

WHAT IS THE STOKE CLIMSLAND PARISH NEIGHBOURHOOD DEVELOPMENT PLAN?

Planning law gives Stoke Climsland Parish Council the power to create a Neighbourhood Development Plan (NDP) — a community-led framework that helps shape future planning decisions in the Parish.

Local residents and Parish Councillors began working on the Plan before the pandemic. Following a community survey in 2018 (updated in 2024) and detailed research into local needs and evidence, the Draft Plan is now complete and ready for everyone to review and comment on through this formal consultation.

A Neighbourhood Plan is our chance to make sure future planning decisions reflect what local people want — helping to shape development in a way that's right for our Parish!

Stoke Climsland Parish Draft Neighbourhood Plan



Consultation 2025 SUMMARY LEAFLET

WHAT YOU TOLD US THE PLAN SHOULD DO...

- **Plan for the future:** Make sure development is environmentally, economically, and socially sustainable, meeting local needs without harming what makes the Parish special.
- **Meet housing needs:** Provide affordable and social homes for local people, with the right mix of sizes, types, and good design.
- **Protect local character:** Look after the countryside, landscape, green spaces, and heritage that give the Parish its unique identity and tranquillity.
- **Support the local economy:** Help local businesses to thrive and create more job opportunities close to home.
- **Look after community facilities:** Protect and improve valued local places for activities, recreation, leisure, and learning.
- **Take climate action:** Tackle the causes and effects of climate change and encourage renewable energy where appropriate.
- **Improve connections:** Make it easier and safer to get around, enhance accessibility, and address traffic issues.
- **Support young people:** Create better facilities and opportunities for children and teenagers within the Parish.

**This CONSULTATION is your chance to shape what
goes into the final document**

YOUR PARISH, YOUR PLAN, YOUR SAY!

WHAT WE DID IN RESPONSE...

Reviewed existing policies: We looked closely at the National Planning Policy Framework and the Cornwall Local Plan to understand how national and local policies affect our Parish.

Gathered local evidence: We collected and analysed detailed information on key themes such as housing, jobs and business, heritage, green spaces, access and connectivity, community facilities, and climate change.

Created a shared vision: Using what we learned, we developed a clear Vision and set of Objectives for the future of Stoke Climsland.

Wrote the draft policies: These form the heart of the Neighbourhood Development Plan — practical planning policies to guide and shape future development in ways that reflect our community's priorities.

THE VISION FOR STOKE CLIMSLAND PARISH TO 2030 AND BEYOND

'Our Vision is that Stoke Climsland Parish will be a well-designed, well-connected parish that:

- ⇒ ***leads on climate action and nature recovery, delivering energy efficient buildings, low carbon heat, well-sited small renewables, sustainable drainage;***
- ⇒ ***has a distinct sense of local identity and supports a busy, active and dynamic community with a strong community spirit;***
- ⇒ ***is a pleasant and tranquil place to live, work and visit;***
- ⇒ ***meets the needs and aspirations of local people, offering an appropriate choice of homes, jobs and community facilities;***
- ⇒ ***celebrates and cares for its environment, heritage and landscape'***

OBJECTIVES OF THE STOKE CLIMSLAND PARISH NEIGHBOURHOOD PLAN

- A. Natural Environment and Landscape** - Protect and enhance the Parish's landscape and biodiversity through sustainable, low-impact design.
- B. Heritage and Design** - Safeguard local heritage and raise the quality of design in all new development.
- C. Housing** - Provide a fair share of well-designed, locally distinctive homes to meet local needs — including affordable and suitable options for all ages.
- D. Employment and Business** - Support and diversify local employment, especially in farming, tourism, and small businesses.
- E. Community Facilities** - Protect and improve local facilities and services, including those supporting health and older residents.

F. Accessibility - Make it easier and safer to move around the Parish, with better connections to schools, services, and leisure.

G. Climate Change - Encourage local action on climate change through energy efficiency, renewable energy, and low-carbon technologies.

SUMMARY OF NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES

CLIMATE CHANGE

The Issues

The Parish recognises the importance of doing its part to tackle climate change.

Wind speeds here are strong enough for turbines, but opportunities for **large wind projects are limited because of the sensitive landscape** — including the National Landscape (AONB) and the World Heritage Site. **Solar generation faces similar constraints**, though there may be scope for small-scale hydro schemes in suitable locations.

Many local people agree that action is needed to reduce the causes and impacts of climate change, though not everyone supports renewable energy projects.

Improving energy efficiency through retrofitting homes and using low-carbon heating systems is a key way forward.

With the climate changing, higher flood levels are expected, so local resilience and adaptation will become increasingly important.

What does the Plan say?

Policy CC 1 Sustainable Design and Low Carbon Heat encourages high standards of sustainable design, including retrofitting of low carbon heating and cooling to existing buildings

Policy CC 2 Local Energy Storage encourage battery storage to support renewable energy generation proving they are not environmentally harmful.

Policy CC 3 Community Led Renewable Energy supports community owned schemes to provide energy directly to domestic homes, business and other buildings

Policy CC 4 Wind Energy and CC 5 Ground Mounted Solar PV supports small scale schemes in less sensitive locations.

Policy CC 6 Transition from Oil and Gas Heating encourages transition to low carbon heating.

Policy CC 7 Window Replacement supports window replacements in ways that ensure that local character is preserved.

Policy CC 8 Sustainable Drainage and CC 9 Natural Flood Management Solutions look for sustainable and natural drainage and flooding arrangements.



HERITAGE AND DESIGN

The Issues

Stoke Climsland Parish is full of history, from ancient sites and listed buildings to its proud place within the Cornish Mining World Heritage Site. Many of its buildings have a unique local style that residents really value, giving the area its own special character and sense of place.

The Conservation Area villages still look and feel attractive, but some newer developments and extensions haven't always fitted in well, leading to concerns about how future changes might affect their charm. Beyond the well-known landmarks, there are also many unlisted historic sites that add to the Parish's character — some of which are at risk and need care or restoration to keep them from being lost.

What does the Plan say?

Policy HCD1 – World Heritage Site:

Extends protection and enhancement measures across the whole of the World Heritage Site area within the Parish, safeguarding both designated and undesignated historic buildings and structures.

Policy HCD2 – Heritage, Design and Cornish Distinctiveness:

Ensures that all new development reflects the Parish's historic character, takes inspiration from its local context, and helps to repair or improve areas where past development has caused harm.

Policy HCD3 – General Design Principles:

Promotes safe, accessible, visually sensitive and sustainable design.

NATURAL ENVIRONMENT AND LANDSCAPE

The Issues

Stoke Climsland Parish is criss-crossed by a strong network of footpaths and quiet lanes, with large areas of green 'access land' linking open spaces and places for leisure and recreation.

The Parish is rich in woodland — including ancient woods — and contains sites protected for their biodiversity at international, national, and local levels.

Priority habitats support a wide range of protected species, while springs and streams feeding into the Tamar catchment create valuable wildlife corridors, though they also make some valley areas unsuitable for development.

What does the Plan say?

Policy NEL1 – Green Infrastructure:

Defines the Parish's network of green spaces, habitats, and natural features, supporting development that protects and strengthens this network.

Policy NEL2 – Habitat and Biodiversity:

Safeguards wildlife habitats and promotes biodiversity net gain by ensuring new development is sensitively located and designed.

Policy NEL3 – Trees, Cornish Hedges and Hedgerows:

Protects existing trees, Cornish hedges, and hedgerows, requiring their retention and integration as part of good design.

•The Issues continued overleaf...

The landscape is much loved by residents, with many key public viewpoints that capture the Parish's special character and deserve protection. **The dark, star-filled skies are also a cherished part of local life**, reflecting the area's peaceful, rural setting. However, poorly designed lighting — too bright, misdirected, or wasteful — can spoil these dark skies, waste energy, and harm both wildlife and the sense of tranquillity that defines Stoke Climsland.

Policy NEL4 – Landscape: Ensures development respects and enhances the Parish's distinctive character, key views, and the setting of heritage assets.

Policy NEL5 – Dark Skies: Supports development that preserves the Parish's dark skies by using low-level, well-directed, lighting and appropriate landscaping.

Policy NEL6 – Water Quality: Promotes measures to protect and improve local water quality, including rivers, streams, and groundwater.

COMMUNITY FACILITIES & INFRASTRUCTURE

The Issues

Community facilities play a key role in keeping Stoke Climsland a friendly, inclusive, and healthy place to live. The Parish already has some great local facilities and services that people really value, but residents still need to travel outside the area for important things like healthcare and secondary schools.

Looking after and improving the community buildings and spaces we do have can be a challenge, as the stock is limited and often under pressure. Around the Parish, several much-loved green spaces add to local character and heritage, and these deserve to be protected.

While there's plenty of natural space for walking and enjoying the outdoors, there's a clear lack of equipped play and recreation areas for children and young people. Future growth could also place extra pressure on local infrastructure — from roads and parking to drainage, water, and community services — so careful planning will be essential.

What does the Plan say?

Policy CF1 – Protection and Enhancement of Community Facilities: Safeguards valued local facilities and supports improvements to sites such as the Lockett Village Car Park and Social Club, the Sports and Social Club, the Village Shop and Post Office, and the Old School Community Centre in Stoke Climsland, along with other community assets.

Policy CF2 – Local Green Spaces: Formally designates and protects 15 local green spaces across the Parish that were previously unprotected.

Policy CF3 – Key Recreation Spaces and Sports Pitches: Protects important community recreation areas, including allotments, playgrounds, sports fields, and accessible woodlands.

Policy CF4 – Transport, Highways and Communications: Supports development in sustainable, well-connected locations within safe walking distance of public transport, and encourages walking and cycling links to local facilities.

Policy CF5 – Development Layout, Parking and Links: Promotes layouts that encourage sustainable travel, connect well



with existing routes, and help ease current parking and traffic issues.

Policy CF6 – Footpaths and Bridleways:

Ensures new development protects and, where possible, enhances existing footpaths and bridleways for community use.

Policy CF7 – Digital Infrastructure, Resilience and Investment & CF8 –

Mobile Signal Infrastructure: Support improvements to broadband and mobile coverage to reduce travel needs, prevent digital disadvantage, and strengthen community resilience and access to emergency services.

HOUSING

The Issues

House prices in the Parish have risen by nearly 490% since 1995, with many people drawn to the area for its excellent quality of life and easy access for commuters. **Most homes are owner-occupied, but there's a clear need for more affordable homes to meet local needs** — including shared ownership at low cost levels and social rented homes.

The housing stock is dominated by larger properties while most households are small, typically one to three people. This points to a strong demand for smaller homes. **Current estimates suggest around 45 new dwellings are needed**, mainly one- and two-bedroom homes. **There is widespread community support for small-scale developments** rather than large estates.

With an ageing population, more suitable downsizing homes are needed, while the decline in younger residents underlines the importance of providing smaller, affordable

The Issues continued overleaf...

What does the Plan say?

Policy H1 Infill, Rounding-Off and Brownfield Land Development accepts that there is a need for a small amount of open-market and affordable dwellings to meet the needs of local people. **It proposes not to make any housing land allocations. Instead it supports infill, rounding off and brownfield land development that allows for natural growth in the least sensitive locations**, subject to various criteria. These require that it be similar in density, layout, scale, orientation, bulk, form and landscaping to the existing development in the settlement. The Plan also proposes to **meet the need for affordable housing through small scale 'rural exception sites'** subject to additional local criteria.

Policy H2 Open Arras of Local Significance identifies landscape important to the setting of settlements and ensure that any development that does take place preserves the openness and landscape character that makes them important.

homes — including opportunities for self-build — **to keep the community balanced and sustainable.**



Policy H3 Housing Mix says new sits must provide a mix of formats, sizes and tenures of dwellings to ensure a range of housing choice is available to meet housing needs in the Parish. These include a mix of smaller one and two bedroom homes, family homes of two and three bedrooms, designed as ‘lifetime homes’, homes that provide enhanced opportunities to ‘work from home’ and supported accommodation for the elderly and/or disabled.

Policy Policy H4 Rural Exception Affordable Sites supports ‘rural exception sites’ for affordable housing, subject to criteria to ensure it is well designed.

Policy H5 Infill within Hamlets and Small Groups of Dwellings aims to ensure that residential development in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location.

ECONOMY & EMPLOYMENT

The Issues

Many people in Stoke Climsland Parish travel elsewhere for work, as there are only limited job opportunities locally. This lack of local employment makes it harder for young people and working-age residents to stay in the area and build their careers.

Farming continues to play a vital role in the Parish — providing jobs, supporting the rural economy, and helping maintain the distinctive landscape. **Tourism, too, has potential for growth**, especially where it celebrates the area’s natural beauty, heritage, and culture.

What does the Plan say?

Policy EE 1 New Commercial Space and Business Expansions supports new commercial spaces and expansions to existing commercial premises if they maintain or enhance the character of the landscape and environment.

Policy EE2 Rural Business Diversification supports diversification where it helps to sustain the rural economy, provide local employment and maintain or enhance the character of the landscape and environment .

There's also a high number of self-employed residents and people working from home compared with other areas. This highlights the growing need for flexible workspaces, small business premises, and fast, reliable broadband to support local enterprise and home-based working.

Policy EE3 Rural Tourism Development supports tourism development that makes the best use of and cares for the areas natural and historic assets, and maximises accessibility for residents, whilst offering protection to the special landscape and heritage character of the area.

Policy EE 4 Working from Home and Home-Based Businesses supports employment opportunities in residential areas and growth in home businesses, subject to criteria to avoid adverse impact arising to nearby residents

WHAT DO YOU THINK?

Consultation on the Neighbourhood Plan is open until 5th JANUARY 2026, and we'd love to hear from you. Please comment through the online survey at ndpstokeclimsland.co.uk, [see QR code alongside], or complete the enclosed form and send it to the Parish Council before the deadline.



TO FIND OUT MORE YOU CAN READ THE FULL PLAN AND ALL THE SUPPORTING EVIDENCE ON OUR WEBSITE AT: ndpstokeclimsland.co.uk [see QR code alongside]. If you prefer a printed copy, please email parishclerkscpc@gmail.com or phone 07853 298595 to arrange to borrow one.



OR VISIT A DROP-IN SESSION AT THE OLD SCHOOL, STOKE CLIMSLAND, to see an exhibition about the Plan and discuss your concerns with a member of the NDP Team.

- **THURSDAY 20TH NOVEMBER - 6.30PM TO 8.30PM.**
- **SATURDAY 29TH NOVEMBER 29 - 10AM TO 12 NOON.**

WHAT HAPPENS NEXT?

All comments will be reviewed and the Plan updated to reflect community feedback. It will then be submitted to Cornwall Council for independent examination by a planning expert.

After that, the final Plan will go to a Parish Referendum, giving everyone in Stoke Climsland the chance to vote. If a majority vote "yes," the Plan will become part of the official planning framework, meaning it must be used by Cornwall Council, developers, and Planning Inspectors when deciding future planning applications.