



Stoke Climsland NDP Vision, Objectives & Policy Directions Session

24th April 2019.

Report and Recommendations

October 2019

Stoke Climsland
Neighbourhood Plan

Shaping the future
of our Parish



Introduction

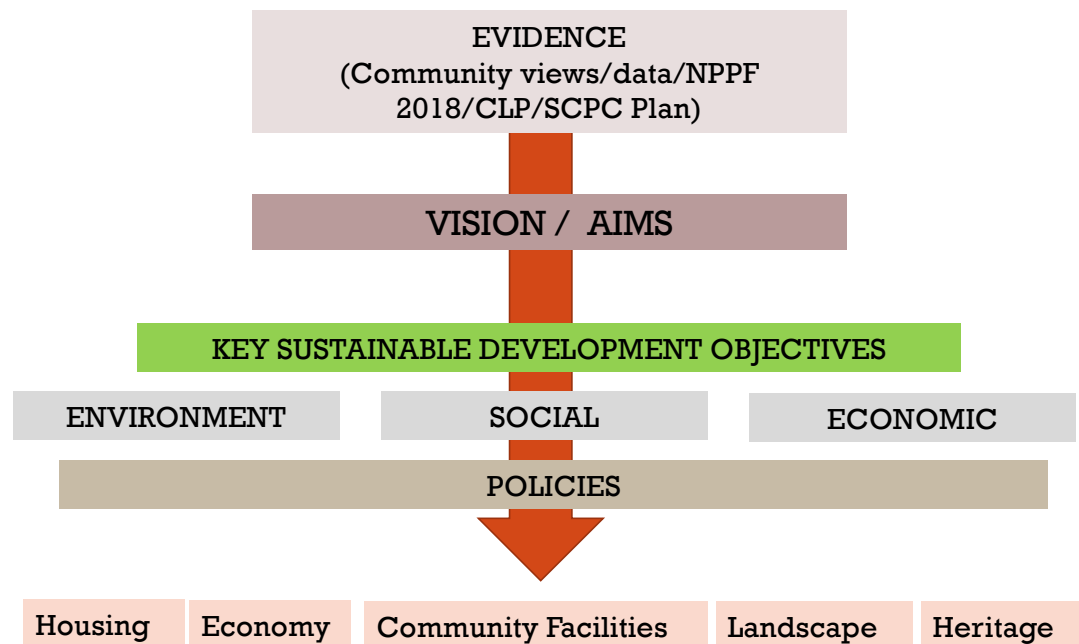
1. Background

- 1.1 Stoke Climsland Parish Council began preparation of a Neighbourhood Development Plan (NDP) in April 2014 with the approval by Cornwall Council of the Neighbourhood Area for the NDP following in June. Since then much work has been done to engage with and the local community and discover people's views as to how the parish area should develop in the future, including a comprehensive community survey, and detailed consultations on potential village development boundaries.
 - 1.2 Data about the parish's population and its physical, social and economic geography has also been collected and analysed. National and county level planning policies have also been studied to see what the implications are for the Parish. A brief inventory has made of the area's local landscape character and designations; the Listed buildings, ancient monuments and other heritage features that represent its heritage; and the rich biodiversity present, particularly along the River Tamar. A broad assessment has also been made of the implications of the climate crisis for Stoke Climsland Parish.
- 2. Now that sufficient material is available to form a realistic overview of the facts about the Parish, the issues of concern to local people, and their aspirations for the future of the area, it is possible to begin more finely defining the purpose of NDP. This can be delivered by agreeing a broad vision for the future of the Parish at 2030 and beyond.**

3. The 'visioning' process

- 3.1 In essence the 'visioning process' involves drawing the known information together and using it to decide what the Plan should aim to achieve. When that is agreed, it's possible to more precisely identify the things that need to be done to deliver the aim. In NDPs this is best developed through a strategy (sometimes called a 'spatial strategy') containing a broad future 'vision' and clearly expressed outcomes – in the form of 'Objectives' – supported by unambiguous actions and controls that will work together to deliver the 'Vision'. These are the 'planning policies' that make up the main part of an NDP.
- 3.2 The 'vision' should be responsibly based on the available evidence and comply with the national and county level strategic planning policies. In turn the NDP objectives and planning policies should deliver outcomes which are consistent with and justified by the evidence and higher-level policy. This is known as the 'golden thread' that ensures that NDPs are robust, locally supported and sound.

Diagram: The Neighbourhood Plan Golden Thread



- 3.3 The Stoke Climsland NDP Steering Group decided that the best way of establishing the vision, objectives and outline planning policies for its NDP was to extend the attendance of the Steering Group meeting focusing on the vision, to include invitees from a range of local organizations and interests. This meeting was held on 24th May 2019.

3.4 The agenda for the meeting was as follows:

Session 1. Introduction – Setting out the purpose of the gathering

Session 2. What is a Neighbourhood Plan, and what have we been doing? – a very brief recap

Session 3. Feedback Report - on the community engagement results and other work to date – this will headline the strongest messages emerging – followed by short discussion

Session 4. Table Discussion Session – to discuss what the vision and objectives should include, and what planning policies might be needed to deliver them

Session 5. Plenary – reports back on table sessions. Summary and synthesis, general discussion and agreement on overall vision and objectives, and the ways of achieving objectives.

Session 6. Closing remarks – outline and agree what happens next.

The Visioning Event

4. Session 1 - Introduction

4.1 To begin, the Chairman welcomed everyone present and introduced Steve Besford-Foster (SBF), who would facilitate the meeting. SBF said the title of the meeting might seem to be a little jargonistic. In more plain English, the meeting was about beginning to write the Stoke Climsland NDP. The exciting stage had been reached when a strategy for the future begins to take shape and people can begin to see something which is tangible, which aids their ability to discuss and respond.

5. Session 2 - What is a Neighbourhood Plan, and what have we been doing?

5.1 As many of those present were unfamiliar with the process behind NDPs, SBF then give a short presentation on what Neighbourhood Plans are, why they are important and what the NDP team had done so far. The slides from this presentation are given as Appendix 1 here: <http://plansupport.services/wp-content/uploads/2019/06/SC-Visioning-Event-Appendixpage-1-25.pdf>

5.2 Questions raised during the session concerned the status of the Neighbourhood Plan, and whether the Local Planning Authority would properly respect it as a planning tool when making decisions on planning applications affecting Stoke Climsland. In reply the provisions of the Localism Act 2011 and the consequent changes to the Planning Acts,

which made Neighbourhood Plans a formal part of the planning system, were referred to, pointing out that if the Plan was supported at Referendum the Local Planning authority had little choice but to 'make' the Plan. It was also noted that local monitoring of the use of the Neighbourhood Plan was desirable, so that any lack of use or misinterpretation could be raised as an issue with Cornwall Council.

5.3 Other questions focused around what issues NDPs could deal with, SBF responding that with careful thought most community issues could be addressed or assisted in some way, providing they involved land-use, were not about management practice, an excluded matter such as minerals or national infrastructure project, or implemented through a separate legislative process.

6. Session 3 - Feedback Report

6.1 SBF then reported on the community feedback received during the community engagement periods over previous years.

6.2 This included a preliminary, or scoping survey, carried out during the summer of 2014, that asked four key questions:

1. What do you think is good about our Parish?

Response - good community spirit and facilities of the Parish were the things mentioned most often here.

2. What do you think could be better about our Parish?

Response - transport links, parking, availability of affordable accommodation and facilities for the young.

3. What pressures do you think affect our Parish now or in the future?

Response – population growth, ageing community, housing and development, overstretched facilities...the need to satisfy the 'stay as we are' urge versus the 'maintaining a viable village'.

4. What priority you would give to a number of relevant issues?

Response –

- i. community facilities,
- ii. facilities for the young,
- iii. transport and parking,
- iv. affordable housing,
- v. open spaces
- vi. location of development.

6.3 A more detailed discussion was held around the results of the 2014/2015 detailed survey, which are noted in Appendix 2 at <http://plansupport.services/wp-content/uploads/2019/06/SC-Visioning-Event-Appendixpage-26-45.pdf>

6.4 The key points arising from the survey that were noted were that the most valued aspects of quality of life in the Parish were:

- Friendly and safe environment 95.6%
- rural atmosphere 92.4%
- open green spaces 91.1%
- parish facilities 83.1%
- local wildlife and habitat 82.67%
- sense of community 81.78%

6.5 What people like most about living in the Parish included the much valued community spirit, common values, good neighbours, good mix of ages, peaceful rural location, a sense of safe living environment, convenient location for other facilities and services, absence of light pollution, beautiful natural surroundings and valued rural heritage.

6.6 Their dislikes included traffic, speeding, parking and volume, lack of public transport and services and facilities and activities for young people and poor broadband, potholes, overgrown hedges, fear of over development, NIMBY-ism.

6.7 Priorities for improvement included a number of issues that are beyond the scope of NDPs, and included:

- Mobile telephone network
- Surface water drainage
- Broadband speed and availability
- Roads and accessibility
- Highway infrastructure
- Sewage system
- Mains Gas
- Recycling/rubbish collection
- Electricity
- Garden waste collections
- Water supply

6.8 The full community feedback report can be found here:

http://plansupport.services/wp-content/uploads/2019/06/Stoke-Climsland-Full-Report-Sept-2015_Final.pdf

6.9 Reference was also made to the 2016/17 business and young people surveys, and the 2017 consultations and discussions on village development boundaries, the summary reports on the latter which can be found here: http://plansupport.services/wp-content/uploads/2019/06/Development_Boundary_Summary-Report_v2.pdf

6.10 Reference was also made to a summary of census, environmental (biodiversity, heritage etc.), and geographic data. <http://plansupport.services/wp-content/uploads/2019/06/STOKE-CLIMSLAND-VISIONING-EVENT-EVIDENCE-SUMMARY.pdf>

7. Session 4 - Table Discussion Session

7.1 SBF then gave a short presentation on what an NDP vision and NDP objectives might look like, which can be found here: Appendix 3: <https://plansupport.services/wp-content/uploads//2019/06/SC-Visioning-Event-Appendixpage-46-50.pdf>

7.2 The Steering Group and guests then broke into two groups to discuss three key questions:

- (1) what should the Stoke Climsland Parish Neighbourhood Plan vision be?
- (2) what are the things that need to be done to deliver the vision?
- (3) how might some of those things be done?

7.3 After sufficient time to thoroughly discuss the issues, the meeting returned to a plenary session to give feedback on the table discussions:

Summary of Discussion from Table 1

- Main focus should be on maintaining and improving the tranquil rural character of the local environment, when adapting to any necessary changes.
- Pattern of any growth should follow the current configuration of a small, historic hub at Stoke Climsland village, with scatter of larger settlements around.
- New development should be restricted to small affordable houses within or alongside these existing settlements, close to facilities/bus routes.
- Support growth in home and local working to reduce travel need.

- New development should maximize use of renewable energy on a domestic scale.
- There is a need to promote knowledge of renewable energy and other sustainable design factors
- Stronger policies to protect and enhance the Parish's rich wildlife/habitat resource are needed
- Open spaces and access to rights of way should be protected and maintained in a healthy condition

Summary of Discussion from Table 2

- Attractiveness of the area to inward migration is due to its environmental quality and good level of facilities available, but both are under pressure – restricting growth to keep the quiet, tranquil rural character of the Parish and its settlements is therefore a high priority, but this needs to be balanced with the need to maintain the viability of the school, shop, hall etc.
- Support for facilities should be in a quantifiable way.
- Housing provision should reflect the needs of all residents of the Parish, but prioritise the ability of young people, local families, and the elderly to live in the Parish, with an appropriate infrastructure to support younger people.
- In addition to traditional affordable housing, other measures to reduce land costs and encourage sustainable self-building by local people are required. This could include land donations/discounts by principle local landowners
- The NDP should include measures that support the Parish and Cornwall Council's Climate Emergency Declaration. This could include an intention to achieve carbon neutrality.

8. Session 5 - Plenary

8.1 After the table discussion feedback, a full group discussion of the findings of the two tables took place, and of the evidence sources, the aim being to agree the common ground and provide the material from which a vision and set of objectives could be synthesized.

Plenary Discussion

The key points of common ground were 'charted' for reference, as follows:

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- Maintain rural character, the medieval landscape and tranquility of the area.
 - Support and enhance biodiversity.
 - Protect and enhance the heritage of the settlements and other special areas such as the WHS.
 - Focus a limited amount of new development on existing settlements, primarily to meet local needs.
 - Protect and support community facilities.
 - Support a housing mix of small affordable housing for young, elderly and families, close to facilities, bus routes.
 - Include measures which help reduce land values for affordable housing.
 - Support sustainable self-build.
 - Balance affordable housing with employment.
 - Enable local contribution to the tackling of the causes and effects of the climate crisis.
 - Move towards 'net-zero carbon budget' - support low carbon-footprint design measures including electric car charging points, grey-water management, decarbonized heating, on site renewable energy generation etc.
 - Support an appropriate scale of renewable energy generation.
 - Maintain high quality of design, seek proportionate gardens to support rural living.
 - Use sustainable materials.
 - Address water quality and flooding issues.
 - Promote greater digital access across the Parish.
 - Improve and control traffic impacts of development.
 - Possible Projects:
 - Community Transport Project?
 - Community Land for Affordable Housing/Self-Build?
 - Community Energy Enterprise?

9. Session 6 – Closing Remarks

9.1 Following the plenary discussion SBF summarised the findings and asked the Group if the summary had captured all the points raised, and broad agreement was expressed,

subject to the opportunity being offered for people to comment and add suggestions when the draft vision and objectives were available.

9.2 SBF indicated that the next step was for him to prepare a draft statement for the Steering Group to consider, amend and eventually adopt as the way forward for the drafting of the NDP. The draft report would be circulated to all those attending for their feedback and input.

9.3 The meeting then closed.

Draft Vision, Objectives and Policy Areas for the Stoke Climsland NDP

10. Vision

10.1 Based on the evidence so far gathered, and the consideration of it by the extended Steering Group, the following draft vision is suggested for discussion.

‘Our Vision for 2030 and beyond is that Stoke Climsland Parish will be a well-designed, well-connected parish that

- **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;**
- **contributes to national and international measures to tackle the causes of the climate crisis and is resilient to the impacts of climate change;**
- **celebrates and cares for its environment, heritage and landscape’**

10.2 This is by necessity quite broad, and a number of the issues raised in the evidence are subsumed under broader headings. For example, the concerns over traffic issues are covered by the wider context of being ‘well connected’.

11. Objectives

11.1 In order to achieve this Vision a number of ‘Objectives’ then need to be set. These can be more specific:

1. Environment, Landscape and Heritage

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- i. To protect the peaceful and tranquil quality of the Parish.
 - ii. To protect and enhance the special architectural and historic character of the area, including the extensive mining heritage and the public realm, and promote its key role in defining local identity;
 - iii. To secure a high quality in the design and location of all development and change within the plan area;
 - iv. To reduce the environmental impact of the people who live, work in and visit Stoke Climsland Parish, protect and increase biodiversity, protect wildlife corridors, encourage sustainable drainage and water management.
 - v. To protect and enhance the landscape character and setting for the Parish.
2. Community Facilities, Leisure and Lifestyle
- i. To support the provision of quality, accessible and affordable community facilities that help meet the changing needs of all parts of the local community.
3. Roads, Access and Transport
- i. To improve movement around Stoke Climsland Parish, reduce traffic conflict, and improve the quality of public transport facilities and linkages to services, schools and leisure opportunities
 - ii. To protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways.
4. Meeting Housing Needs
- i. To provide for a limited amount of new housing to meet specifically local needs and demand, in a mix which includes good quality and locally distinctive homes for elderly villagers, young singles and couples and families needing their first home.
 - ii. To ensure that housing is available to meet the needs of specialist staff needed to support local agricultural and other local rural businesses.
5. Business & Jobs
- i. To support, strengthen and diversify the wider local economy and local businesses, particularly in agriculture, tourism, leisure and light industry, ensuring that local people have good opportunities for and access to local employment and that local enterprises have access to up-to-date internet services;
6. Climate Change and Renewable Energy
- i. To support local actions to reduce the causes of climate change, reduce its impact on our community, and encourage appropriate forms of sustainable renewable energy generation and use.

12. Policy Areas and Intentions

12.1 In turn, in order to achieve the Objectives, a number of Policies will be set out in the NDP. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality.

12.2 Based on the forgoing, suggested policy areas and intentions are suggested as follows:

1. Environment, Landscape and Heritage – note much of this theme is controlled via national and county level policy.

- i. **Heritage Assets** – ref to NPPF and CLP Policy, plus protective policy for unlisted and unscheduled assets in the WHS, Tamar Valley AONB, Kit Hill Country Park and elsewhere.
- ii. **Rural Gaps** – Establishing rural gaps between settlements where development should not lead to visual coalescence of the villages.
- iii. **Local Listing of Non-Designated Heritage Assets** - identify the local heritage assets that should be protected through the application of Cornwall Local Plan Policy 24.
- iv. **Landscape** - identifying notable characteristic features in the local landscape and how they should be responded to in development proposals.
- v. **Heritage Views and Vistas** – Identifying key views and requiring Local Landscape Impact Assessment for developments which might harm them
- vi. **Design** - linked to provision of a design code (see * below), so that development reflects local vernacular style and materials.
- vii. **Protection for Historic Core of the villages and hamlets** – identifying key characteristics to be responded to in new development such as the historic topography, height, scale, massing, orientation, impact on buildings nearby, the streetscape, human scale, historic streetlines, established/traditional building line practice, relationship with the public realm, permeability of pedestrian routes, use and sourcing of materials, detailing to reflect local building traditions, design cues from local listed buildings and landmarks, avoidance of pastiche and ‘token’ local distinctiveness.
- viii. **Dark Sky** – setting criteria for design so that rural night sky is protected.
- ix. **Trees, Cornish hedges and hedgerows** – protection and retention of existing trees as part of good design and replacement at 3:1 when loss is unavoidable.
- x. **Habitat and Biodiversity** – Setting standards for development, plus recognition of the local Green Infrastructure Network.

* Locality and AECOM currently free technical support to create a local Design Code. Through the Locality organisation, funding to employ AECOM to produce a design code can be obtained. This is in

the form of 'technical assistance' financed by MHCLG. Design Codes are a form of guide that designers/developers should use to ensure that their products reflect local distinctiveness.

2. Community Facilities, Leisure and Lifestyle

- i. **Protection of community facilities and social infrastructure** - identify and protect the community facilities within the parish.
- ii. **Facilities for young people** – Set criteria for support of new facilities to be identified in up-to-date needs assessments, subject to environmental criteria.
- iii. **Protection of local green spaces** – identify and protect important recreational and green spaces in the Parish.
- iv. **CIL Priorities** – Identify the key things to be funded through the 'Neighbourhood Portion' of CIL to be sought by the Parish Council and deployed in line with the NDP.

3. Roads, Access and Transport

- i. **Sustainable transport design** - encourage sustainable transport and integrate new and existing residential developments into the Parish.
- ii. **Parking provision in new development** – To ensure adequate level of off-road owner and visitor parking available
- iii. **Footpaths, bridleways and quiet lanes** – To ensure that development proposals do not unacceptably impinge on effectiveness of existing route, to extend existing and provide new routes.

4. Meeting Housing Needs – nb current proposal is for no housing allocation to be made.

- i. **Village Development Boundaries** – within which small scale infill and the development of previously developed land that respect the setting, scale, form and character of the settlement and to establish current extent of settlements is supported
- ii. **Residential infill** – policy with criteria for infill development to ensure such sites are appropriate to their location and do not harm existing residential amenity.
- iii. **Exception Sites for affordable housing** - policy adding local detail to CLP Policy 9 on rural exception sites.
- iv. **Space standards for rural living** – policy supporting housing which meets minimum space standards and incorporates gardens suitable for amenity use, play and vegetable gardening.
- v. **Support self-build of affordable sustainable homes** – policy supporting self-build where the outcome is a home with a high level of carbon neutrality.

5. Business & Jobs

- i. **Green Tourism** – Supporting and setting criteria for new (or extension of) tourism businesses.

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- ii. ***Working at Home and employment in Residential Areas*** – to support growth of home enterprise such as commercial music writing and production, web design, social media consultancy, accountancy, party planning, daycare provision, vintage clothing reselling, craft work, model engineering, carpentry etc etc, when planning permission is required.
 - iii. ***Additional workshops*** – Support for new workshops subject to criteria.

6. Climate Change and Renewable Energy

- i. ***Renewable Energy Production*** – Criteria for renewable energy generation plant at appropriate macro and micro generation levels.
- ii. ***Community Benefits from Renewable Energy*** – Setting guidance for developer contributions from WT developments (Guidance note only).
- iii. ***Support for community owned renewable energy generation*** – to encourage a Community Energy enterprise locally.
- iv. ***Energy efficient & small carbon footprint development*** - setting criteria for new low footprint development.
- v. ***Water Quality and Flooding*** – encouraging SUDS, reinforcing CC/EA flood policy.

12.3 Several themes would run throughout the policy set. For example, measures which reduce the need to travel (and therefore address climate crisis issues).

13. What Happens Next?

13.1 Following discussion of this report by the Steering Group, the next stages are:

1. Complete evidence base material including
2. Landscape character assessment
3. Green space assessment
4. Local Listing assessment
5. Design Code
6. Draw up Consultation Draft
7. Prepare Sustainability Appraisal
8. Summary Leaflet Preparation
9. Drop In Exhibition Preparation
10. Seek SEA Screening Opinion
11. Publish Consultation Draft NDP.

