeal to respondents (Cornwall Conversation)

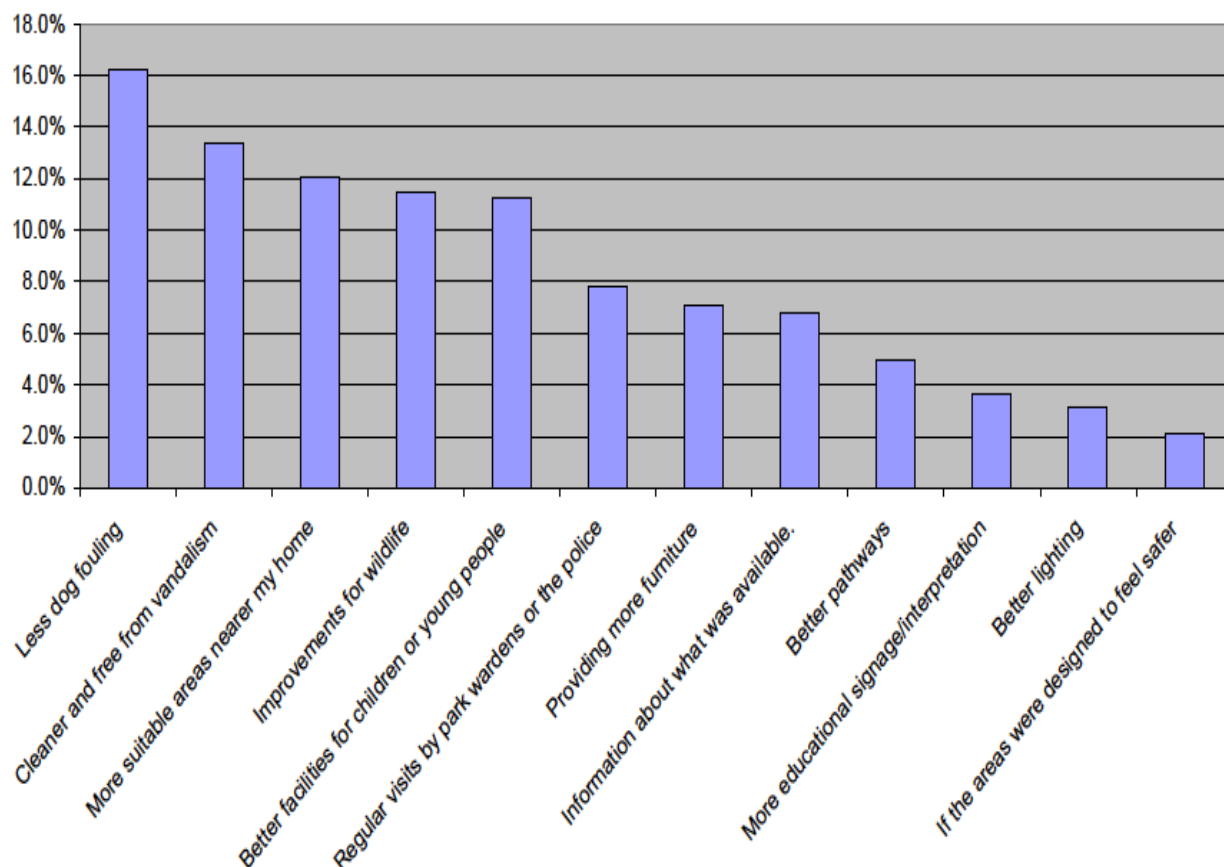


Figure 5: Priority improvements for parks & open spaces that most appeal to respondents (Cornwall Conversation)

2.30 The key open spaces used by the community in Stoke Climsland Parish are recorded in Figure 6.

Type	Site	Area	Notes/Quality etc
1. Parks etc	Duchy Village Green in Stoke Climsland is the nearest thing to a park in the Parish.	0.59ha	Basic green space.
2. Natural	Stoke Climsland Parish's settlements are surrounded by extensive tracts of woodland with permissive access and some 'access land' over which the general public have the right to walk under the Countryside and Rights of Way Act 2000 ('CROW Act'), including Kit Hill Country Park.	261.2 ha	Very attractive, quiet and tranquil areas some of which are fully accessible, with some support for recreational users in places (eg signs, route-markers, information etc). Generally subject to certain important restrictions to protect stock and grazing, for e.g.: Dogs can be walked but only under direct control: Dog faeces must always be picked up. All vehicular traffic including 4X4s, motoX, mountain bikes etc are forbidden.
3. Sports (Public)	The Stoke Climsland Sports and Social Club sports field at Venterdon includes a football pitch. A Changing room block and scout hut are located within its bounds	2.03ha	In good condition. The local senior football club use the facilities, which is also available for kickabout by local children and teenagers.

	At Luckett there is a cricket pitch with sight screens, large double bay practice nets and good changing rooms and a two-tier score box.	1.10ha	A fine site of county standards. The site is the home of Luckett Cricket club, which has two Saturday teams and a 20-20 team.
4. Childs Play	Equipped playspaces are available at Luckett Swings, Lower Downgate and Duchy Village Green, Stoke Climsland Village	0.26ha	The site at Lower Downgate has good kit and offers a kickabout area suitable for teenagers. Luckett Swings is a FiT protected site. Duchy Village green also good. This provision in the three main centres of population meets the needs of most.
5. Youth Play	Other than kickabout opportunities at Venterdon PF, Duchy Vllagei Green and Downgate, there is no equipped provision.	-	A Multi-Use Games Area at one of these sites may meet the Parish need.
6. Allots	Allotments are available at Venterdon and Luckett	0.87 Ha	Both sites are attractive and fairly well used.
7. Cem & Church Yard	Cemeteries are present at Stoke Climsland Church, Bray Shop, and Downhouse.	1.08 Ha	The Church Cemetery is an extension of the Churchyard and contributes to the character of Stoke Climsland, providing context and open space within the settlement and a quiet area between the houses backing on to it. The graveyard for the Methodist Chapel at Venterdon is an integral part of the Chapel setting and not counted in these figures. The cemeteries at Downhouse and Bray Shop are of heritage interest.
8. Education Sector pitches	The only pitches available are at Stoke Climsland Primary and Duchy College	0.75 ha	The Primary School includes a hard surface multigame area of c. 0.06ha and a grasses area used as pitches and a running track, c. 0.29ha. Duchy College has a flat area of c, 0.4ha suitable for games.
	Total Available (excluding natural OS)	5.93ha	

Figure 6: Open Space in Stoke Climsland Parish

Occupancy Rate			
2011 population			1,700
Housing Comps /Commitments 2010 to 2023	43	2.3	99
Affordable Housing Assumption	20	2.3	46

Total Population 2030				1845
------------------------------	--	--	--	------

Figure 7: Forecast population Growth Stoke Climsland Parish 2010 – 2030.

- 2.31 Figure 8 below gives a basic assessment of the deficit and surplus of open space based on the Parish population as at 2011 and 2030, which is given in Figure 7 above. This shows that in basic terms there is a general surplus of formal open space across the Parish. There will be a deficit of equipped children’s playspace by 2030 and there is currently no equipped young person’s space. The provision is also unequally distributed, with most being located around Stoke Climsland. Figure 8 data is drawn from Figure 8A.
- 2.32 In terms of informal open and natural green space to which the community have access the Parish is extremely well provided for through various provisions of the CROW Act. This ‘Access Land’ at Kit Hill, of some 140.6 ha, which falls within the Country Park which extends to 158.96 ha in total. There are also a further 102ha providing public access through voluntary arrangements or Countryside Stewardship, giving a total of over 260 ha, of which a large proportion is within 2 km of the settlements.
- 2.33 There are also significant additional areas of countryside to which there are access rights in surrounding Parishes.

Type of Space	2011 Requirement	2011 Deficit/Surplus	2030 Requirement	2030 Deficit/Surplus
Formal sports pitches	2.72 ha	0.4ha surplus	2.99 ha	0.14ha surplus
Children & young people’s equipped play	0.44 ha	0.18 ha deficit	0.48 ha	0.22 deficit
Allotments -15 plots per 1000	0.28 ha (26 plots)	0.59 ha surplus	0.30 ha (30 plots)	0.57 ha surplus

Figure 8: Open space requirement, deficit/surplus at 2011 and 2030 based on national standards.

TYPE	LOCATION	AREA (HA)	REF ON MAP
Allotments	Venterdon	0.27	1
Allotments	Luckett	0.60	2.
Playground	Duchy Cottages, Stoke Climsland	0.09	3.
Playground	Luckett Swings	0.04	4.
Playground (and kickabout)	Lower Downgate	0.13	5.
Playing Field	Venterdon	2.03	6.

Playing Field (Cricket)	Luckett	1.11	7.
Park/ Recreation Ground	Duchy Cottages, Stoke Climsland	0.59	8.
Natural (Woodland walks etc)	Sheba Woods	31.24	9.
Natural (Woodland walks etc)	Excelsior Woods	27.04	10.
Natural (Woodland walks etc)	Holmbush Woods	23.31	11.
Natural (Woodland walks etc)	Luckett Mine (CiC)	6.67	12.
Natural (Woodland walks etc)	Greenscombe Nature Reserve	13.69	13.
Natural (Country Park)	Kit Hill	159.27	14.

Figure 8a: Open space sites in Stoke Climsland Parish

Development Infrastructure

- 2.34 Any development requires ‘infrastructure’ to support it. Development infrastructure includes such things as approach roads, internal roads, sewage treatment arrangements (drains and capacity at the treatment works), water supply, surface water drainage, open space, education, etc, which must be adequate to meet the needs of the incoming population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers. Development infrastructure is usually paid for by the developer, either directly by provision on site, or through contributions to the infrastructure supplier/operator if the additional provision required is off-site. This is usually arranged under S106 of the 1990 Planning Act, or s253 of the 1980 Highways Act.
- 2.35 By law, such contributions cannot be required to pay for improvements to overcome existing infrastructure inadequacy beyond the requirements of the new development concerned, although by careful timing and co-ordination of other matching funds, this may be achievable.
- 2.36 A perceived issue within communities is that infrastructure provision is often delayed, sometimes well beyond the time at which it was agreed to be delivered. The community wants infrastructure and facilities to be developed alongside development.
- 2.37 In Stoke Climsland Parish, infrastructure contributions will be necessary to cover:
- Adequate vehicular access
 - Open space, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how this will be sustained in the long term
 - Sewage treatment
 - Water supply
- 2.38 Within the settlements and nearby properties have mains water supplies. However most dwellings in the Parish outside the settlements rely on private water supplies from boreholes and wells as they cannot easily connect to the mains supply and a private supply is their only option for water. The private water supplies team within Cornwall Council’s Public Protection

Dept., manages the quality of private water supplies in Cornwall, ensuring the water is safe and enabling the Council to meet its legal responsibilities on water quality.

2.39 Stoke Climsland village is served by a small Sewage Treatment work in the Lockett Stream Valley to its south Most dwellings outside this settlement rely on septic tanks, cess pits and soakaways. Modernisation of these through development is necessary to ensure that the water environment is protected and improved.

3. Related Community Engagement Feedback

3.1 When asked where in our local area people would take a visitor to use public spaces/footpaths etc. for recreation Kit Hill was the most popular location, the Tamar Trails and Greenscombe Wood also being mentioned. There was acknowledgment that there are many lanes, footpaths and open spaces located around the parish.

3.2 Those comments that specified ‘why’ mentioned the area being ‘quiet’, ‘tranquil’, ‘rural’ or made reference to the natural beauty such as moorland or woodland. Others referred to heritage, accessibility via walking or wheelchair / elderly, along with others commenting that they would use areas for children such as with play equipment or open spaces.

3.3 On indoor facilities the majority of respondents that answered this question said the Old School, the Parish Church; Parish Hall and Stoke Sport and Social Club. However a significant number said ‘none’ which implies a lack of awareness of other facilities or that they do not consider them to be adequate. Many respondents did not mention a specific place but instead an activity such as ‘markets’, ‘SCATS events’ ‘film club’ or ‘classical club / concerts’ or indoor soft play area near Kelly Bray.

3.4 The survey asked how often people used the various facilities, answering as shown in the table below [Figure 9]:

Answer Options	Never	Rarely	Sometimes	Often
Post Office and Village Store	2.6%	10.0%	24.3%	63.0%
Footpaths and bridleways	5.8%	9.7%	38.5%	46.0%
Kit Hill	3.5%	12.8%	46.0%	37.6%
The Old School	8.4%	16.4%	43.4%	31.9%
Church	18.9%	29.1%	33.9%	18.1%
Parish Hall	12.7%	25.4%	45.2%	16.7%
Primary School	61.8%	17.8%	5.3%	15.1%
Children’s play area: Stoke Climsland	53.3%	10.7%	22.2%	13.8%
Stoke Climsland Sports & Social Club	60.0%	16.9%	12.4%	10.7%
Sports Field	53.3%	18.7%	17.8%	10.2%
Duchy College	34.1%	37.2%	19.7%	9.0%

Bus service	47.3%	22.8%	21.4%	8.5%
Scout Hut	74.7%	12.4%	5.3%	7.6%
Pre-school nursery and/or playgroup	84.8%	4.9%	4.0%	6.3%
Luckett Social Club	76.8%	10.7%	7.1%	5.4%
Children’s play area: Downgate	81.3%	5.8%	9.3%	3.6%
Venterdon Chapel	75.0%	12.7%	8.8%	3.5%
Allotments at Venterdon	96.4%	0.9%	0.4%	2.2%
Community orchard at Venterdon	96.0%	0.4%	1.3%	2.2%
Allotments at Luckett	96.9%	1.8%	0.0%	1.3%
Community orchard at Luckett	97.3%	1.3%	0.4%	0.9%
Children’s play area: Luckett	92.9%	4.0%	2.2%	0.9%

Figure 9: How often do people use various facilities?

3.5 The survey also asked how the facilities could be better made use of, and what additional facilities would be preferred. The most frequent response was improvements to Downgate Play Area, followed by a pub, and one community building for parish use. There were also suggestions for a community orchard and community garden for growing fruits and vegetables, a swimming pool, gym and additional facilities for children and young people. Reasons for not using facilities included either inappropriate age (perceived as either for children or just not for them due to age without specifying how i.e. too old or too young) and having their own gardens.

3.6 A question was included about the ‘community right to bid’ to buy community assets, which is another useful surrogate to identify those assets that are most valued by the community. The majority of responses included reference to the Post Office/village shop and the Old School Recreational and leisure space was also mentioned including things such as:

- Village green
- Allotments
- Recreational ground and play areas
- Playing fields (Sports and social clubs)

3.7 Less frequently mentioned were other community spaces including the church or Parish Hall.

3.8 Survey respondents were also asked about their rating of various ideas for improvement of local facilities, responding as follows [Figure 10]:

Options	Weighted Average
Maintaining footpaths	4.07
Providing a meeting area for young people	3.68

Providing local medical facilities	3.64
Maintaining bridleways	3.54
Providing a Community Bus	3.45
Improving the children’s play area(s)	3.18
Providing indoor sports facilities	2.94
Outdoor all-weather sports surface	2.61
Increasing the number of allotments and community orchards	2.49
Outdoor exercise equipment	2.23

Figure 10: Rating of various ideas for improvement of local facilities

3.9 Other suggestions were for

- An improved community centre (multi-functional) or a shelter on the sports field.
- Community energy collection (such as solar)
- Perhaps use of the facilities at Duchy College
- Replicating play area at Stoke
- Facilities for young people

3.10 In the 2024 community engagement refresh, when asked if community facilities should be protected, 91.7% were in support. Some additional facilities for protection were suggested, listed below along with a note on how the site has been considered]:

- Protect areas of natural beauty [Note: Already covered in national policy]
- Lockett play area [Note: Covered in this report]
- Agricultural land [Note: Already covered in national policy]
- Additional parking/car park is needed in Stoke Climsland village [Note: NDP will include policy to encourage improved car parking provision in new development].
- The Meadow and Streamside Lockett [Note: Covered in Local Green Space Report]
- The Green Stoke Climsland [Note: Covered in this report]
- Car Parks, Orchard, Quarry and pond, and open areas Kit Hill [Note: Already covered in this report and through designation as a Country Park by Cornwall Council].
- Sports Hall and possibly other facilities Duchy College [Note: A management issue beyond scope of this NDP]
- The noticeboard in Bray Shop [Note: This site is maintained by the 3 parish councils covering Bray Shop. All contributed 33% of the cost of the noticeboard. The defib was public fundraising by residents and all 3 parishes contribute 33% for maintenance. It is appropriate to add it to the list of facilities].

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

- EV charging [Note: NDP Policy will encourage improvements in EV charging infrastructure]
- More dog poo bins [Note: A management issue beyond scope of this NDP]
- Tennis & badminton courts [Note: There is already a surplus of formal sports provision on the Parish, however the NDP will include a policy encouraging enhancement of recreation and open space provision]
- A shop in Lockett [Note: The NDP cannot require a shop to be provided, but will include a policy to encourage improvement in community facility supply].
- A regular bus service in Lockett [Note: A management issue beyond scope of this NDP]
- A modern community building in Lockett [Note: The NDP cannot require a modern facility to be provided but will include a policy to encourage improvement in community facility supply].
- More local shops in Stoke Climsland Village such as a pharmacy, a bakery, a greengrocer selling local produce, a cafe, a hairdresser/ barber. [Note: The NDP cannot require such facilities to be provided, but will include a policy to encourage improvement in community facility supply].
- A better control of parking near to the post office and by the school, Stoke Climsland [Note: A management issue beyond scope of this NDP]
- A skate park on Stoke Climsland village green [Note: The NDP will include a policy encouraging enhancement of recreation and open space provision in the right locations]
- Both indoor and outdoor communal meeting space for Bray Shop community [Note: The NDP cannot require such facilities to be provided but will include a policy to encourage improvement in community facility supply].
- Youth club [Note: A management issue beyond scope of this NDP]

3.12 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!” [Note: Covered in this report as part of R&OS provision rather than LGS]
- Cornish hedging. [Note: Too general and would not conform to LGS criteria for designation set in NPPF and NPPG]
- Natural Greenscoombe woods [Note: This site is part of a larger SSSI and is protected from development under the Wildlife and Countryside Act 1981]
- Any agricultural land [Note: Too general and would not conform to LGS criteria for designation set in NPPF and NPPG]

- Green space in Luckett between 2 Rose cottage and the Maltzers cottage [Note: Considered in LGS Report]
- More access to Tamar riverside near Luckett [Note: Too general and would not conform to LGS criteria for designation set in NPPF and NPPG]
- Cemetery Downhouse [Note: Considered in LGS Report]
- Rowden Lane Field [Note: Considered in LGS Report]
- Bench corner SC Sportsfield [Note: Considered in LGS Report]
- Bench corner opposite Rowden Lane South end [Not found]
- Field with public footpath behind village green - joins Stoke to Venterden [Note: Comprises a large area in excess of 2ha. More appropriately covered as an Open Area of Local Significance [See Development Boundary Assessment]]
- All existing verges within Bray Shop boundaries [Note: Too general and would not conform to LGS criteria for designation set in NPPF and NPPG]
- 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. [Note: Considered in LGS Report]
- The area around Christmas Cottage [Not found]

3.13 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 all of which are protected by existing legislation and designation, or have already proposed for protection in the NDP.

4. Key issues and implications for the NDP

4.1 Figure 11 summarises the key issues that have arisen in this analysis and the implications of them before recommending key objectives for the NDP and policy intentions that should support them.

Figure 11: Key Issues arising from the evidence base and implications for the NDP, with recommendations for policy areas and objectives.

Key Issues

- National and local policy is that Planning should:
 - support ‘strong vibrant and healthy communities’ with ‘accessible services and open spaces that reflect the community’s present and future needs and support its health, social and cultural well-being.
 - promote social interaction including opportunities for meetings between people who might not otherwise come into contact with each other.
 - ensure that places are safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community.
 - plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.
- The Stoke Climsland Village Post Office and Shop provides essential financial services and top up shopping, which help to reduce the need to travel to Callington or elsewhere outside the Parish and provide a source of basic employment, community focus, and informal meeting.
- Stoke Climsland Parish’s community is well supported with community organizations, community halls and meeting places. However, ongoing maintenance and improvement is a typical issue for such facilities.
- These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.
- There are also several ‘green spaces’ around the Parish which contribute to its character and heritage and are worthy of protection.
- The Parish has a good supply of formal and informal recreational space, and equipped provision for children is well distributed around the three main centres of population. However provision for teenagers is limited to kick-about opportunities and some wider equipment is desirable.
- Residents have to travel out of the parish for many key services and amenities, including health services and secondary schooling.
- Residents assign great value to the countryside recreation opportunities, emphasizing tranquility and beauty.
- The existing community and recreational facilities are obviously highly valued by the community.

Key Objectives for the Neighbourhood Development Plan

- Support high quality, accessible and affordable community facilities to meet the changing needs of all parts of the local community.
- Support measures to deliver healthcare locally where possible and meet the needs of elderly people for suitable housing.

Recommended Neighbourhood Development Plan Policy

- A clear statement should be made that development must be appropriate for the ability of infrastructure to support it should be included.
- An NDP policy should be included to build on CLP Policy 4 for the safeguarding of existing facilities and support measures to enhance their viability and sustainability.
- A policy should be included for the protection and enhancement of recreation and open space facilities.
- The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4) and Equipped Provision for Teenagers (Type 5) facilities should be supported
- Green spaces around the Parish which of particular importance to local communities are worthy of protection, and a policy which identifies and protects them should be considered.

