



STOKE CLIMSLAND PARISH  
NEIGHBOURHOOD PLAN  
2026 – 2030



**CONSULTATION STATEMENT  
MARCH 2026**

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## 1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Stoke Climsland Neighbourhood Development Plan.
- 1.2 The legal basis of this consultation statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explains how they were consulted;
  - summarises the main issues and concerns raised by the persons consulted; and
  - describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.
- 1.3 The policies contained in the Stoke Climsland Neighbourhood Development Plan are a result of extensive engagement and consultation with the residents of Stoke Climsland as well as other statutory bodies. Work has involved community questionnaires, public 'drop-in' sessions, statutory consultations, and consultation events at appropriate stages during the preparation of the neighbourhood plan.

## 2. Background to the Preparation of the Neighbourhood Plan

- 2.1 During the last decade it became clear that as an attractive and distinctive area, the Parish was becoming subject to incremental growth that could erode the landscape character, tranquillity and heritage that define the Parish, overstretch local services and create greater social inequalities. Creating an NDP was seen as a significant opportunity to form a strategy to address these issues by developing a shared vision for our area, along with locally distinctive planning policies that would help to shape the format of future development, ensuring it was sustainable in nature by influencing local planning decisions. Later, as the NDP process went forward, the community recognised the need to respond to the causes and impacts of climate change, and wanted future development to contribute to climate change mitigation and adaptation wherever possible. It was also recognised that some priorities would need to be taken forward through complementary non-planning projects and partnership working alongside the NDP.
- 2.2 The community of Stoke Climsland therefore decided to develop an NDP in order to:
- Help to tackle the causes and impacts of climate change;
  - Protect and enhance the architectural and historic character of the area;
  - Help to protect the natural environment
  - Improve the quality of design of all development and change within the plan area;
  - Support the provision of some new housing to meet local needs and demand;
  - Support good quality locally distinctive homes for the elderly, young singles, couples and families.
  - Ensure that the supply of existing housing remains available to meet local needs.
- 2.3 Stoke Climsland Parish Council is the qualifying body and has prepared the plan with the help of a Steering Group of volunteers supported by, from time to time, Planning consultants and Cornwall Council. This has been assisted by grant funding from the Government Neighbourhood Planning Initiative via Locality.

### 3. How the Neighbourhood Plan Was Prepared and the Consultation Process

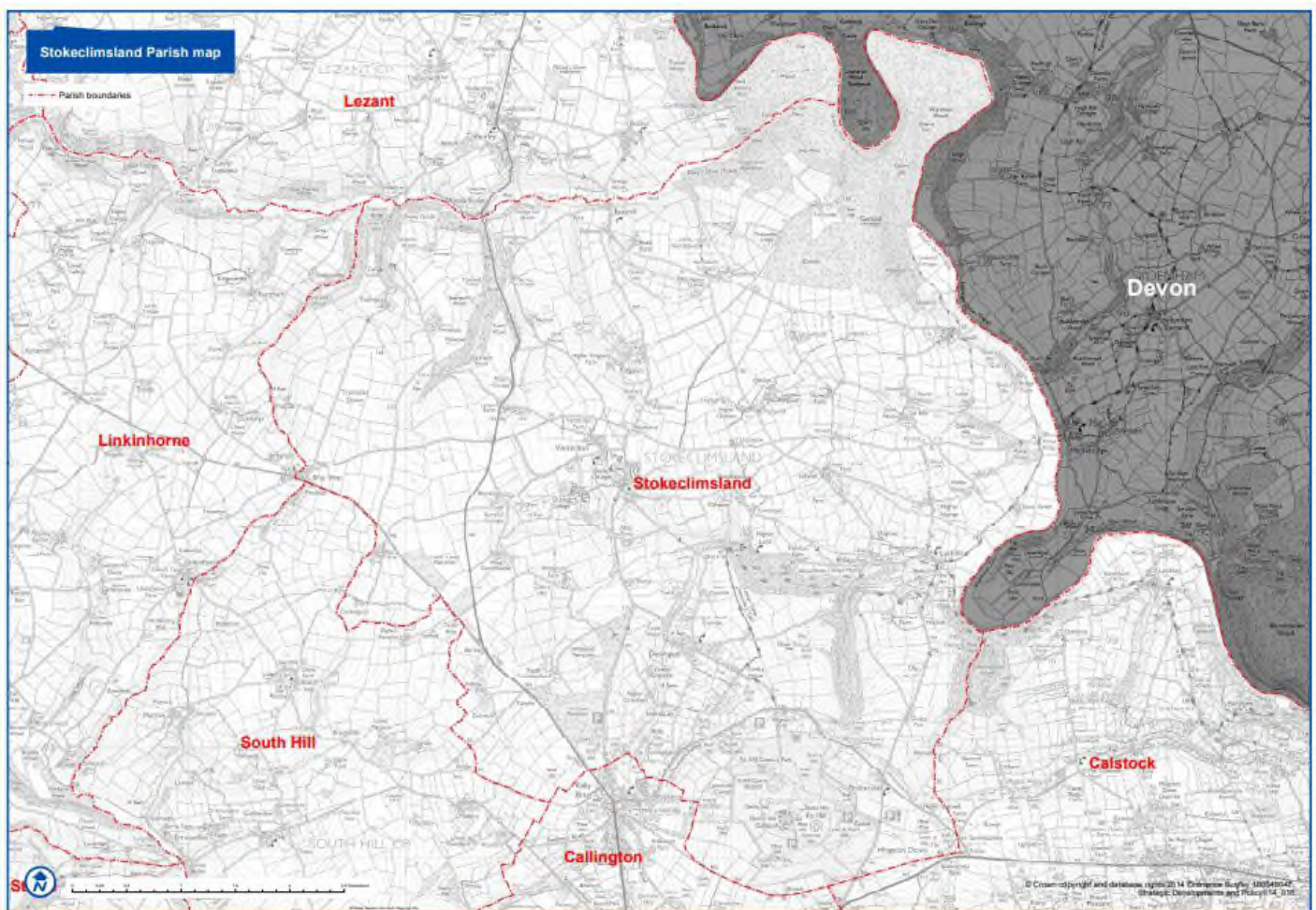
3.1 The Stoke Climsland Neighbourhood Development Plan has been prepared under the requirements of the Government’s Planning Regulations and in particular, has involved considerable local community engagement to gather evidence for the content of the Stoke Climsland Neighbourhood Development Plan and later inform the neighbourhood plan’s direction and policies. The content of the Stoke Climsland Neighbourhood Development Plan has been generated and led by the community and shaped by the results of surveys and drop-in events to ensure that the Stoke Climsland Neighbourhood Development Plan reflects the aspirations of the community.

#### Development of the Neighbourhood Plan

3.2 The neighbourhood plan area, covering the whole of Stoke Climsland Parish, was designated in July 2014.

3.3 The designated area is illustrated on the map below:

Map 1 The Designated Neighbourhood Area



3.4 Work on the Stoke Climsland Neighbourhood Development Plan started in 2014 with the setting up of the **Steering Group** comprising 9 people, made up of 2 Parish Councillors 7 residents and the Parish Clerk. After that much work was done to engage with 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 [described in more detailed below]. Having gathered a substantial evidence base, a **Vision, Objectives and Policy Directions event** was held on 24 April 2019 with representatives of key local organisations. The event reviewed the Parish’s characteristics, the issues raised by the community, and local aspirations for the future, and helped to **define the purpose of the NDP and shape a broad vision** for the Parish to 2030 and beyond.

- 3.5 Good progress was made on the NDP up to early 2021, including preparation of the first draft Plan and a SEA Scoping Opinion, before **work was halted by the COVID pandemic**. The project then remained in abeyance until January 2024, when the Parish Council resolved to take it forward to completion as soon as possible.
- 3.6 Given the time that had passed since the pandemic interruption, it was decided, in keeping with the Engagement and Communications Strategy, to carry out a **community engagement “refresh”**. This revisited the conclusions of earlier engagement work and asked whether they remained valid, or whether anything should be changed or added. The refresh was supported by a drop-in session, which enabled more detailed discussion with residents.
- 3.7 The NDP was then redrafted in the light of the new information, a new SEA Scoping Opinion obtained, and **formal Regulation 14 consultation** was held from November 17, 2025, and lasted for a period of seven weeks ending at midnight on January 5, 2026.

#### Publicity and events

- 3.8 We have ensured to the best of our ability that the process has been one which has stressed engagement as well as consultation, to ensure that Stoke Climsland Parish would develop a robust and well-informed Neighbourhood Plan that has community ownership at its heart.
- 3.9 An **Engagement and Communications Strategy** was therefore adopted, and updated in April 2024 as part of the community engagement refresh. See: <https://ndpstokeclimsland.co.uk/wp-content/uploads/2026/03/Stoke-Climsland-Neighbourhood-Plan-and-Comms-Engagement-Statement.pdf>

The objectives of the Strategy were:

- To make sure that we communicated with and engaged with the entire Stoke Climsland Parish community so that we would achieve a sound plan with policies that fully reflect the community’s views and aspirations as far as is possible within the regulations on Neighbourhood Planning.
  - To make sure that the local community became more aware of how planning works and understands what can and cannot be done through the different parts of the planning system.
  - To promote community interest and engagement through active participation in the work of producing a Neighbourhood Plan
  - To encourage and include volunteers in taking part in the Steering Group to collect and analyse information, investigate opportunities and work up ideas into creative new policy proposals.
- 3.10 **Inclusivity** is a key principle of the Strategy. It is imperative that engagement with the community is not a one-off event, and it is vital that people continue to be involved in the whole process. To do this we tried to embrace five key principles of community engagement:
1. INFORM: provide balanced and objective information
  2. CONSULT: actively seek community views and input and ensure timely feedback
  3. INVOLVE: work with the community so concerns and aspirations are understood
  4. COLLABORATE: work with the community to identify solutions
  5. EMPOWER: present the draft plan to the community for their approval
- 3.11 **The principle means of engaging the community in the Parish is ‘The Old School News’**, [see [www.theoldschoolnews.co.uk/issue-archive](http://www.theoldschoolnews.co.uk/issue-archive) ] as it is directly delivered to every household in the Parish, and it has been used to give regular updates on progress over the years. Using this channel also overcomes the issue that many parts of the Parish have poor internet connections and many residents who are not social media users.
- 3.12 As **Facebook account** was also established for the NDP, see: <https://www.facebook.com/people/Stoke-Climsland-Neighbourhood-Development->

[Plan/100077826305415/](https://www.facebook.com/Plan/100077826305415/) which garnered 190 followers.

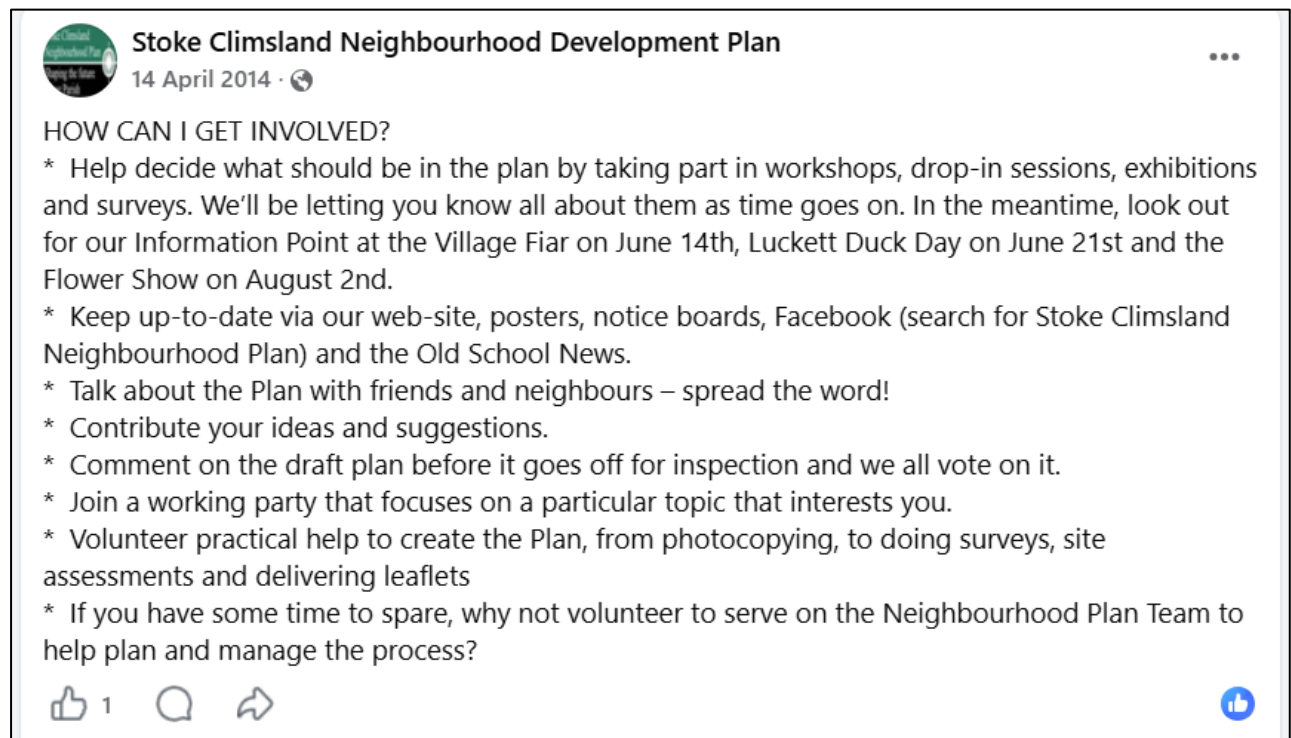
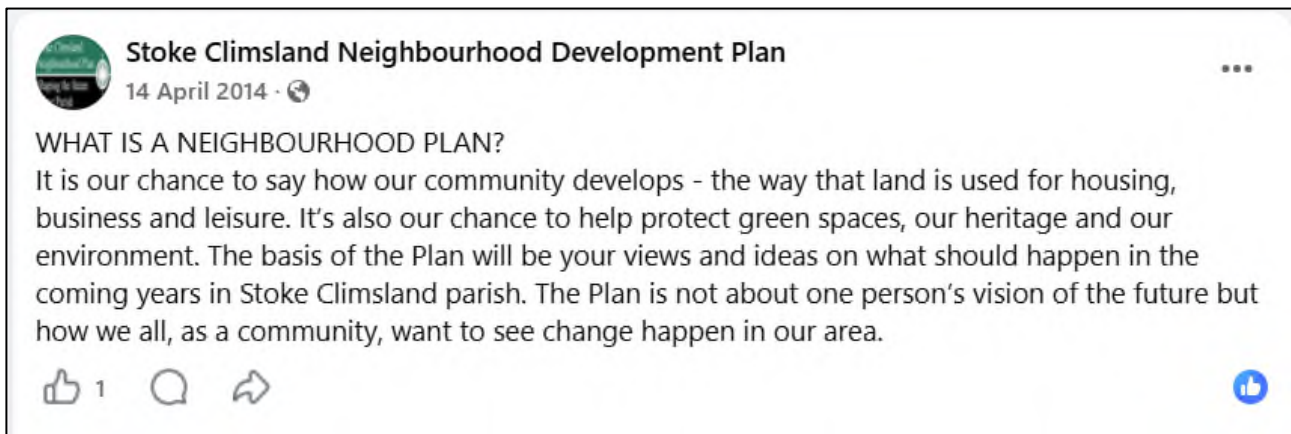


Figure 1: Initial Facebook posts introducing the NDP

- 3.13 Opportunities were taken from time to time to attend meetings of local groups to give a briefing on the NDP, for example at the **Lockett Village Association AGM in May 2014**, when the information leaflet shown as Appendix 1 was distributed.
- 3.14 A preliminary, or **scoping survey**, was carried out during the summer of 2014, at the **Stoke Climsland Village Fair, Lockett Duck Day, the Stoke Climsland School Summer Fair, and annual Flower Show**, where the 'Stoke Climsland Shaping the future Neighbourhood Plan Information' Stall was set up. The Stall's display and accompanying short questionnaire asked four key questions:
- What do you think is good about our Parish?
  - What do you think could be better about our Parish?
  - What pressures do you think affect our Parish now or in the future?

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



Figure 2: the 'Stoke Climsland Shaping the future Neighbourhood Plan Information' Stall

If you had been at any of the community events in the Parish this summer (Village Fair, Lockett Duck Day, School Summer Fair or the Flower Show), you may have seen the Stoke Climsland Neighbourhood Plan Information Stall. You may even have talked with us and completed our short questionnaire. If you did either, many thanks as it's your views and opinions that will help shape the next steps of the process. We'd like to tell you about these now.

**What do you think is important?**  
In the questionnaire, we asked three questions:

1. What do you think is good about our Parish?
2. What do you think could be better about our Parish?
3. What pressures do you think affect our Parish now or in the future?


And then we asked you about what priority you would give to a number of relevant issues. The Steering Group have looked at all the responses, together with those entered into the on-line version, and a brief summary of the main points is given below. If you want to see all of the information gathered, you can find it on the Neighbourhood Plan area of the Parish Council website ([www.stokeclimslandparish.org](http://www.stokeclimslandparish.org)).

**What do you think is good about our Parish?**  
It's no surprise that the good community spirit and facilities of the Parish were the things mentioned most often here.

**What do you think could be better about our Parish?**

## Stoke Climsland Neighbourhood Plan

### Shaping the future of our Parish



The topics listed here include better transport links, parking, availability of affordable accommodation and facilities for the young.

**What pressures do you think affect our Parish now or in the future?**  
Many points were mentioned here (population growth, aging community, housing development, over stretched facilities) and, as one correspondent noted, the key message seemed to be "the need to satisfy the 'stay as we are' urge versus 'maintaining a viable village'".

**What are the priority areas?**  
The top six priorities from all of the responses are, in order, Community Facilities, Facilities for the Young, Transport and Parking, Affordable Housing, Open Spaces and Location of Development.

**What happens next?**  
The Steering Group will be using all of the information we have gathered to compile a more comprehensive questionnaire that should be available for distribution to all on the Electoral Roll later on this year. At the same time we will be contacting local groups, organisations and businesses to let them know about the Neighbourhood Plan and inviting them to take part. If you are asked, please contribute.

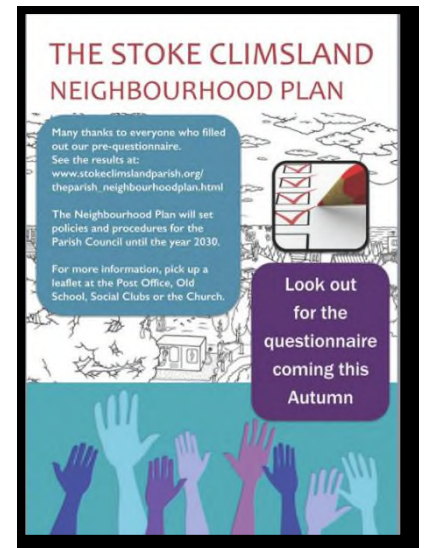
**Want more information?**  
You can get it from Deri Parsons (01579 370319) or Louise Power (01579 370819). You can also look at the Parish Council website mentioned earlier or go to our Facebook page (search for Stoke Climsland Neighbourhood Plan). Look out for more HP news in next month's OSH.

Figure 3: Old School News Feedback Item on the 'Stoke Climsland Shaping the future Neighbourhood Plan Information' Stall and Questionnaire

- 3.15 In response people said that there was a good community spirit and that the parish had good facilities. They said that transport links, parking, availability of affordable accommodation and facilities for the young needed to be improved.
- 3.16 They were concerned that population growth, our ageing community, new housing and development, and overstretched facilities were issues to be tackled paying attention to the contrasting need to satisfy the 'stay as we are' urge versus the 'maintaining a viable village'.
- 3.17 The priorities put forward by the community at that stage were:

- community facilities,
- facilities for the young,
- transport and parking,
- affordable housing,
- open spaces
- location of development

3.18 The Old School News feedback report gave notice of the detailed survey to be carried out in the autumn of 2014. This was organized on behalf of the Parish by **Cornwall Rural Community Council [CRCC]**. To promote the survey posters were put up around the Parish, and the Facebook page used to promote returns. The questionnaire was delivered to every household in the Parish via Royal Mail and completed questionnaires were returned by prepaid post, which helped to increase the level of engagement.



3.19 The March 2014 edition of the 'Old School News' and Facebook gave initial feedback on the results from the survey.

Although the analysis of the questionnaire is not yet complete, we thought we'd give you a flavour of what you have said in your responses. Once we've got everything together in a summary report, we'll be sending a copy out to all households that received the original questionnaire.

You were asked about the type of housing you felt the Parish needed, now and in the future. 65% of those who responded said 'yes', more houses were needed, 19% said 'no' and 16% said it would depend on what was being proposed. When it came to the type of housing needed, those most favoured were affordable housing, starter and family homes. Least favoured were rental properties and social housing. From your comments, the clear view is that any housing should meet local needs first.

Where do you think extra houses should be built? There was a clear preference for building within existing development boundaries, infill between existing houses or for single dwellings in controlled locations. There was little support for developments in the surrounding countryside or for expanding present boundaries.

Do you think there's a need for more business activity within the Parish providing local employment? 78% of those who answered this said 'yes', with a strong preference for individual small business units. A small minority were in favour of large industrial units.

**Stoke Climsland Neighbourhood Plan**  
Shaping the future of our Parish

You were asked about the aspects of life in the Parish that concern you. Your top five concerns were potholes, speeding, fly tipping, litter and dog fouling and your bottom three were light pollution, anti-social behaviour and the use of properties as holiday lets

What aspects of our local environment are important to you?  
Your top three were conserving the Area of Outstanding Natural Beauty, protecting local wildlife and its habitats and encouraging appropriate and good housing design. Whereas your bottom three were ensuring safe routes within the Parish for cyclists and horse riders and reducing the Parish carbon footprint.

Why not get involved?  
We are always looking for people to help us move things forward. We've got meetings and events to organise, data to analyse, interviews to be conducted, reports to write and lots more. If you are interested in helping our community - and why wouldn't you be? - why not get in touch? We'd love to hear from you.

Want more information?  
If you want more information, take a look at the Parish website, the Stoke Climsland Neighbourhood Plan Facebook page or contact Louise Power on 01579 370319 (parishclerk@stokeclimslandparish.org) or Deri Parsons, chair of the Neighbourhood Plan Steering Group on 01579 370319.

**Your Views**

**STOKE CLIMSLAND NEIGHBOURHOOD PLAN QUESTIONNAIRE**  
YOUR chance to have YOUR say about the future of YOUR Parish

**A QUESTIONNAIRE ABOUT THE FUTURE DEVELOPMENT OF OUR PARISH AND COUNTRYSIDE**

For the first time we can have the legal right to influence future development in our neighbourhood. The Localism Act of 2011 states that developers must take notice of what a community has agreed in its Neighbourhood Plans, which will dictate policy until 2030.

But first we must produce our Neighbourhood Plan. To do that WE NEED YOUR VIEWS NOW

What is a Neighbourhood Plan?  
It's a legal document that provides a vision for the future and policies to guide the development for our whole parish until 2030, to help strengthen, support, protect and preserve the character of our beautiful parish. The Plan can set out where any new development will go, what kind of development it will be, and what sort of facilities and infrastructure are needed to make our parish a better place to live and work. Local people then decide whether the Plan should be adopted through a Parish referendum vote.

How you can help  
The plan must reflect the needs and opinions of the parish as a whole. We need you to make sure you have your say by filling out this short questionnaire and returning it in the Freepost envelope provided. This is a vital part of the process and, once we have the results, there will be further opportunities for you to get involved in shaping policies. Whether you are young, old, a new resident or long established in the community, your views are vital. The survey takes just 15-20 minutes to complete. PLEASE GIVE IT A GO. It is your views that will shape our Neighbourhood Plan and influence the future development of this area.

The closing date for returning questionnaires is  
**FRIDAY 28TH NOVEMBER 2014**

There is a chance to win £50 in a Prize Draw for completed surveys.

For more information about Neighbourhood Planning please visit [www.stokeclimslandparish.org/the-parish\\_neighbourhoodplan.html](http://www.stokeclimslandparish.org/the-parish_neighbourhoodplan.html) or contact Louise Power, Parish Clerk, on 01579 370819 or [parishclerk@stokeclimslandparish.org](mailto:parishclerk@stokeclimslandparish.org)

THANK YOU

3.20 The response rate was, for a Neighbourhood Planning survey, quite high at around 30%, a total of 230 returns in all. The full report can be found at <http://plansupport.services/wp-content/uploads/2019/06/Stoke-Climsland-Full-Report-Sept-2015-Final.pdf>. In summary, resident responses show a strong desire to protect what people value most about Stoke Climsland, while managing change carefully so that the Parish remains a living, working community rather than becoming suburbanised or losing its distinct identity. Residents consistently identified the Parish's friendly and safe atmosphere, strong community spirit, rural character, open countryside, wildlife, green spaces and historic environment as its greatest strengths. These qualities, together with valued local facilities such as the Post Office and Village Store, the Old School, footpaths and bridleways, were seen as central to local identity and quality of life.

3.21 Housing was a significant theme, but the message was one of qualified support rather than support for major growth. Residents broadly supported affordable housing, starter homes, family housing, homes for older people, and self-build for local people, but also stressed that housing should meet

genuine local needs, remain proportionate in scale, and avoid undermining village character. There was strong support for defining development boundaries and for limiting growth to a scale the Parish can accommodate. Linked to this was a clear concern to retain younger people and families in the Parish, while also meeting the needs of an ageing population through suitable smaller and accessible homes.

- 3.22 Residents also placed high importance on protecting the natural and historic environment. Conserving the Area of Outstanding Natural Beauty, protecting wildlife and habitats, safeguarding heritage assets, maintaining open spaces and footpath access, and preserving the distinctiveness of Stoke Climsland, Downgate and Lockett all came through strongly. There was also support for addressing climate change, but generally in ways that fit local character, with greater acceptance of small-scale or well-screened renewable energy than prominent or intrusive schemes.
- 3.23 Overall, the responses suggest that the community wants the NDP to strike a careful balance: safeguarding the Parish's distinctive landscape, heritage and community facilities, while allowing limited, well-designed development that meets local needs, supports a balanced community, and contributes to a more sustainable future.
- 3.24 Residents also raised a number of concerns which sit outside the formal scope of neighbourhood planning and cannot be addressed directly through land use planning policies. These included matters such as road maintenance, potholes, overgrown hedges, bus services, telecommunications, policing, and the day to day management of local services and infrastructure. Although such issues fell beyond the remit of the NDP, they were clearly important to the community and have helped to provide wider context for understanding local concerns about change, growth, accessibility and quality of life in the Parish.
- 3.25 To maintain interest and ensure that the efforts of the community to become involved were recognised, a summary leaflet of the results was produced, and to allow residents to see more of the information, and ask questions and give opinions, two 'drop in' events were organised on February 6<sup>th</sup> and February 13<sup>th</sup> 2016.
- 3.26 In December 2016 a **business survey** was conducted and March 2017 a **young persons survey** was conducted.
- 3.27 After the adoption of the Cornwall Local Plan in late 2016 concern arose that the Development Boundaries for the Parish's settlements that had been in the North Cornwall Local Plan had been lost, and that the NDP should perhaps include replacement boundaries. In the earlier survey over 84% of respondents had stated that they would support development boundaries. The Steering Group therefore sought the Parish Councils opinion at an **Extraordinary Parish Council Meeting on May 31<sup>st</sup> 2017**. The placement of Development Boundaries was discussed and a consensus reached on possible boundaries be taken to consultation events over the next few months where all parishioners would have the opportunity to comment. **A stall focusing on the issue of Development Boundaries** was then set up at the summer community events in June to August 2017, and special events through to November 2017. Details of these can be seen on the NDP Facebook page, and an online survey was set up in parallel. The full results of the consultation can found here: [https://plansupport.services/wp-content/uploads/2019/06/Development\\_Boundary\\_Summary- Report\\_v2.pdf](https://plansupport.services/wp-content/uploads/2019/06/Development_Boundary_Summary-Report_v2.pdf)
- 3.28 In 2018, relatively less emphasis was placed on direct community engagement, as the main focus was on gathering and assessing evidence. By the end of the year, the Steering Group considered


**COME ALONG AND HAVE YOUR SAY ABOUT THE DEVELOPMENT OF STOKE CLIMSLAND AND VENTERDON IN THE FUTURE**

For many years, the building of new houses in the Parish was only allowed within areas defined by 'development boundaries'. However, these boundaries no longer exist and, as such, there is no local control of housing development. When asked if the Stoke Climsland Neighbourhood Development Plan should include development boundaries, 88.4% of you who responded said "yes, there should be development boundaries". The question now is "where should they be?".

The Parish Council has made some suggestions and as a continuation of the consultation exercise that started at Lockett Duck Day and the Village Show, we are holding a display in the Old School on November 4th. This will give you the chance to talk with members of the Neighbourhood Development Plan team and to pass on your views about any aspect of possible developments in Stoke Climsland and Venterdon.

**IT'S YOUR PARISH. IT'S YOUR FUTURE.**

**SATURDAY NOVEMBER 4TH  
THE OLD SCHOOL  
OFFICE BUILDING  
9.30 AM - 4 PM**



Stoke Climsland  
Neighbourhood Plan  
Shaping the future  
of our Parish

that enough information had been collected to provide a realistic overview of the Parish, the issues of concern to local people, and their aspirations for the future. This provided a sound basis for defining the purpose of the NDP more clearly and for beginning to shape a broad vision for the Parish to 2030 and beyond. The Steering Group also concluded that professional support would be needed to take the NDP forward.

- 3.29 In **January 2019, professional planning support** was engaged to provide the specialist expertise and experience needed to help take the NDP through its next stages and on to completion. This was intended to ensure that the evidence gathered could be translated into a robust vision, objectives and planning policies, and that the Plan could be prepared in a way that meets the relevant legal and procedural requirements.
- 3.30 Accordingly, on 24 April 2019, a **Vision, Objectives and Policy Directions Event** was held with an invited audience drawn from key local organisations. The event reviewed the evidence gathered to date, alongside the issues and aspirations that had emerged, and helped to refine the purpose of the NDP and shape a broad vision for the future of the Parish to 2030 and beyond. A Visioning Report was subsequently published and is available here: <https://plansupport.services/wp-content/uploads/2026/03/Visioning-Event-Report-Final.pdf>
- 3.31 In April 2020 a new **NDP website** [ndpstokeclimsland.co.uk] was also created to explain what a Neighbourhood Plan is, how people could get involved, keep residents informed of progress, help them understand what the Neighbourhood Plan would mean for the community, and provide a means for commenting on the Plan’s content. It also served as a library for Neighbourhood Plan documents, including the draft Plan and the evidence base reports supporting its policies.
- 3.32 Work on the NDP was halted by the **COVID pandemic** and the project then remained **in abeyance** until January 2024. Given the length of time that had passed, it was considered necessary to review and update the existing evidence base so that it reflected current circumstances and any new issues that had emerged since the earlier stages of plan preparation. It was also agreed, in accordance with the Engagement and Communications Strategy, that the community should be re-engaged through a **community engagement “refresh”**. This was designed to revisit the conclusions of the earlier consultation and test whether they remained valid by asking, in effect, *“You told us this, and these draft policies were prepared in response, are they still right, and what, if anything, should now be changed, added or updated?”*
- 3.33 The refresh process started on **9<sup>th</sup> March when an NDP re-launch stand was set up at the Stoke Climsland Carbon Zero Homes Project Drop-In session at The Old School**. A **lively NDP drop-in session** was later held on Saturday, 13<sup>th</sup> April 10.00 am to 2.00 pm which gave residents the opportunity to discuss the draft Plan concepts in more detail through direct one-to-one conversation. The display from this event can be found here: <https://ndpstokeclimsland.co.uk/wp-content/uploads/2026/04/Exhibition-Text-Refresh-Session-Binder-FINAL.pdf> Alongside the text the various NDP Proposals Maps were displayed.
- 3.34 As part of the ‘refresh’ a further **community questionnaire** was launched. The survey was intended as a community ‘refresh’ exercise. It sought to find out whether the issues identified before the pandemic were still the right ones in 2024, and whether the draft Stoke Climsland Neighbourhood Plan still reflected current community priorities. In particular, it asked residents how important different planning priorities were, whether they supported the proposed development boundaries and open areas of local significance, what mix of new housing they preferred, whether community facilities, local green spaces and recreation areas should be protected, and what climate change measures they thought the Plan should support. It also invited residents to suggest additions, changes or new priorities so that the draft NDP could be updated



before being taken forward.[see: <https://ndpstokeclimsland.co.uk/wp-content/uploads/2026/04/Refresh-Survey-Form.pdf> ].

- 3.35 The response to the community engagement ‘refresh’ confirmed **strong support for a Neighbourhood Plan** that protects the qualities people most value in the Parish, while also helping to meet local needs in a balanced and sustainable way. Responses showed that residents continue to place the highest importance on safeguarding the character of the area, supporting a thriving local economy, and ensuring that future change is environmentally, economically and socially sustainable.
- 3.36 When asked about priorities for the Plan, the issues most often rated as extremely important were:
- protecting the countryside, landscape, green spaces and heritage of the Parish
  - supporting the local economy and local businesses
  - ensuring that future development is environmentally, economically and socially sustainable
- 3.37 The priorities most often rated as very important were:
- improving facilities for young people
  - improving the design of new buildings
  - encouraging better transport links and access
- 3.38 The issues most often rated as somewhat important were:
- improving the design of new buildings
  - improving facilities for young people
  - increasing the amount of social and affordable housing for local people
- 3.39 Taken together, these responses suggest that the community wants the NDP to achieve a careful balance. There is a clear desire to conserve the Parish’s countryside, heritage assets, green spaces and overall rural character, but also to support a sustainable local economy, improve the quality of new development, and ensure that local people, including younger households and older residents, can continue to live well in the Parish.
- 3.40 Housing responses reinforced this balanced approach. A substantial majority, 69.4%, said that any new housing should provide a mix of smaller one and two bedroom homes for younger and older people, family homes designed as lifetime homes, homes better suited to home working, and supported accommodation for elderly and disabled residents. This points to strong support for housing that responds to local need, rather than undifferentiated market housing.
- 3.41 The concept of development boundaries also attracted particular attention, especially in Lockett. In response to the comments received, the original Development Boundary Assessment was reviewed in detail, and the Lockett boundary was subsequently revised. This demonstrates that the refresh process was not simply confirmatory but also provided a meaningful opportunity to revisit earlier work and refine the Plan where appropriate.
- 3.42 There was also very strong support for protecting valued communities and environmental assets. In particular:
- 91.7% agreed that community facilities should be protected
  - 91.5% supported the protection of local green spaces, and also suggested additional spaces for inclusion
  - 93.5% supported the protection of local open space and recreation facilities
- 3.43 Overall, the refresh confirmed that the community’s priorities remain centred on protecting the special character of the Parish, supporting local services and businesses, improving the quality and

suitability of new development, and planning positively for a sustainable future.

3.44 A full copy of the survey analysis can be found here: <https://ndpstokeclimsland.co.uk/wp-content/uploads/2024/08/Exhibition-Text-Refresh-Session-Binder-FINAL-v3.pdf>

3.45 On August 10th, 2024, the **NDP Stall visited the Stoke Climsland Show** to feed back on the community 'refresh'.

3.46 The NDP was then redrafted to reflect the updated evidence and community feedback.



#### Local Green Spaces Consultation

3.47 Shortly before the Regulation 14 consultation commenced, the owners of the proposed **Local Green Spaces were consulted**. Ownership information was based on the best evidence available at the time, drawing on local knowledge and Land Registry searches. In rural areas, however, much land remains unregistered and, even with local knowledge, ownership can be difficult to establish with certainty. Where land appeared to form part of the public highway, it was assumed that highway verges were in the ownership of the highway authority. The letter template for the Local Green Spaces consultation is attached at appendix 3.

**3.48** Inevitably, in these circumstances, some landowners were not identified and therefore were not consulted at that stage. However, the subsequent Regulation 14 consultation helped to bring forward additional information on land ownership and interests, and further representations were received from landowners. **All comments received from landowners, whether in response to the initial Local Green Space letters or during the Regulation 14 consultation, were considered together.**

#### Regulation 14 Pre-submission Consultation

3.49 On 29<sup>th</sup> January 2025 the pre-submission draft Stoke Climsland Neighbourhood Development Plan was **approved for publication by the Stoke Climsland Parish Council**, following which a new SEA Scoping Opinion was obtained to support the revised Plan. This was received on 31<sup>st</sup> July 2025 confirming that **SEA and HRA were not required**. A separate list of comments on the strategy and policy wording of the draft NDP was provided by Cornwall Council. These were incorporated into the NDP

**3.50 Formal Regulation 14 consultation was held from November 17, 2025, and lasted for a period of seven weeks ending at midnight on January 5, 2026.**

3.51 All the statutory Regulation 14 consultees, as advised by Cornwall Council, were consulted.

3.52 Community consultation was carried out online using the SmartSurvey platform, with provision for handwritten responses from residents who do not use the internet. Paper responses were transcribed and entered into the survey system to ensure they were captured and recorded consistently.

#### How we Publicised the Consultation

3.53 Publicity for the Regulation 14 consultation was through several channels;

- The **'Old School News'** which was delivered to every household in November 2025 included an article by the Chair of the Steering Group [See Appendix 4 below].
- A **summary leaflet** containing details of the NDP and how to comment on it, including QR links to the NDP website and the online survey portal, was produced [see <https://ndpstokeclimsland.co.uk/wp-content/uploads/2025/11/Stoke-Climsland-SUMMARY->

[Leaflet-v3.pdf](#) ]

- The summary leaflet was distributed along with copies of the Stoke Climsland Retrofit Guide to **every household in the Parish**.
- Copies of the NDP and summary leaflet were placed **on deposit at the Post Office and at The Old School community centre**. Paper comments forms were also made available [see <https://ndpstokeclimsland.co.uk/wp-content/uploads/2025/11/R14-Comments-Form.pdf> ].
- **Two drop-in sessions** were held at the Old School as the most central and accessible location, on Thursday 20th November [6.30pm to 8.30pm], and Saturday 29th November 29 [10am To 12 Noon].
- The drop-in sessions were staffed by Steering Group members and the planning consultant. An explanative display was used along with the use of a large TV screen to review maps and diagrams. [see <https://ndpstokeclimsland.co.uk/wp-content/uploads/2026/04/R14-Drop-In-Exhib-v1-1.pdf> ]. Approximately 20 residents attended each session.
- The **NDP website was updated** to include the summary leaflet, pre-submission draft NDP, comments forms and links to the online survey portal. As part of the consultation drop in sessions it was anticipated that a range of questions would be encountered so a FAQ sheet was produced and made available to the public [See <https://ndpstokeclimsland.co.uk/wp-content/uploads/2026/04/Stoke-Climsland-NDP-FAQs-v4.pdf> ].
- The consultation was also announced on the **Parish Council noticeboards** at Stoke Climsland and Lockett.
- Reminders about the drop-in sessions were also posted on the **Stoke Climsland Notice Board Facebook page**, and the **Lockett Residents Facebook page**.

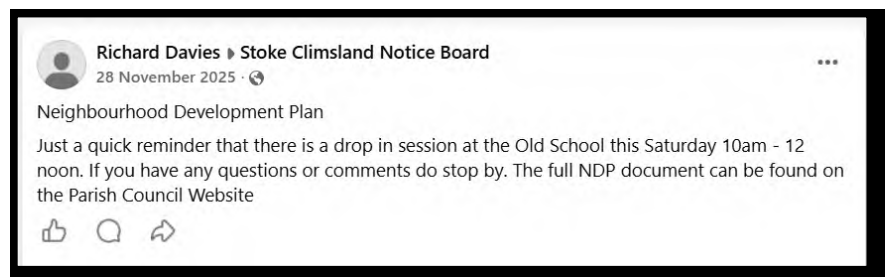


Figure 4 Stoke Climsland Notice Board Facebook



Figure 5 Lockett Residents Facebook

## 4. Pre-submission Consultation Responses

- 4.1 Responses were received from local residents, statutory consultees, statutory undertakers, landowners, and other organisations.
- 4.2 **All comments received were considered by the Steering Group** through a series of meetings in January to March 2026. Each representation was reviewed in detail and recommendations were prepared for Stoke Climsland Parish Council, setting out how the draft Plan should be amended in light of the views expressed. **The Parish Council approved the Steering Groups recommendations and the formal submission of the Stoke Climsland Parish Neighbourhood Development Plan on**

24<sup>th</sup> March 2026.

4.3 In total, the resident consultation generated responses from **11 individuals**, with approximately **85 individual comments**. Many respondents provided detailed feedback across multiple themes and questions, rather than focusing on a single issue. Overall, responses were thoughtful, detailed, and largely supportive. Residents engaged constructively with the Plan, offering informed comments on policy wording, overall ambition, and the supporting evidence.

4.4 Resident feedback showed **strong overall support for the Plan’s** direction and policy framework. Overall, the responses show 76.6% agreement, 3.9% disagreement, and 19.5% “don’t know”. Support levels were high across most themes, including 82 percent agreement with the Vision and Objectives, and broadly 73 to

82 percent support across climate change, heritage and design, the natural environment and landscape, community facilities and infrastructure, and economy and employment. Housing attracted the greatest uncertainty. This reflected a balance between support for meeting local needs and concerns about infrastructure capacity, particularly drainage and sewage, as well as recognition of the limits of neighbourhood plans in shaping market delivery.

Overall support for the housing theme was around 55 percent, with some disagreement and a substantial “don’t know” group (approximately 36 percent).

Theme	Agree	Disagree	Don't know
Vision and objectives	81.8%	0.0%	18.2%
Climate change	72.7%	9.1%	18.2%
Heritage and design	81.8%	0.0%	18.2%
Natural environment and landscape	81.8%	9.1%	9.1%
Community facilities and infrastructure	81.8%	0.0%	18.2%
Housing	54.5%	9.1%	36.4%
Economy and employment	81.8%	0.0%	18.2%
<b>Overall</b>	<b>76.6%</b>	<b>3.9%</b>	<b>19.5%</b>

Figure 6 Community Responses by Themes.

4.5 In total, the consultation produced approximately **31–35 discrete points across the statutory consultees and two major landowners or organisations**. Overall, statutory comments did not object to the principle, scope, or overall direction of the Plan, instead they focused on ensuring policies are clearly evidenced, consistent with national policy and guidance, and capable of being applied proportionately through development management. The most substantive concerns related to specific proposed land designations on land held by the Duchy of Cornwall and the Parochial Church Council, particularly Local Green Space and, in the Duchy’s case, the identification of commercially managed woodland as Key Recreation Spaces, with objections framed around the relevant national policy tests, operational management considerations, safety, and deliverability

## 5. Amendments to the Submission version of the NDP.

5.1 All comments received were **carefully read, analysed and discussed** by the Steering Group, which made recommendations on how the NDP should be amended before it was formally submitted to Cornwall Council. In forming these recommendations, the Steering Group has sought to accommodate community views as far as possible, while remaining focused on planning considerations and maintaining the fundamental vision and objectives of the Plan, which reflects the priorities identified through earlier stages of community engagement.

5.2 Some comments and suggestions made by respondents related to actions that fall outside the legal scope of a Neighbourhood Development Plan. Where this was the case, recommendations were

made on how such issues might instead be taken forward as community projects or explored further by the Parish Council.

5.3 A full record of the consultation responses received, Steering Group comment upon them and its recommended amendments to the Stoke Climsland Parish Neighbourhood Development Plan is given as Appendix 5.

5.4 In summary the changes made to the NDP are as follows:

<b>Summary of Proposed Amendments to the Stoke Climsland NDP following Regulation 14 Consultation</b>	
<b>Theme / policy ref</b>	<b>Proposed amendment</b>
General	Parish Council to consider hosting an <b>NDP Executive Summary</b> on its website, rather than lengthening the NDP itself.
Vision	<b>Amend the Vision</b> so it makes clearer that the Plan is intended to meet the needs and aspirations of <b>all sections of the community</b> . The revised wording would retain the focus on climate action, nature recovery, local identity, community spirit, homes, jobs and facilities.
Climate Change, Objectives	<b>Insert a new policy on Renewable and Low Carbon Energy Diversification</b> to support a broader mix of technologies, including water power, biomass, heat pumps, solar tiles, geothermal energy, anaerobic digestion, and farm-based waste-to-energy schemes, subject to landscape, heritage and amenity safeguards.
Climate Change, Objectives	<b>Insert a new policy on Carbon Sequestration through Agriculture and Land Management</b> , supporting measures such as tree planting, hedgerow enhancement, soil improvement, agroforestry, wetland creation and other nature-based solutions where they conserve and enhance the Parish's distinctive natural, historic and landscape character.
Community Facilities, Policy CF1	<b>Amend Policy CF1 criterion e)</b> so that additional parking provision incorporates <b>EV charging facilities</b> , so outlying residents are better able to access village services.
Climate Change, Map 2	<b>Insert a key to Map 2.</b>
Climate Change, Policy CC6	<b>Insert an additional paragraph to the justifying text</b> explaining that retrofit work for heritage and traditional properties may require planning permission in some cases, and referring readers to the <b>Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties</b> and Cornwall Council guidance on energy efficiency in historic buildings.
Climate Change, Policy CC6	<b>Amend Policy CC6</b> so that support for energy efficiency, carbon reduction and transition away from oil and gas heating is expressly linked to <b>Policy SEC1 of the Climate Emergency DPD</b> and, where relevant, to the <b>Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties</b> .
Climate Change, Policy CC9	<b>Insert additional paragraphs into the justifying text on Natural Flood Management</b> , drawing on local examples such as the use of a <b>sward lifter</b> and <b>leaky dams</b> , and explaining the role of such measures in reducing runoff, slowing flows and addressing locally characteristic flooding issues.
Heritage, Cornish Distinctiveness and Design, Policy HCD3	<b>Amend Policy HCD3</b> so that the car parking criterion refers to provision in line with <b>Cornwall Council guidance</b> , sufficient to meet realistic demand, including for residents, visitors, deliveries and work vans, in locations where users can feel confident about personal and vehicle security.
Heritage, Cornish Distinctiveness and Design, Policy HCD3 / supporting text	<b>Add further supporting paragraphs</b> on the health and wellbeing benefits of carefully planned street lighting and access to healthier food, while recognising the need for lighting to be sensitively designed so as not to undermine rural dark skies.
Heritage, Cornish Distinctiveness and Design, Policy HCD3	<b>Amend Policy HCD3 criterion g)</b> so that it refers to incorporating <b>Secure by Design</b> features that reflect the rural nature of the area, including sensitively designed and located streetlighting where justified.

<b>Summary of Proposed Amendments to the Stoke Climsland NDP following Regulation 14 Consultation</b>	
<b>Theme / policy ref</b>	<b>Proposed amendment</b>
Natural Environment and Landscape, Objectives / Policy NEL1	<b>Add a further justifying paragraph to Policy NEL1 Green Infrastructure</b> referring to Cornwall Council’s Environmental and Ecological Emergency, the Cornwall and Isles of Scilly Local Nature Recovery Strategy, the Tamar Valley National Landscape’s support for that work within the parish, and the wider <b>30 by 30</b> ambition, so as to frame green infrastructure as part of a connected ecological network.
Natural Environment and Landscape, Objectives / Policy NEL2	<b>Add a further justifying paragraph to Policy NEL2 Habitat and Biodiversity</b> explaining the role of the parish’s farm businesses, the DEFRA-funded <b>Stoke Climsland Farm Cluster</b> , and collaborative work with the Tamar Valley National Landscape and Westcountry Rivers Trust in supporting biodiversity recovery and coordinated land management.
Natural Environment and Landscape, Policy NEL4	<b>Amend Policy NEL4</b> so proposals must demonstrate that they take account of, and where possible enhance, the characteristic and distinctive landscape features of the parish, the setting and significance of heritage assets, and key viewpoints and vistas from, across and within settlements, as shown on Map 4. Criterion 3 is also to be tightened so proposals will only be supported where this is <b>clearly demonstrated</b> .
Natural Environment and Landscape, supporting text	<b>Insert the word “updated”</b> in the supporting text relating to the duty under <b>section 85 of the CROW Act</b> in respect of the National Landscape.
Natural Environment and Landscape, Policy NEL6	<b>Delete Policy NEL6, Water Quality, as a standalone policy</b> and convert it into a <b>narrative section</b> signposting the issue and explaining that water quality is primarily dealt with through national policy, environmental regulation, Building Regulations, the Climate Emergency DPD, and development management, with local drainage matters already addressed through Policies CC8 and CC9.
Community Facilities, Policy CF5	<b>Amend Policy CF5</b> so that development is supported where it maximises opportunities for safe walking and cycling to services and facilities, does not significantly increase traffic pressure on school or commuter sensitivity areas, applies the principle of <b>Least Restrictive Access</b> , and incorporates passive EV charging points in dwellings and charging points in on-street parking areas.
Housing, Policy H1	<b>Insert a boxed definition of Previously Developed Land</b> alongside Policy H1, to clarify what is and is not meant by brownfield land in policy terms.
Housing, Policy H1	<b>Amend Policy H1</b> so that new development should incorporate or connect to safe and convenient pedestrian and/or cycle links to key community facilities and services, helping new residents become physically and socially part of the existing settlement.
Housing, Policy H3	<b>Add a further paragraph to the justifying text</b> for Policy H3 Housing Mix explaining that housing suitable for vulnerable groups can improve quality of life and deliver social, behavioural and wider health benefits, including independence, reduced stress and isolation, and improved access to care and support networks.
Economy and Employment, Objectives / Policy EE1	<b>Add text to the justifying text of Policy EE1</b> referring to the <b>Cornwall Good Growth Plan</b> , explaining its emphasis on a nature-positive and circular economy, local cultural identity, environmental growth, innovation and equitable rural development, and clarifying that NDP policy should support business initiatives aligned with that framework.

## Appendix 1 – NDP Information Leaflet 2014

### WHO CAN I CONTACT?

If you want any more information, please get in touch through one of the following:

- \* Deri Parsons, Chair of the Neighbourhood Plan Steering Group, on 01 579 370319 or [derrick.parsons@btinternet.com](mailto:derrick.parsons@btinternet.com),
- \* Louise Power, Parish Clerk, on 01579 370819 or [parishclerk@stokeclimslandparish.org](mailto:parishclerk@stokeclimslandparish.org)
- \* By e-mailing [stokeclimsland-neighbourhoodplan@yahoo.co.uk](mailto:stokeclimsland-neighbourhoodplan@yahoo.co.uk)
- \* By speaking with anyone on the Neighbourhood Plan Steering Group.



### WE ARE ON-LINE AND IN THE OLD SCHOOL NEWS

- \* Go to the Parish Council website for information, an overview and relevant documents: [www.stokeclimslandparish.org](http://www.stokeclimslandparish.org)
- \* Look for our monthly update in the Old School News. We'll be having a half-page slot in each issue.
- \* We are also on Facebook and will be posting regular updates and information. Use the Facebook search facility and look for Stoke Climsland Neighbourhood Plan. You can help us spread the message by 'liking' and 'sharing' our page with your contacts.



### HOW YOU CAN GET INVOLVED

- ◆ Help decide what should be in the Plan by taking part in workshops, drop-in sessions, exhibitions and surveys. We'll be letting you know all about them as time goes on. In the meantime, look out for our Information Point at the Village Fair on June 14th, Luckett Duck Day on June 21st and the Flower Show on August 2nd.
- ◆ Keep up-to-date via our web-site, posters, notice boards, Facebook (search for Stoke Climsland Neighbourhood Plan) and the Old School News.
- ◆ Talk about the Plan with friends and neighbours – spread the word!
- ◆ Become an Area Champion and help us reach the people in your vicinity.
- ◆ Contribute your ideas and suggestions.
- ◆ Comment on the Draft Plan before it goes off for inspection and we all vote on it.
- ◆ Join a Working Party that focuses on a particular topic that interests you.
- ◆ Volunteer practical help to create the Plan, from photocopying to doing surveys, site assessments and delivering leaflets.
- ◆ If you have some time to spare, why not volunteer to serve on the Neighbourhood Plan Steering Group to help plan and manage the process?

## Stoke Climsland Neighbourhood Plan

### Shaping the future of our Parish

INTRODUCING THE

### STOKE CLIMSLAND NEIGHBOURHOOD PLAN

THIS LEAFLET WILL TELL YOU

- \* WHAT IT IS ALL ABOUT
- \* WHY IT IS IMPORTANT
- \* HOW IT WILL BE PRODUCED
- \* WHO IS INVOLVED
- \* HOW YOU CAN GET INVOLVED

IT'S YOUR PARISH. WHO BETTER TO HELP SHAPE ITS FUTURE THAN YOU?

## THE STORY SO FAR.....



### WHAT IS A NEIGHBOURHOOD PLAN?

- ◆ Under its Localism Act, the Government is changing the way parishes get involved in planning matters and decisions.
- ◆ They want local people to have more of a say on a range of local issues.
- ◆ This will be achieved through a Neighbourhood Plan that will set some policies and procedures for councils for the next 20 years or so.
- ◆ It will cover areas such as housing, planning, transport, employment and local facilities, supporting local people and the environment
- ◆ The plan for Stoke Climsland is being put together now
- ◆ This is your chance to have a say in how the Parish will be involved in those areas in future so don't miss it.

### WHAT'S INVOLVED IN PRODUCING THE PLAN?

- ◆ It has already been formally agreed that the area to be included in the plan will cover the area within the boundary of Stoke Climsland Parish.
- ◆ We are now embarking on the most important phase of the project, which is getting your feedback in order to set the priorities for the plan. It is vital that the plan reflects the views of all those living and working here so we need your input.
- ◆ There will be many things happening over the course of the coming year: Look out for your copy of the questionnaire, which will be distributed in the Autumn. Discussion groups will follow to give people the chance to explore areas further. Regular communication with you will update you on what's going on and point you to how you can contribute. For more information on getting involved now, please see overleaf.
- ◆ The latter stages involve an independent check by an external examiner and a community referendum before the plan becomes legal.

- ◆ The Parish Council has the responsibility for producing the Plan and the necessary work has been delegated to a Steering Group, comprised primarily of volunteer residents but with Parish Council representation.

### THE NEIGHBOURHOOD PLAN STEERING GROUP

Those currently on the Steering Group and who are involved in producing the Neighbourhood Plan are:

- \* Deri Parsons (Chair) - Resident.
- \* Louise Power (Clerk to the Parish Council).
- \* Kathryn Carnegie—Resident.
- \* Jenni Cattell—Resident.
- \* Jo Edwards—Resident.
- \* Simon Jones—Resident.
- \* Sue Tudor—PC.
- \* Caroline Vulliamy—PC.
- \* Sue Watts—Resident.

These people volunteered at a Public Meeting originally held to discuss a Parish Plan. More volunteers would be welcome, particularly from those living in the out-lying areas. Would you consider offering your time and interest?

Drop-in Display Boards or Website Images/Links]

[Insert



## Appendix 2 – Letter Used to Notify Statutory and Non-Statutory Consultees

Hello,

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(b), this email from Stoke Climsland Parish Council, (the Qualifying Body for the Stoke Climsland Parish Neighbourhood Development Plan) is to: (a) inform you that a pre-submission draft of the Neighbourhood Development Plan has been published for consultation purposes, and (b) invite your organisation, which may have interests that are affected by the Neighbourhood Development Plan, to comment on the draft proposals.

The public consultation on the Draft Stoke Climsland Parish Neighbourhood Development Plan will start at 5pm on November 17, 2025 and lasts for a period of seven weeks ending at midnight on January 5, 2026.

All responses received will be considered by the Neighbourhood Development Plan Steering Group and the Parish Council and used to inform a revised version of the Neighbourhood Development Plan.

The revised version of the Neighbourhood Development Plan will then be submitted to Cornwall Council, as the local planning authority, for examination by an independent examiner, before a local referendum is held to decide if the Neighbourhood Development Plan will be adopted.

The draft Neighbourhood Development Plan may be viewed online at [www.stokeclimslandparishcouncil.org](http://www.stokeclimslandparishcouncil.org) along with access to an online portal you can use to comment on the Neighbourhood Development Plan, a summary leaflet and details of the evidence base that informed the drafting of the Plan.

Paper copies may be viewed at The Old School, Stoke Climsland and at Stoke Climsland Post Office. If you wish to comment on the draft NDP please reply to the email address in the header of this message, or by post to: PARISH CLERK, 4 Robin Drive, Launceston. PL15 9JY within seven weeks of the date of this email/letter.

Thanks for your attention.

Best wishes,

Suzanne

Suzanne Cleave  
Clerk & RFO  
Stoke Climsland Parish Council  
07853 298595

## Appendix 3 – Letter Used to Consult Local Green Space Owners

[Parish Council Letterhead]

Date: [Insert Date]

To: [Landowner Name / Address]

**Subject: Draft Proposal for Local Green Space Designation – Stoke Climsland Neighbourhood Development Plan**

Dear [Name],

Stoke Climsland Parish Council is preparing a **Neighbourhood Development Plan (NDP)** for its area, following the guidance set out in the **National Planning Policy Framework 2024 (NPPF)**. Paragraph 106 of the NPPF states that:

‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.’

**I am therefore writing to you on behalf of the Stoke Climsland Parish Council to inform you of a draft Neighbourhood Plan proposal to designate land that may be in your ownership as a Local Green Space. I would be grateful if you could let me have your views on the proposal.**

The designation is proposed because the land is considered to be special to the local community and to hold a particular local significance. That significance could be, for example, because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife.

Designation as a Local Green Space would provide a **strong level of protection against development**, similar to that applied to Green Belt land. However, it does **not**:

- create any new public access rights;
- require the land to be transferred to public ownership; or
- change the current management arrangements.

The **management and maintenance** of land designated as Local Green Space remain the responsibility of the landowner.

Further background on the proposal is available in the **Local Green Space Report** which is available on the NDP website at: <https://ndpstokeclimsland.co.uk/wp-content/uploads/2025/11/SCNDP-Appendix-12-LOCAL-GREEN-SPACE-ASSESSMENT-V5.pdf>

This:

- summarises the relevant legislation and planning guidance;
- includes responses to frequently asked questions; and
- sets out the justification for the proposed designation of your specific site.

To be clear:

- This is a draft proposal that has no weight in planning decisions at this stage.
- Your views on the proposal at this **Pre-Submission** draft stage in the NDP process are invited and will be carefully considered.
- Should the designation remain in the **Submission Draft Plan**, you will have a further opportunity to comment when the Plan is submitted to **Cornwall Council**.

- The Plan will then be examined by an **Independent Examiner**, who will assess all representations made, and make a recommendation to Cornwall Council as to whether the Plan should proceed to referendum and possible adoption.
- The Plan will begin to carry significant weight in planning decisions only at that later stage.
- Further information on the Neighbourhood Planning process is available <https://ndpstokeclimsland.co.uk/>
- Please send any comments or questions to the Parish Council Office at the address given above. We would be grateful to receive your response by **5<sup>th</sup> January 2026**,

Yours sincerely,

**[Name]**

On behalf of STOKE CLIMSLAND Parish Council

## FROM YOUR PARISH COUNCIL

This is your opportunity to respond to these important documents

### Introducing the Stoke Climsland Retrofit Guide

#### Helping Residents Make Sustainable Home Improvements

Stoke Climsland Parish Council is delighted to unveil this guide, which was launched on 14th October. It encourages a practical, whole-house approach, and describes six key considerations for a healthy, energy-efficient, comfortable and more resilient home.

This new resource builds on the achievements of the parish's Carbon Zero Homes Project, launched in 2023 with support from the Community Levelling Up Programme. Over the last 2 years the project team dedicated their efforts to the local community: hosting a series of engaging events, fielding over 100 resident enquiries, and delivering targeted support to 45 households. Each of these households benefited from independent property surveys and bespoke improvement plans, ensuring the advice given was truly personalised.

A tremendous team effort has now delivered this guide, involving more than 50 people and 13 organisations. It draws together practical lessons and knowledge gained from the project, professional know-how from a talented team of advisers, and practical insights from householders across the parish. This guide offers clear and accessible information for everyone.

By sponsoring and funding this guide and encouraging broader participation, the Parish Council hopes to inspire even more residents to understand better how heat and moisture 'dance the tango' in their homes - and then feel more informed about how to make safe improvements. Whether you are just starting to explore sustainable upgrades, ready to take the next step, or in the throes of a project, this new guide provides a wealth of local experience and professional insight to help you along the way.

Residents are warmly encouraged by Stoke Climsland Parish Council to explore the guide and join a growing community taking steps towards a healthy, energy-efficient, comfortable and more resilient home. The guide is available for all residents, both in print and as a downloadable electronic version from the Parish Council website. <https://www.stokeclimslandparishcouncil.org/carbon-zero-homes-project/>

*Richard Davies*

*Chair-Carbon Net Zero Committee*



### Neighbourhood Plan Public Consultation

#### Update on the Neighbourhood Plan

The Parish Council is pleased to announce the commencement of the public consultation for the Neighbourhood Plan, which will begin on 17 November. To ensure that all residents are well-informed, an eight-page summary of the plan will be distributed in early November for review and consideration. For those wishing to explore the plan in full detail, the complete document is available on the Parish Council website under the Parish Council Projects section at <https://www.stokeclimslandparishcouncil.org>

#### Importance of Public Consultation

This consultation phase is particularly significant, as it provides a valuable opportunity for members of the local community to review the proposed plan and share their feedback over a period of six weeks. The comments, insights, and suggestions received during this period will play a crucial role in shaping the final plan, ensuring it accurately reflects the community's priorities and aspirations.

#### How to Participate and Provide Feedback

Residents are encouraged to send their comments on the plan either to the Parish Clerk ([parishclerkscpc@gmail.com](mailto:parishclerkscpc@gmail.com)) or directly to me ([rdaviescpc@gmail.com](mailto:rdaviescpc@gmail.com)). In addition, for those who wish to discuss the plan in person, two 'drop-in' sessions will be held at the Old School in Stoke Climsland. The first session will take place on Thursday, 20 November from 18:30 to 20:30, and the second on Saturday, 29 November from 10:00 to 12:00. These sessions offer a chance to engage directly with the Neighbourhood Development Plan (NDP) team and ask any questions you may have.

#### Next Steps Following Consultation

At the conclusion of the public consultation, the plan will be revised to incorporate the feedback received from the community. The updated plan will then be presented to the Parish Council for approval. Once approved, the revised plan will be formally submitted to Cornwall Council for their acceptance.

*Cllr Richard Davies*

*Chair, NDP Committee*

## Appendix 5 – Response Report for the Regulation 14 Consultation

TABLE 1 - ANALYSIS BY THEME, OBJECTIVE AND POLICY

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
<b>GENERAL</b>			
	Residents	<ul style="list-style-type: none"> <li>• <i>“It’s comprehensive.”</i></li> <li>• <i>“Very detailed, well thought out, systematic and clearly presented.”</i></li> <li>• <i>“The related documents posted through doors were very clear, thank you.”</i></li> <li>• <i>“Pictures speak louder than words. Maybe more diagrams, photographic examples, artists impressions and less words?”</i></li> <li>• <i>“In general a satisfactory document detailed in 92 pages - maybe an executive summary at beginning could add value and better comprehension.”</i></li> <li>• <i>“A well put together project.”</i></li> </ul>	<p><b>Comment:</b> Support noted. Budget constraints mean it is not possible to include additional diagrams, photographic examples, or artists’ impressions. An Executive Summary would be useful, but rather than increasing the length of the Neighbourhood Development Plan it could instead be published separately on the Parish Council website.</p> <p><b>Recommendation:</b> Parish Council consider hosting an NDP Executive Summary on its website.</p>
	CC Neighbourhood Planning	<ol style="list-style-type: none"> <li>1. <b>Acknowledges that the Steering Group has taken account of many previous comments</b> and welcomes the clearer signposting to supporting evidence and background documents.</li> <li>2. <b>Notes that significant changes to the National Planning Policy Framework are currently out for consultation</b>, and advises that any neighbourhood plan submitted will need to be in general conformity with the revised NPPF once finalised.</li> <li>3. <b>Advises that once the revised NPPF is confirmed, all neighbourhood plan policies will need to be reviewed</b> for compliance, and clarifies that current comments do not generally address the proposed NPPF changes as these are not yet confirmed.</li> <li>4. <b>Highlights that the draft NDP does not allocate sites for new housing, and advises that under the revised NPPF this could reduce the weight given to neighbourhood plan policies</b> that ... constrain housing growth, where these are considered to unduly restrict housing delivery.</li> <li>5. <b>Notes that while settlement areas are shown on Maps 9 to 11, these mapped areas may carry limited weight in decision making if the Plan does not positively plan to meet local housing needs.</b></li> </ol>	<p><b>Comment: Points 2 and 3 are not an accurate summation of the position.</b> If the NDP is submitted before the new 2026 NPPF is adopted, that will preserve the plan’s progression under the December 2024 NPPF. Pending examination and referendum, the plan’s policies may still attract weight as emerging policies. Once made, the NDP forms part of the Development Plan and does not lose weight simply because it predates the revised NPPF, although note that any conflict with national decision-making policies in the new Framework may affect the weight to be given to particular policies.</p> <p><b>Points 4 and 5 - Under the NPPF 2024, and also under any likely revision to it, development will still be required to meet the fundamental test of sustainable development.</b> This means that both plan-making and decision-taking must continue to balance the full range of relevant social, economic and environmental considerations, many of which will legitimately act to limit, shape or constrain housing growth in particular locations. The fact that an NDP does not allocate housing sites does not in itself mean that its policies should be regarded as unduly restrictive. Where neighbourhood plan policies are clearly evidence based, locally justified, and aligned with national and strategic policy objectives, there is no reason to assume that they would attract reduced weight simply because they influence the form, scale, location or acceptability of development. As the proposed NDP policies are closely grounded in those same sustainability principles and policy imperatives, it should not be assumed that they would be treated as “unduly restrictive” to housing delivery.</p> <p><b>Recommendation:</b> Note but continue forward with the NDP under NPPF 2024.</p>
	Natural England	<ol style="list-style-type: none"> <li>1. States that no specific comments are made on this draft neighbourhood plan.</li> <li>2. Refers to an annex setting out issues and opportunities that should be considered when preparing a neighbourhood plan, and signposts further relevant information.</li> </ol>	<p><b>Comment: Noted.</b> The advice contained within the annex was considered in preparing the SCNDP Evidence Report Green Infrastructure Biodiversity and Geodiversity and SCNDP Landscape Evidence Reports</p> <p><b>Recommendation: None</b></p>
	Cornwall Council Public Health	<ol style="list-style-type: none"> <li>1. The NDP is welcomed for its strong neighbourhood design policies, including support for walking and cycling infrastructure and biodiversity net gain. It also sets out clear housing policies, including provision for</li> </ol>	<p><b>Comment:</b> Noted. The suggested mitigations are considered in the appropriate sections below.</p>

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		<p>affordable housing and a mixed tenure approach, with homes that are readily adaptable for disabled and or older residents, which is particularly relevant given higher rates locally of adults providing 50 plus hours of unpaid care (3.10 percent) compared with England (2.63 percent).</p> <p>2. However, it is suggested that the NDP could be strengthened by including a small number of additional mitigations to further support the health and wellbeing of all residents.</p>	<p><b>Recommendation: None</b></p>
	Duchy of Cornwall	‘The Pre Submission Draft NDP is a well written and comprehensive document which we support in substantial part’.	<p><b>Comment: None</b></p> <p><b>Recommendation: None</b></p>
	Parochial Church Council	‘...it has been a lot of work, and it is good to see the Plan is in the final stages.’	<p><b>Comment: None</b></p> <p><b>Recommendation: None</b></p>
<b>VISION</b>			
	Residents	<p><i>A strong majority of respondents (82 percent) agreed with the draft Vision and Objectives. Residents generally felt the Vision reflected the community’s views and the long plan-making process. Several respondents welcomed the balance between growth and environmental protection, though some suggested:</i></p> <ul style="list-style-type: none"> <li>• <i>Bringing young people and future generations higher up the objectives.</i></li> <li>• <i>Acknowledging uncertainty from forthcoming national policy and legislative change.</i></li> <li>• <i>Maintaining the Plan’s balance between growth and environmental protection.</i></li> </ul> <p><i>Overall, the Vision was seen as comprehensive and well-founded, with only minor refinements suggested.</i></p>	<p><b>Comment;</b> The interests of young people and future generations are already embedded within the Vision and Objectives. Referring specifically to this group, without equivalent reference to others, could risk unbalancing the overall framing and becoming repetitive. It is more appropriate for the Vision to make clear that the Neighbourhood Development Plan is intended to be inclusive of all sections of the community. The Vision could therefore be adjusted to express that more clearly.</p> <p><b>Recommendation: Amend the vision to read as follows:</b></p> <p><b>‘Our Vision for 2030 and beyond is that Stoke Climsland Parish will be a well-designed, well-connected parish with a strong sense of place, that:</b></p> <ul style="list-style-type: none"> <li>✓ <b>Leads on climate action and nature recovery, delivering energy efficient buildings, low carbon heat, well-sited small renewables, and sustainable drainage.</b></li> <li>✓ <b>Is a pleasant and tranquil place to live, work and visit.</b></li> <li>✓ <b>Celebrates and cares for its environment, heritage and landscape’</b></li> <li>✓ <b>Has a strong and distinct sense of local identity and supports a busy, active and dynamic community with a strong community spirit.</b></li> <li>✓ <b>Meets the needs and aspirations of all sections of the community, offering an appropriate choice of homes, jobs and community facilities.’</b></li> </ul>
	CC Neighbourhood Planning	No comment.	<p><b>Comment: None</b></p> <p><b>Recommendation: None</b></p>
<b>CLIMATE CHANGE</b>			
<b>Objectives</b>	Residents	<p><i>Most respondents (73 %) supported the Climate Change objectives and policies. About 18% were unsure, whilst 9% were opposed.</i></p> <ul style="list-style-type: none"> <li>• <i>Strong support for the Plan taking the climate, and nature emergency seriously, with a request that the Parish Council maintains a clear, unambiguous stance.</i></li> <li>• <i>Several respondents think the section is sensible in direction, but too generic or unambitious, with gaps around major emitters (transport,</i></li> </ul>	<p><b>Comment: Generally agreed.</b></p> <p><b>Recommendation: [1] Insert additional policy as follows:</b></p> <p><b>Policy CC5A: Renewable and Low Carbon Energy Diversification</b></p> <p><b>Intention:</b></p>

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		<p>waste) and an over focus on PV, rather than a fuller suite of solutions, such as water power, biomass, heat pumps, solar tiles, and potentially geothermal, and agriculture's role in carbon sequestration.</p> <ul style="list-style-type: none"> <li>• Clear preference for “roof first” solar on new buildings, with design encouraging south facing roof planes, and resistance to solar farms on land that could be used for agriculture.</li> <li>• A recurring theme is practicality, deliverability, and cost, for example drainage separation, and the need for balanced energy resilience rather than reliance on a single technology.</li> <li>• Disappointment that public EV charging zones are not referenced, with a suggested opportunity at Lockett car park.</li> </ul>	<p>To encourage innovation and diversification in renewable and low carbon energy, whilst ensuring that development remains sensitive to the environmental, historic, and landscape qualities that define Stoke Climsland Parish.</p> <p><b>Justification:</b></p> <p>Stoke Climsland Parish has a dispersed settlement pattern, network of lanes, hedgerows, watercourses, farmland, woodland, and heritage assets which together provide a distinctive identity that residents value. These characteristics mean that proposals for renewable and low carbon energy development must be carefully located and designed so that they respond positively to the Parish's special qualities rather than eroding them.</p> <p>At the same time, the transition to a low carbon future requires a range of practical and locally appropriate solutions. While wind and solar photovoltaic development will continue to play the main role, it is also necessary to support a broader mix of technologies that can help reduce greenhouse gas emissions, improve resilience, and contribute to energy diversification. This may include water power, biomass, heat pumps, solar tiles, geothermal energy, anaerobic digestion, and farm based waste-to-energy schemes, where these are of an appropriate scale and do not cause unacceptable harm. A flexible and diversified approach can help households, farms, businesses, and community facilities respond to rising energy costs, improve energy security, and make a meaningful contribution to climate change mitigation. This is particularly relevant in a rural area where agricultural activity, land management, watercourses, and existing buildings may provide opportunities for carefully integrated low carbon solutions.</p> <p>The following policy therefore supports multiple routes to low carbon energy generation, recognising that no single technology will meet all future needs. A cautious approach is taken to anaerobic digestion and other agricultural waste-to-energy development that relies on imported feedstock or is not directly linked to an existing agricultural or rural enterprise. This reflects the potential for such schemes to generate additional traffic, operational activity, visual change, and other environmental effects that may be out of keeping with the Parish's road network, settlement pattern, landscape character, and amenity. The policy therefore seeks to ensure that such proposals are only supported where any adverse impacts can be satisfactorily avoided, minimised, or mitigated.</p> <p><b>Policy CCX: Renewable and Low Carbon Energy Diversification</b></p> <ol style="list-style-type: none"> <li><b>1. Proposals for small-scale renewable and low carbon energy development, including water power, biomass, heat pumps, solar tiles, geothermal energy, anaerobic digestion, and other forms of agricultural waste-to-energy development, will be supported where they contribute to the transition to a low carbon economy, meet the requirements of Policy RE1 of the Climate Emergency Development Plan Document, and can be accommodated without unacceptable harm to the distinctive natural, historic and landscape character of Stoke Climsland Parish.</b></li> <li><b>2. Proposals for anaerobic digestion and other agricultural waste-to-energy development that involve imported feedstock from outside the local area,</b></li> </ol>

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			<p><b>or that are not directly linked to an existing agricultural or rural enterprise, will only be supported where clear evidence demonstrates that landscape, traffic, amenity and local environmental impacts can be satisfactorily avoided, minimised or mitigated.</b></p> <p><b>[2] Insert additional policy as follows:</b></p> <p><b>Policy CCX: Carbon Sequestration through Agriculture and Land Management</b></p> <p><b>Intention:</b></p> <p><i>To support land management and agricultural practices that help tackle climate change by storing carbon in trees, hedgerows, soils, wetlands and other natural systems, while also conserving and enhancing the distinctive natural, historic and landscape character of Stoke Climsland Parish.</i></p> <p><b>Justification:</b></p> <p><i>Stoke Climsland Parish is a working rural landscape, shaped by its farmland, hedgerows, trees, watercourses, lanes, historic field patterns and dispersed settlement pattern. These features are central to the Parish’s identity and attractiveness, and contribute not only to landscape character, but also to biodiversity, flood resilience and the wider health of the local environment. Measures that assist carbon sequestration through agriculture and land management can therefore make an important contribution to climate change mitigation while also reinforcing the character and resilience of the Parish.</i></p> <p><i>The policy recognises that carbon sequestration is not limited to tree planting, but also includes actions such as hedgerow enhancement, soil improvement, agroforestry, wetland creation and other nature-based solutions that capture and store carbon in vegetation and soils. In a parish such as Stoke Climsland, these approaches are particularly relevant because they can often work with the grain of the existing landscape, strengthening local distinctiveness rather than eroding it. They can also provide wider benefits, including habitat creation, improved water retention, reduced runoff, better soil condition and greater resilience to climate change.</i></p> <p><i>This approach reflects work already being undertaken locally by the Stoke Climsland Farm Facilitation Group, led by the Westcountry Rivers Trust in conjunction with Duchy College. Through this collaborative work, parish farmers have shared knowledge, explored different land management techniques, and completed farm carbon footprints and ecological surveys to improve farming practices and biodiversity outcomes. Their collective work demonstrates that climate action, nature recovery and landscape stewardship can be closely aligned in Stoke Climsland.</i></p> <p><i>Local initiatives such as the use of sward lifting and the creation of leaky dams to “slow the flow” also show how practical land management measures can help respond to extreme rainfall events, reduce runoff and support natural flood management, while maintaining the quality and appearance of the countryside. This is especially important</i></p>

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			<p><i>in a parish with a strong agricultural character and a valued landscape that local people wish to preserve and pass on to future generations.</i></p> <p><i>The policy therefore supports proposals requiring planning permission that help store carbon and strengthen the environmental performance of the land, provided they conserve and enhance the Parish's distinctive natural, historic and landscape character. In doing so, it also supports the design of change in a way that respects the qualities that make Stoke Climsland special.</i></p> <p><b>Policy CCX: Carbon Sequestration through Agriculture and Land Management</b></p> <p><b>Support will be given to proposals requiring planning permission that assist carbon sequestration through agriculture and land management, including tree planting, hedgerow enhancement, soil improvement, agroforestry, wetland creation, and other nature based solutions, where these conserve and enhance the Parish's distinctive natural, historic and landscape character.</b></p> <p><b>[3] Amend Policy CF1, criteria e) to read as follows:</b> <i>e) Provide additional parking incorporating EV charging facilities, so that outlying residents are able to visit the villages to access services,</i></p>
	CC Neighbourhood Planning	No comment	<p><b>Comment: None</b></p> <p><b>Recommendation: None</b></p>
<b>CC1 Sustainable Design and Low Carbon Heat</b>	Residents	<p><i>Residents broadly supported sustainable design principles, particularly energy efficiency in new homes. Several emphasised the importance of:</i></p> <ul style="list-style-type: none"> <li><i>• Designing buildings to maximise solar gain.</i></li> <li><i>• Avoiding reliance on a single energy source.</i></li> <li><i>• Ensuring solutions remain affordable and resilient.</i></li> </ul>	<p><b>Comment: Support noted.</b></p> <p><b>Recommendation: None.</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: None.</b></p> <p><b>Recommendation: None.</b></p>
<b>CC2 Local Energy Storage</b>	Residents	<i>Very limited direct comment. Where referenced, residents saw energy storage as potentially useful but secondary to diversified energy generation.</i>	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None.</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None.</b></p>
<b>CC3 Community Led Renewable Energy</b>	Residents	<i>Implicitly supported, with residents citing the importance of local action in the absence of strong national leadership. Some respondents highlighted the value of community-led initiatives in driving behavioural change.</i>	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None.</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None.</b></p>
<b>CC4 Wind Energy</b>	Residents	<i>Little direct comment. Some residents expressed broader caution about visual and land-use impacts, particularly where renewable schemes might affect farmland. The omission of water power as a clean, renewable, environment-friendly source of natural energy is seen as glaring.</i>	<p><b>Comment: Agreed,</b> reference to water power is proposed in the new policy CC5A on alternative technologies proposed earlier in connection with climate change objectives.</p> <p><b>Recommendation: See above.</b></p>

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	CC Neighbourhood Planning	Map 2 needs a key.	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: Insert key to Map 2.</b></p>
<b>CC5 Ground Mounted Solar PV</b>	Residents	<i>This policy area attracted notable comment. Some residents strongly opposed the use of productive agricultural land for solar farms, preferring mandatory rooftop solar on new development and building orientation that enables effective solar generation.</i>	<p><b>Comment:</b> The concern is noted. However, ground mounted solar PV does not necessarily prevent agricultural use. In many cases, panels can be combined with continued grazing, particularly by sheep, and can form part of a mixed and diversified use of agricultural land. The Plan does not support solar development in principle regardless of location or impact. Proposals would still need to be appropriately sited and designed, and to avoid unacceptable harm to landscape character, heritage, biodiversity, and the overall rural character of the Parish.</p> <p>Orientation of development is covered in the Climate Emergency DPD</p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Mirrors the requirements in the CEDPD and could be removed.	<p><b>Comment: Not agreed,</b> only parts of paragraph (d) in duplicates wording already covered in the CEDPD Policy RE1, but in the context of a more detailed requirement that evidence be provided that ‘no alternative option is available and that the extent of such use has been kept to the minimum necessary, and the scheme must enable the continued use of the land for productive agriculture’.</p> <p><b>Recommendation: No change.</b></p>
<b>CC6 Transition from Oil and Gas Heating</b>	Residents	<i>Supported in principle, but one respondent is concerned that removing oil without promoting a broader mix of alternatives could leave residents over reliant on electricity, and therefore less resilient.</i>	<p><b>Comment: Concern understood,</b> but the justifying text does make it clear that there are several alternative energy and more sustainable sources to transition to from oil heating such as Biopropane [BioLPG], Hydrotreated Vegetable Oil (HVO), Wood or Pellet Stoves, Electric Heat Pumps (air-source or ground-source), Biomass Boilers, and combinations of these with hydronic radiant heating systems, insulation, and solar thermal heating.</p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Does not add any detail to policy SEC1 and could be removed.	<p><b>Comment: Noted.</b> Policy CC6 is largely a concise subset of Policy SEC1 particularly the parts of SEC1 relating to energy efficiency, carbon reduction, and the transition to lower carbon building systems. It does not strongly duplicate the detailed standards in SEC1, but it does repeat the general principle that such development will be supported where it complies with SEC1. The policy is intended to support the pioneering work done by the Parish Council on ‘retrofit’ activity. This could be better expressed.</p> <p><b>Recommendation:</b></p> <p><b>Insert additional paragraph to justifying text:</b></p> <p><i>Much of this work can be carried out without planning permission, although permission may be required where more substantial alterations are proposed, including new external equipment, extensions, flues, enclosures, or other associated construction works. In Stoke Climsland, this transition is supported by pioneering work sponsored by the Parish Council through its retrofit guidance for heritage and traditional properties, which has been prepared to help homeowners understand how energy efficiency improvements and lower carbon heating measures can be introduced in a sensitive and practical way. Further advice is available in the Stoke Climsland Retrofit Guidance for</i></p>

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			<p><i>Heritage / Traditional Properties and in Improving Energy Efficiency in Historic Cornish Buildings published by Cornwall Council.</i></p> <p><b>Amend Policy CC6 to read as follows:</b></p> <p><b>Development involving measures to improve energy efficiency, reduce carbon emissions, and support the transition away from oil and gas fired heating will be supported where it complies with Policy SEC1 of the Climate Emergency DPD and, where relevant to listed buildings, non-listed historic buildings, and traditional properties, has regard to the Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties.</b></p>
<b>CC7 Window Replacement</b>	Residents	<i>Supportive overall, with a consistent view that replacements are acceptable if they preserve local character and match original appearance. One respondent wants CC7 to explicitly allow uPVC as an option, provided the design preserves character.</i>	<p><b>Comment: Support noted.</b> National policy is that uPVC windows can only be used in listed buildings in the most exceptional circumstances. This is referenced in the supporting text.</p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: Noted</b></p> <p><b>Recommendation: None</b></p>
<b>CC8 Sustainable Drainage</b>	Residents	<i>Residents widely recognised drainage as a long-standing issue in the parish. Support for separating clean and foul flows, but with caution that it could be expensive and difficult to implement</i>	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: Noted</b></p> <p><b>Recommendation: None</b></p>
<b>CC9 Natural Flood Management Solutions</b>	Residents	<i>Support emerged for natural flood management, particularly where linked to farming practices, “slow the flow” measures, and collaborative land management already underway in the parish. One resident highlighted this as a notable local success, pointing to the experience of more than 300mm of rainfall in December, when measures such as the use of a sward lifter, supplied through Tamar Valley FiPL, and the creation of leaky dams helped to slow water flows. The resident emphasised that this reflects how local land managers are working together to help protect, preserve, and sustain the parish’s landscape for future generations.</i>	<p><b>Comment: Noted.</b> This information can be used to enhance the justifying text.</p> <p><b>Recommendation:</b> Insert the following additional paragraphs to the justifying text:</p> <p><i>In Stoke Climsland Parish there is support for Natural Flood Management, particularly where it is linked to farming practices, “slow the flow” measures, and collaborative land management already underway in the parish. This has already been demonstrated locally during periods of very heavy rainfall, including an event involving more than 300mm of rain in December, when measures such as the use of a sward lifter, supplied through Tamar Valley FiPL, and the creation of leaky dams helped to slow water flows. This provides a practical example of local land managers working together to help protect, preserve and sustain the parish landscape for future generations, while also reducing runoff and flood risk.</i></p> <p><i>Natural Flood Management is particularly well suited to reducing high probability, lower impact flooding, such as nuisance flooding of roads, lanes and land, which appears to be a characteristic issue in Stoke Climsland Parish. In this context, it can form an important part of a locally appropriate response to surface water runoff, overland flow and climate change, while also delivering wider environmental benefits.</i></p>
	CC Neighbourhood Planning	Does not really add to the policy in the CEDPD and could be removed.	<p><b>Comment: Not agreed.</b> The focus of CC9 is on natural flood remedies that contribute additional biodiversity and recreational benefits, not just SuDS associated with development projects.</p> <p><b>Recommendation: No change.</b></p>

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<b>HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN</b>			
<b>Objectives</b>	Residents	<i>Overall support was strong (approximately 82 percent agree). Residents consistently stressed that heritage is finite and that design should protect local identity while allowing sensitive modernisation</i>	<b>Comment: Noted.</b> <b>Recommendation: None.</b>
	CC Neighbourhood Planning	<i>No Comment</i>	<b>Comment: Noted.</b> <b>Recommendation: None.</b>
	CC Public Health	<p>Encourages consideration of wider public realm improvements, including street lighting where appropriate, as this can improve perceptions of safety and confidence, support social participation, promote physical activity, and encourage mobility, particularly among older adults.</p> <p>Encourages measures that improve access to healthy, affordable food, including food growing, community growing space, and better access to healthier retail options. Evidence cited in Public Health England’s Spatial Planning for Health Framework (2018) links improved access to healthier food with increased fruit and vegetable consumption, improved dietary behaviours among children, potential benefits for mental health and wellbeing, support for maintaining a healthier weight, and reduced risk of cardiovascular disease and type 2 diabetes.</p> <p>Supports residential development that incorporates food growing opportunities, for example allotments alongside adequate green space, where this is appropriate in scale and location. Best practice guidance referenced includes the National Allotment Society’s 21st Century Allotments in New Developments guide, which recommends 250 square metres as a basic template for subdividing allotment land where suitable.</p> <p>Notes that local [i.e. Cornwall] concerns about food access are reinforced by evidence indicating higher levels of food insecurity locally than the wider Cornwall context, as referenced through the Priority Places for Food Index.</p>	<p><b>Comment:</b> Street lighting is not under the control of NDPs as it generally does not require planning permission: the NDP cannot require it to be provided.</p> <p>NPD Policy HCD 3 General Design Principles criteria ‘c’ encourages layouts which ‘Offers adequate garden space or communal green areas for recreation and physical activity for all ages, well-being and a contribution to self-sufficiency and biodiversity’.</p> <p>Existing allotment sites are adequate and the NDP includes Policy CF 3 Key Recreation Spaces and Sports Pitches which provides for protection of existing facilities and supports the provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4) and Equipped Provision for Teenagers (Type 5) facilities.</p> <p>It is considered that the points raised are already covered in the NDP.</p> <p><b>Recommendation: No Change.</b></p>
<b>HCD1 The world Heritage Site</b>	Residents	<i>One resident expressed support for enhanced protection of the Luccombe Mine World Heritage Site, with respondents welcoming explicit recognition in the Plan. One resident agreed in principle with the approach but found it odd that reference is made to the parish’s World Heritage Site Area 10 status, while no equivalent reference is made to the Tamar Valley National Landscape (AONB).</i>	<p><b>Comment: Noted.</b> The World Heritage Site is referred to specifically in the policy because, unlike a National Landscape, it does not benefit from the same statutory protection and its significance extends beyond landscape considerations alone. Its interest also lies in its historic, cultural, archaeological and settlement value. Specific reference also helps make clear that, within the WHS, regard should be had not only to designated assets but also, where relevant, to undesignated buildings and structures that contribute to its significance, character and Outstanding Universal Value.</p> <p><b>Recommendation: None.</b></p>
	CC Neighbourhood Planning	This does not add to existing local plan policy and could be removed.	<p><b>Comment: Noted.</b> However, this is a policy that is similar to one adopted in the NDP of adjacent Tamar Valley parish of Calstock and is included here for consistency,</p> <p><b>Recommendation: No Change</b></p>

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<b>HCD2 Heritage, Cornish Distinctiveness and Design</b>	Residents	<i>Residents strongly supported maintaining Cornish character, while also advocating balance between heritage protection and the sensitive integration of modern technologies such as solar panels. A concern related to the wording on future extensions and repairs to listed buildings and properties within the Conservation Area, which was felt could imply harm or unduly restrictive treatment. It may be better to reword this so that it emphasises a sympathetic approach, taking account of the practical availability and economic viability of materials that can achieve an appropriate match with the historic fabric and character of the building. Delabole and rag slates were cited as examples, and it was noted that current DEFRA policy on traditional stone hedges and Cornish banks reflects the same issue, namely that originally locally quarried stone is not always available and that a pragmatic but sympathetic approach is often needed.</i>	<b>Comment: Support noted.</b> The additional care required in Stoke Climsland and Lucket Conservation Areas, and within the historic core of Downgate, is considered necessary to preserve and enhance the local sense of place that is highly valued within the parish. Criterion 3b takes a pragmatic approach by requiring the use of materials and colours that complement local character, with a preference for locally sourced materials, but it does not make the use of such materials mandatory.  <b>Recommendation: No change.</b>
	CC Neighbourhood Planning	Fine	<b>Comment: Noted.</b>  <b>Recommendation: None.</b>
<b>HCD3 General Design Principles</b>	Residents	<i>Supported overall, though one resident suggested greater flexibility to allow non-intrusive solar panels on roofs of heritage buildings.</i>	<b>Comment:</b> The fact that a property may be a heritage building does not prevent the installation of PV panels if they are well-designed and carefully located. There is an extensive guidance note on PVs in Conservation Areas, the Tamar Valley National Landscape and the World Heritage Site and on Listed buildings in the Climate Change section.  <b>Recommendation: No Change.</b>
	CC Neighbourhood Planning	Suggests minor amendments	<b>Comment: Agreed.</b>  <b>Recommendation: Amend Policy HCD3 as follows:</b>  <i>Provides sufficient car parking in line with the standards set out in Cornwall Council guidance<sup>1</sup>, to realistically meet demand (including residents, visitors, delivery and work vans), in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised [1].....</i>
	CC Public Health	Suggests inclusion of this in NDP: <i>Street lighting can improve perceptions of safety, increase physical activity, and support social engagement. And Access to healthier food increases fruit and vegetable consumption, improves dietary behaviours among children, and in turn can improve mental health and wellbeing, support the maintenance of a healthier weight and reduce the risk of cardiovascular disease and type two diabetes.</i>	<b>Comment: Partly agreed. Whilst the NDP cannot require streetlighting it can advise as it will add support to the NDP policy as written.</b>  <b>Recommendation: [1] Add further paragraphs as follows:</b>  <i>Carefully planned street lighting can improve perceptions of safety, encourage walking and other forms of physical activity, and support social interaction and community participation, particularly where it helps people move around more confidently after dark. In a rural parish such as Stoke Climsland, however, any lighting must be sensitively designed and used only where genuinely necessary, so that it does not undermine the dark rural character and valued night skies of the area. Proposals should therefore strike an appropriate balance between safety, accessibility and amenity, while also meeting the requirements of NDP Policy NEL6 in relation to the protection of dark skies.</i>

<sup>1</sup> [https://www.cornwall.gov.uk/media/ktngnu4d/cornwall-parking-standard\\_2023.pdf](https://www.cornwall.gov.uk/media/ktngnu4d/cornwall-parking-standard_2023.pdf)

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
			<p><i>Access to healthier food also contributes to healthier and more sustainable communities. Good access to shops, services, allotments, community growing spaces, or other opportunities to obtain fresh food can help increase fruit and vegetable consumption, improve dietary habits, including among children, and support better long-term health outcomes. This in turn can benefit mental health and wellbeing, help people maintain a healthier weight, and reduce the risk of conditions such as cardiovascular disease and type 2 diabetes. In design terms, this supports the importance of creating places that are well connected, accessible and capable of supporting healthy everyday choices.</i></p> <p><b>[2] Amend Policy HCDC3 g) to read as follows: Incorporates “Secure by Design” features to reduce crime which reflect the rural nature of the area, including sensitively designed and located streetlighting where it is justified.</b></p>
<b>NATURAL ENVIRONMENT AND LANDSCAPE</b>			
<b>Objectives</b>	Residents	<p><i>Overall support was strong (approximately 82 percent agree) with a small minority disagreement and limited uncertainty. Comments reflected deep attachment to the parish landscape and strong concern about biodiversity loss nationally.</i></p> <p><i>One resident hoped that strong local policies to protect nature would act as a counterbalance to misguided national policy.</i></p> <p><i>Another suggested that the Plan should recognise the role of the parish’s 25 farm businesses, which manage over 75% of the natural environment and landscape, and are working collaboratively through the DEFRA-funded Stoke Climsland Farm Cluster, alongside additional projects with the Tamar Valley National Landscape and the Westcountry Rivers Trust. It was also suggested that reference be made to Cornwall Council’s declared Environmental and Ecological Emergency, and to the relevance of either the international 30 by 30 commitment or the Cornwall and Isles of Scilly Local Nature Recovery Strategy, which the Tamar Valley National Landscape has committed to support within the parish.</i></p>	<p><b>Comment: Support noted.</b> Reference to the activity of the farm cluster would be a useful support for the objectives.</p> <p><b>Recommendation: [1] Add further justifying paragraph for Policy NEL 1 Green Infrastructure as follows</b></p> <p><i>This approach also reflects the wider policy context for nature recovery. Cornwall Council has declared an Environmental and Ecological Emergency, recognising the need for urgent action to protect and restore habitats and ecological networks. It is also consistent with the direction of travel established through the Cornwall and Isles of Scilly Local Nature Recovery Strategy, which the Tamar Valley National Landscape has committed to help support within the parish, and with the broader 30 by 30 ambition to protect and manage more land for nature. In this context, the Parish’s green infrastructure should be understood not simply as a series of individual sites and features, but as part of a wider connected network that is essential to biodiversity, climate resilience and local landscape quality.</i></p> <p><b>[2] Add further justifying paragraph for Policy NEL 2 Habitat and Biodiversity as follows.</b></p> <p><i>In Stoke Climsland Parish, the protection and enhancement of biodiversity is closely linked to the management of the wider farmed landscape. The parish’s 25 farm businesses manage over 75% of its natural environment and landscape, and therefore have an important role in maintaining and improving habitats, ecological networks, watercourses and landscape character. Collaborative work already underway through the DEFRA-funded Stoke Climsland Farm Cluster, together with related initiatives involving the Tamar Valley National Landscape and the Westcountry Rivers Trust, demonstrates the value of coordinated land management in supporting biodiversity recovery. This reinforces the importance of ensuring that development avoids unnecessary harm to existing habitats and contributes positively to biodiversity gain.</i></p>
	CC Neighbourhood Planning	No comment.	<p><b>Comment: Noted</b></p> <p><b>Recommendation: None</b></p>

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<b>NEL1 Green Infrastructure</b>	Residents	<i>Supported, particularly where green infrastructure aligns with farming practices and existing stewardship schemes.</i>	<b>Comment: Noted</b> <b>Recommendation: None</b>
	CC Neighbourhood Planning	Policy fine, suggests amending Map 3 – it may also be worth identifying the national landscape (AONB) on this map.	<b>Comment: The National Landscape is shown on Map 2</b> <b>Recommendation: No Change</b>
<b>NEL2 Habitat and Biodiversity</b>	Residents	<i>Support, with residents emphasising the need for local plans to compensate for weakening national protections. Some questioned how biodiversity net gain requirements would apply in small-scale rural development.</i>	<b>Comment: Noted</b> <b>Recommendation: None</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: None</b>
<b>NEL3 Trees, Cornish Hedges and Hedgerows</b>	Residents	<i>The approach was supported, although residents highlighted the need to balance protection with active land management and tree planting initiatives. It was also noted that the Cornwall Design Guide refers to protecting existing trees, raising a question as to whether this implies measures beyond Tree Preservation Orders and, if so, whether that could sit awkwardly alongside the Council's Forest for Cornwall programme and funding schemes such as DEFRA Countryside Stewardship, FiPL, and the English Woodland Creation grants, all of which already operate within established assessment frameworks, including EIA and landscape and visual assessment where required.</i>	<b>Comment: Noted.</b> It is not considered that there will be any conflict, as the policy on Trees, Cornish Hedges and Hedgerows does not envisage any additional protection measures beyond existing mechanisms such as Tree Preservation Orders. The policy is concerned instead with the design and layout of proposed development, so that existing landscape features are properly recognised, retained and incorporated wherever possible. <b>Recommendation: No Change.</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: None</b>
<b>NEL4 Landscape</b>	Residents	<i>Residents welcomed protection of landscape character, while stressing the importance of recognising the role of working farms, which manage the majority of the parish landscape.</i>	<b>Comment: Noted</b> <b>Recommendation: None.</b>
	CC Neighbourhood Planning	Suggests minor amendments to Policy.	<b>Comment: Agreed</b> <b>Recommendation: Amend Policy NEL4 as follows:</b> Proposals must also demonstrate that they take account of, and where possible enhance, the characteristic and distinctive landscape features of Stoke Climsland Parish, the setting and significance of heritage assets, and key viewpoints and vistas from, across, and within the Parish's settlements, as <b>shown on Map 4.</b>  3. Proposals <b>will be supported where they demonstrate how they:</b> <del>will only be supported where it can be clearly demonstrated that they:</del> .....
	Tamar Valley National Landscape	The NDP should refer to the updated duty under s.85 of the CROW Act to 'seek to further the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty' (National Landscapes). The National Landscape Association has provided some helpful guidance as to what this means in practice which can be viewed here <a href="#">and</a> from DEFRA <a href="#">here</a> .  The Tamar Valley National Landscape Management Plan is being updated and planned for adoption in June 2026.	<b>Comment: Noted.</b> <b>Recommendation: inset 'updated' in supporting text on CROW Act.</b>
<b>NEL5 Dark Skies</b>	Residents	<i>One of the most strongly supported policies. One resident particularly noted light pollution from Duchy College and welcomed policy support for addressing them.</i>	<b>Comment: Support noted.</b> <b>Recommendation: No change</b>

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	CC Neighbourhood Planning	Fine.	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None</b></p>
<b>NEL6 Water Quality</b>	Residents	<i>Residents raised significant concerns about water quality, groundwater abstraction, septic tanks, and cumulative impacts from development, calling for stronger safeguards [see also comments on CC8 and CC9].</i>	<p><b>Comment: Noted.</b> Water quality issues are generally addressed through national policy, the Cornwall Climate Emergency DPD, and the development management practices of the local planning authority. At the parish level, NDP Policies CC8 and CC9 provide more locally specific coverage in relation to drainage and surface water management.</p> <p><b>Recommendation: See below.</b></p>
	CC Neighbourhood Planning	Policy simply defers to national policy, it is un-necessary and could be removed.	<p><b>Comment: Agreed.</b></p> <p><b>Recommendation: Delete policy and convert to a narrative section in the NDP signposting the issues and where they are dealt with:</b></p> <p><i>Water Quality</i></p> <p><i>The quality of the River Tamar, River Inny and Lockett Stream can be affected by a range of sources, including treated sewage discharges, storm overflow events, surface water drainage, runoff from agricultural land, domestic and commercial wastewater, and accidental spillages such as oil or fuel on drives and forecourts. These pressures can be greatest during periods of significant rainfall and can adversely affect river habitats and the biodiversity they support.</i></p> <p><i>These matters are not dealt with primarily through a standalone neighbourhood plan policy. Instead, they are addressed through a combination of national policy, environmental regulation, Building Regulations, the Cornwall Climate Emergency DPD, and development management by the local planning authority. The normal expectation is a mains first approach to foul drainage, with connection to the public foul sewer preferred where feasible. Where this is not feasible, an acceptable non-mains solution must be demonstrated, typically a package sewage treatment plant, with septic tanks being less favoured and cesspools treated as a last resort. It also explains that discharges must comply with the General Binding Rules or, where necessary, an Environmental Permit, and that Cornwall Council commonly expects a Foul Drainage Assessment where a mains connection is not proposed.</i></p> <p><i>South West Water expects surface water and foul water to be kept in separate systems in order to reduce pressure on the wastewater network and to limit spill and flooding risk. In Cornwall, concerns can arise around storm overflows and wastewater capacity, but these are usually managed through evidence, conditions, phasing, infrastructure triggers and regulatory controls, rather than by a simple policy requirement in a neighbourhood plan.</i></p> <p><i>Within this NDP, the most relevant local policy response is through Policies CC8 and CC9, which deal with drainage, surface water management and Sustainable Drainage Systems. Those policies are the main means by which the Plan addresses local design and drainage measures that can help protect the water environment. In addition, good practice in design, installation and maintenance remains important. This can include robust foul and surface water drainage arrangements, keeping surface water separate from foul drainage, avoiding misconnections, using water re-use measures where</i></p>

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			<p><i>appropriate, and ensuring that any private treatment system is properly designed, located and maintained. Septic tanks must not discharge directly to a watercourse and must instead discharge to a drainage field in accordance with current rules.</i></p> <p><i>The community can also play a role through day-to-day behaviour, for example by avoiding the disposal of fats, oils and grease into drains, and by dealing quickly with oil or fuel spills. However, the main planning mechanisms for addressing water quality effects from development lie in drainage design, wastewater hierarchy, regulatory compliance, and the development management process, rather than in a separate bespoke NDP policy.</i></p> <p><i>In some cases, development may still be granted planning permission even where off-site sewerage or water infrastructure is not yet in place, provided this can be secured through a planning condition. This is often done by means of a Grampian condition, which is a negatively worded condition preventing development from being occupied, or sometimes commenced, until specified off-site works or other actions have been completed. In practice, this allows permission to be granted in principle while ensuring that the development cannot proceed to use until the necessary infrastructure upgrades, connections, or other mitigation measures are in place. This approach is commonly used where a public sewer is nearby but capacity is currently insufficient, or where off-site works by the statutory undertaker are needed, provided there is at least a reasonable prospect that those works can be delivered within the lifetime of the permission.</i></p>
<b>COMMUNITY FACILITIES AND INFRASTRUCTURE</b>			
<b>Objectives</b>	Residents	<p><i>Overall support was strong, with approximately 82% agreeing. Residents welcomed the focus on facilities and access, but many sought stronger parish-wide coverage and more explicit recognition of specific facilities. It was suggested that the objective would benefit from clearer wording that supports all community facilities across the parish, rather than focusing mainly on the problems and challenges of building maintenance and improvement. One resident noted this particularly from first-hand experience of managing a Parish Hall.</i></p> <p><i>One resident was disappointed that the NDP makes no reference to Stoke Climsland Primary School, a popular local school serving both the parish and a wider catchment, and only limited reference to Duchy College, despite it being identified as the area's largest employer. They recommended that the NDP more clearly recognises local education provision and its role in attracting families, supporting working-age residents, and underpinning business growth and long-term community sustainability. They also suggested considering whether the NDP should include policies that support the long-term viability of the school and Duchy College, for example by supporting an appropriate mix of housing and facilities for families and young workers.</i></p>	<p><b>Comment: Support noted.</b> As a land use plan, the NDP can only address matters that fall within planning and land use policy. Many issues relating to the management, operation or day to day running of community facilities therefore fall outside its scope and cannot be dealt with through the Plan.</p> <p><b>The point concerning reference to the Primary School is accepted.</b> However, policies that may influence the long term viability of the school and Duchy College are already reflected in the NDP policies on housing mix etc.</p> <p><b>Recommendation: Include Stoke Climsland School in the list of facilities in Policy CF1.</b></p>
	CC Neighbourhood Planning	No comment.	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: None</b></p>


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<b>CF 1 Protection and Enhancement of Community Facilities</b>	Residents	<p><i>Supportive, with calls to explicitly include the Parish Hall, Scout Hut and Church.</i></p> <p><i>Residents also asked for contingency thinking if the Post Office and stores cease trading.</i></p>	<p><b>Comment: Noted.</b> However the Parish Hall, Scout Hut and Church. are already included. Contingency thinking if the Post Office and stores cease trading is not a land-use issue.</p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Fine.	<p><b>Comment: None.</b></p> <p><b>Recommendation: None.</b></p>
<b>CF 2 Local Green Spaces</b>	Residents	<p><i>While residents generally valued green space, one resident questioned why additional areas were being identified as green space or access land when there are already substantial such areas, particularly where this could place pressure on private landowners, and noted that Cornwall Council Highways had also expressed some reservations.</i></p> <p><i>It was suggested that Local Green Space designation should be limited to Parish Council-owned land, unless private landowners have clearly confirmed their willingness to be included.</i></p> <p><i>Concern was also raised that landowners should not be presumed to have received, read, understood, or responded to notification.</i></p> <p><i>A further comment queried whether the mapped location and stated size of the banks leading to the village, may be incorrect.</i></p>	<p><b>Comment: The National Planning Policy Framework (NPPF) 2024 states at paragraph 106 that: “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.”</b> Local Green Space designation thus helps to safeguard the look and feel of the villages and the wider parish by keeping valued green areas open and largely free from built development. It helps maintain village edges, protects key views and features, and preserves the sense of space and rural character that makes places feel distinctive rather than overbuilt.</p> <p><b>Local Green Space designation does not prevent the ongoing, essential operations and maintenance of sites</b>, nor put pressure on landowners to take any particular action. There is no evidence that Cornwall Council Highways have also expressed some reservations.</p> <p><b>National policy does not limit Local Green Space designations to large, parish owned sites</b> such as village greens. Paragraph 107 of the NPPF allows a wider range of locally significant green areas to be designated, regardless of ownership, provided they are close to the community, demonstrably locally important, and local in scale. The Plan’s approach is therefore consistent with national policy.</p> <p><b>There is no legal requirement in neighbourhood planning law or guidance for written landowner consent for land to be identified as open green space or designated as Local Green Space.</b> A Neighbourhood Plan Examiner would not expect evidence of landowner agreement, nor would they normally ask, “where is the landowner’s consent?” as a test of compliance.</p> <p>What an Examiner is most likely expect is evidence that:</p> <ul style="list-style-type: none"> <li>• statutory consultation requirements have been met,</li> <li>• known landowners have been given the opportunity to comment during Regulation 14,</li> <li>• any representations received have been properly considered and addressed.</li> </ul> <p>So the LGS designations can be made without landowner consent, provided the designation meets the NPPF criteria (proximity, demonstrable local significance, and not being an extensive tract of land) and is supported by proportionate evidence.</p> <p>Landowner consultation was undertaken prior to the Regulation 14 consultation. <b>Land ownership information reflected the best available evidence at the time, drawing on local knowledge and Land Registry searches.</b> In rural areas, much land remains unregistered and, even with local knowledge, ownership can be difficult to confirm.</p>

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			<p>Where land appeared to form part of the public highway, it was assumed that highway verges were in the ownership of the highway authority.</p> <p><b>The Regulation 14 consultation has also helped identify further information on land ownership and interests. These are taken into account below.</b></p> <p>With regard to the size of the banks leading to the village, the figure is correct and has been carefully measured using digital mapping software.</p> <p><b>Recommendation: Judging by the comments received from residents and landowners there is clearly some misunderstanding of the role of Local Green Space designation and its implications. To help clarify the position: Amend the justifying text to Policy CF 2 to reads as follows:</b></p> <p>‘There some smaller open areas in the Parish which have been identified as being of particular importance to the local community which have been carefully assessed to see if they fulfil the requirements of the NPPF 2024 (paras 106 and 107) for Local Green Space designation in that each green space:</p> <ol style="list-style-type: none"> <li>1. Is in reasonably close proximity to the community it serves.</li> <li>2. Is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife.</li> <li>3. Is local in character and is not an extensive tract of land.</li> </ol> <p>Full details of the assessments establishing why the sites are considered to be of importance are given in <a href="#">the Local Green Space Assessment</a>.</p> <p>Local Green Space designation does not prevent the ongoing, essential operations and maintenance of sites, nor put pressure on landowners to take any particular action. Once land is designated as a Local Green Space, only limited, compatible development is likely to be acceptable, typically things that are related to the use of the space and do not undermine its character, for example small scale facilities to support recreation, gravedigging in churchyards, or works that are necessary for land management and access.’</p>
	CC Neighbourhood Planning	Fine – well evidenced in the LGS assessment.	<p><b>Comment: Support noted.</b></p> <p><b>Recommendation: No change here but see below.</b></p>
	Duchy of Cornwall	<p><b>Formally objects to</b> the proposed designation of three sites as Local Green Space on planning policy grounds, stating that the sites do not meet the NPPF tests for LGS and that inclusion would be inconsistent with national policy, specifically:</p> <p>Site 11, Verges alongside hill into Stoke Village</p> <p>Site 22, Land Between Kyi Cober and West Country Rivers Trust</p>	<p><b>Comment:</b> Representations have been submitted in the proper form, addressing the provisions of NPPF in regard to LGS.</p> <p><b>Site 11</b> The objection is noted, but it is not considered sufficient to justify removal of Site 11 from the Local Green Space designation.</p> <p>First, there is no requirement in the NPPF for Local Green Space to be publicly accessible. The fact that this part of the site is not readily accessible on foot, or does not function as an area for active recreation, does not prevent it from being</p>

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		<p>Site 30, Tree Belt North of Kyi Cober Parc</p> <p><b>Argues, for Site 11</b>, that the part south of the sewage treatment works is within Duchy ownership and leased to Duchy Home Farm, lies outside the proposed settlement development boundary, does not function as community serving space, is inaccessible on foot due to lack of footpaths or safe stopping points, and is identified in the Green Space Assessment as having no recreational value. It further states the land is adjacent to the road, affected by traffic noise and disturbance, and cannot reasonably be described as tranquil or rich in wildlife, which it says is confirmed by the Green Space Assessment.</p> <p><b>Raises a land management concern, for Site 11</b>, stating it is agricultural land and LGS designation would create unnecessary restrictions and reduce flexibility needed for responsible agricultural and environmental management. It contends the site meets only two criteria for being demonstrably special, and requests removal of the Duchy owned portion, while not objecting to verges within the site that are outside Duchy ownership.</p> <p><b>Argues, for Site 22</b>, that it is within Duchy ownership and leased to West Country Rivers Trust, forms part of a privately managed commercial premises, is not accessible to or used by the wider community, and is operationally integral to the lease and the viability and function of the Kyi Cober Business Units. It states LGS designation would impose unnecessary restrictions, and that the Green Space Assessment confirms the site is not demonstrably special or of particular local significance, so it should be removed.</p> <p><b>Argues, for Site 30</b>, that it is Duchy owned broadleaved woodland including Ash trees at risk from Ash Dieback, requiring ongoing and potentially extensive management, and is close to a high voltage power line. It states the Green Space Assessment does not provide sufficient evidence that the site meets LGS criteria and does not address the practical consequences for management, therefore requesting removal.</p> <p><b>Concludes that</b> the three LGS designations are not justified because national policy criteria are not clearly satisfied, and <b>requests</b> the designations are reconsidered and the draft NDP amended to remove these sites.</p>	<p>demonstrably special. Local Green Space designation is not limited to land with formal recreational use.</p> <p>Secondly, the importance of Site 11 lies primarily in its contribution to beauty, local character and historic setting. The land forms an essential part of the approach into Stoke Climsland village and makes a strong contribution to the rural character of the settlement. In spring it is notable for daffodils, primroses and other wildflowers, while in summer the trees create a leafy tunnel effect that softens the road corridor, reduces the apparent scale of the approach, and signals arrival into the heart of the village. These are valued and distinctive qualities which contribute materially to local sense of place.</p> <p>The site also has clear historic significance as part of the attractive rural setting of the Conservation Area. Although only the northern end lies within the Conservation Area itself, the wider strip contributes to the transition from open valley to historic village core and helps preserve the character of this important approach. Its value is therefore not dependent on whether every part of it lies within the settlement boundary.</p> <p>The argument that the land is affected by traffic noise or lies adjacent to the road does not negate these qualities. Many valued green spaces, verges and approach landscapes are roadside in nature. Here, the significance of the site lies not in remoteness or formal tranquillity, but in its visual, seasonal, landscape and setting value as part of the village entrance.</p> <p>Nor is it accepted that Local Green Space designation would unreasonably prevent responsible land management. Designation does not preclude appropriate management or maintenance. Rather, it helps ensure that any future development proposal requiring planning permission, including access works from the road, properly takes account of the trees, roadside character and appearance of the land. It may also encourage more sensitive treatment of the highway verge and adjoining land.</p> <p>Overall, Site 11 is considered to be demonstrably special for reasons of beauty, local character and historic setting, and those qualities apply to the strip as a whole, including the Duchy-owned section.</p> <p><b>Recommendation: On this basis, no amendment is considered necessary.</b></p> <p><b>Site 22:</b> The objection is noted, but it is not considered sufficient to justify removal of Site 22 from the Local Green Space designation.</p> <p>There is no requirement in national policy for Local Green Space to be publicly accessible or in active use by the wider community. The fact that the land is privately owned, leased, or associated with adjoining commercial premises does not in itself prevent designation, provided the site is demonstrably special to the local community and holds particular local significance.</p> <p>In this case, the significance of Site 22 lies in its visual and spatial role within the village. It forms a small but important wedge of green space that separates the adjoining housing development from the commercial development at Kyl Cober. In</p>

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			<p>doing so, it helps soften the relationship between these different land uses and reduces the sense of visual and functional intrusion that might otherwise arise.</p> <p>The site also complements the other green spaces within the Kyl Cober area and contributes to the overall pattern of openness in this part of the settlement. Although modest in size, it provides welcome additional greenery within the built-up area and makes a positive contribution to local character and appearance.</p> <p>The argument that the land is operationally linked to the business units does not outweigh its value as green space. Local Green Space designation does not prevent appropriate management or use, but it does recognise the importance of retaining land whose loss to inappropriate development would undermine local character and amenity.</p> <p>Overall, Site 22 is considered to have local significance because of the clear role it plays in separating housing from commercial development, contributing to visual amenity, and reinforcing the green character of this part of the village.</p> <p><b>Recommendation: On this basis, no amendment is considered necessary.</b></p> <p><b>Site 30:</b> The objection is noted, but it is not considered sufficient to justify removal of Site 30 from the Local Green Space designation.</p> <p>The fact that the site is privately owned woodland requiring active management, including management associated with Ash Dieback and its proximity to a high voltage power line, does not in itself weigh against designation. Local Green Space designation does not prevent appropriate woodland management, safety works, or necessary arboricultural operations. Such designation is concerned with protecting the land from inappropriate development, not preventing responsible stewardship or essential maintenance.</p> <p>In this case, the significance of Site 30 lies in its clear amenity and settlement edge function. The woodland forms an attractive tree belt that helps define the physical form of the settlement and contributes positively to its character and appearance. As such, it is valued by the community for its visual presence and its role in shaping the settlement pattern.</p> <p>This type of landscape structure can be demonstrably special at a local level even where it is not publicly accessible or formally used for recreation. Its contribution is chiefly as a defining green feature, helping to soften the built edge, provide visual containment, and reinforce local distinctiveness.</p> <p>The need for ongoing management does not undermine that value. On the contrary, the site's importance as a tree belt and amenity feature is one reason why its long-term retention matters. Local Green Space designation would not remove the ability to undertake appropriate safety or woodland management works, including those required in response to disease or utility constraints.</p>

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			<p>Overall, Site 30 is considered to have particular local significance because of its amenity value and its contribution to the physical form and character of the settlement.</p> <p><b>Recommendation: On this basis, no amendment is considered necessary.</b></p>
	Parochial Church Council	<p><b>Confirms that</b> the churchyard is of great importance to the local community, and that this is recognised by the local church and the wider Church of England.</p> <p><b>States that</b> the churchyard already benefits from existing protections as a sacred space that is also open to the general public, and therefore the PCC and Diocese do not consider it necessary to designate it as a notifiable green space within the Neighbourhood Plan.</p> <p><b>Suggests alternative wording</b>, namely that the Plan can note, “In addition to the notifiable green spaces within this plan, the community also has access to the Churchyard of Stoke Climsland Parish Church, which is already protected as a sacred and public space by the Church of England.”</p> <p><b>Explains the rationale</b> that additional Neighbourhood Plan designation could complicate essential churchyard management, for example the need to dig graves, which could conflict with the expectations associated with protected green spaces.</p> <p><b>Highlights the church’s stewardship</b>, including maintaining the churchyard to a high standard and investing in wildflower areas and a new Memorial Garden for reflection and community use.</p> <p><b>Notes practical pressures</b>, stating that the main threat is the scale of maintenance work required, with specific challenges anticipated in 2026, including replacing a ride on mower and securing additional manpower.</p>	<p><b>Comment:</b> The representation is noted and the importance of the churchyard to the local community is fully recognised. Its value as a sacred space, a place of reflection, and a publicly accessible green space is not in dispute, and the stewardship of the PCC and Diocese, including the maintenance of the churchyard, wildflower areas and Memorial Garden, is acknowledged and appreciated.</p> <p>However, it is not considered that Local Green Space designation would conflict with the ordinary and necessary management of the churchyard. The purpose of the designation is to protect land from inappropriate development, not to prevent the continuation of its established use or routine management. Activities such as grave digging, memorial installation, landscaping, habitat enhancement, maintenance of paths and boundaries, and other works associated with the functioning of the churchyard would remain part of its ongoing use and stewardship.</p> <p>The fact that the churchyard already benefits from ecclesiastical oversight and protection is also recognised. Nevertheless, Local Green Space designation serves a different purpose by providing an additional layer of recognition and protection within the statutory planning framework. This can complement existing arrangements by helping to ensure that the site continues to be recognised as an important green space within the village. There are many examples nationally where Churches have fallen out of use and green spaces have been lost as a result.</p> <p><b>Recommendation: On this basis, no amendment is considered necessary.</b></p>
	Stoke Climsland Sports and Social Club	<p><b>Objects to</b> the proposed designation of the Sports Field as Open Space, or Local Green Space, within the Neighbourhood Development Plan.</p> <p><b>States that</b> the Sports Field is privately owned by the Duchy of Cornwall and leased to Stoke Climsland Sports and Social Club, and is actively used for organised sport, including junior football and summer cricket. It notes the club is members only, and that teams using the facilities do so through membership arrangements.</p> <p><b>Raises a consultation concern</b>, stating that the Club has not been consulted by the NDP Steering Group about any proposed designation, and has not been contacted by the Duchy of Cornwall to indicate a designation was being considered. It therefore queries whether the landowner has been formally consulted as required.</p> <p><b>Highlights that</b> there is a widely held but incorrect belief locally that the field is a public recreation ground and that unrestricted dog walking is permitted.</p> <p><b>Explains that</b> although incidental informal recreational use has sometimes been tolerated when the field is not in sporting use, this has already led to</p>	<p><b>Comment:</b> The representation is noted. <b>There appears to be some confusion between the proposed designations in the Plan. The Playing Field is identified as a Key Recreation Space, not as a Local Green Space.</b> The purpose of this designation is to recognise and protect its value as an established sports facility, and to help safeguard it from loss to inappropriate development. It is not intended to alter ownership, lease arrangements, or the way in which the site is managed and used.</p> <p>The concerns regarding private ownership, membership arrangements, access control, dog fouling, and health and safety are understood. However, identification as a Key Recreation Space would not create any new public access rights, nor would it imply that the land is a public recreation ground. The designation would not interfere with the Club’s ability to manage boundaries, gates, and use of the site, or with its day-to-day operational responsibilities.</p> <p>The point regarding consultation is also noted. The Duchy of Cornwall, as landowner, was consulted as part of the process and has not objected to the site’s identification as a Key Recreation Space. The current consultation process is also intended to allow site users and other interested parties to comment so that any inaccuracies or concerns can be properly considered before the Plan is finalised</p>

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		<p>significant problems with dog fouling, creating a clear health and safety risk, particularly for children involved in organised sport.</p> <p><b>Argues that</b> designation as Open Space or Local Green Space would reinforce misconceptions about public access, undermining the Club’s ability to control access, manage gates and boundaries, and address dog fouling issues, especially given nearby residential properties.</p> <p><b>Clarifies that</b> the seating area and small parcel of land outside the field gate are also private land, leased and maintained by the Club, and should not be treated as public space.</p> <p><b>Requests that</b> the designation is reconsidered, taking account of private ownership, lack of consultation, active sporting use, and the management and safety implications identified.</p>	<p>The comments regarding the seating area and the small parcel of land outside the field gate are helpful. These areas can be reviewed to ensure that the boundaries shown in the Plan accurately reflect their status as private land leased and maintained by the Club.</p> <p>Overall, the designation is intended to support the continued sporting use of the field as an important recreational asset for the parish, not to undermine the Club’s management of it.</p> <p>Further comments and a recommendation is made below in connection with Policy CF3.</p>																						
	A Landowner	<p><b>Clarifies that</b> the writer does not wish to overreact and understands that Local Green Space designation is not intended as a “land grab”.</p> <p><b>Raises a property rights concern</b>, stating that the two small areas highlighted in red form part of the deeds for the property in which the writer lives, and that this can be evidenced.</p> <p><b>Objects on process grounds</b>, noting that the qualifying body has not made contact as expected, and therefore an objection is being registered for the time being.</p> <p><b>Requests confirmation of consultation</b>, adding that it would be expected, at least as a matter of courtesy, that the occupiers of [address redacted] have been consulted regarding the area highlighted in blue.</p> <p><b>Queries the evidence base</b>, stating that the writer does not understand why the Green Space Assessment answers “no” to the question, “Is the green space in reasonably close proximity to the community it serves or could serve?”, and seeking clarification on how that conclusion was reached.</p> <table border="1" data-bbox="658 1434 1540 1591"> <tr> <th>Site Reference</th> <th>Protected Green Space name and address</th> </tr> <tr> <td>27</td> <td>Venterdon Roadside</td> </tr> <tr> <td>Owner:</td> <td>Cornwall Council, Cadastral Parcel 15131187</td> </tr> <tr> <td>Management Status:</td> <td>Well maintained</td> </tr> <tr> <td>General description and background:</td> <td>Roadside verges around road junction and estate road access points.</td> </tr> <tr> <td>Approximate area:</td> <td>256.1 sqM</td> </tr> </table>  <table border="1" data-bbox="658 1858 1540 1976"> <thead> <tr> <th colspan="2">Basic Requirements Assessment</th> </tr> <tr> <th>Criteria and reason for protection</th> <th>Yes/No/Comment</th> </tr> </thead> <tbody> <tr> <td>Is the Green Space within the area of an extant PP within which it could not be accommodated?</td> <td>No</td> </tr> <tr> <td>Is the Green Space allocated for development in LP, DPD or NDP?</td> <td>No</td> </tr> <tr> <td>Is the Green Space in reasonably close proximity to the community it serves or could serve?</td> <td>No</td> </tr> </tbody> </table>	Site Reference	Protected Green Space name and address	27	Venterdon Roadside	Owner:	Cornwall Council, Cadastral Parcel 15131187	Management Status:	Well maintained	General description and background:	Roadside verges around road junction and estate road access points.	Approximate area:	256.1 sqM	Basic Requirements Assessment		Criteria and reason for protection	Yes/No/Comment	Is the Green Space within the area of an extant PP within which it could not be accommodated?	No	Is the Green Space allocated for development in LP, DPD or NDP?	No	Is the Green Space in reasonably close proximity to the community it serves or could serve?	No	<p><b>Comment:</b> The comments regarding property ownership and consultation are understood, and this representation is treated as properly made in connection with the proposed LGS designation.</p> <p>In terms of the merits of the designation, the significance of this area lies in its contribution to local character, beauty and historic setting. Taken together with the duckpond, the small verges help create an attractive and distinctive rural scene that is strongly representative of village character. The combination of green space, trees, pond and ducks beside the village bus stop gives this part of Venterdon a particularly pleasant appearance that is appreciated locally.</p> <p>The area also has historic significance. Venterdon House, immediately to the south east, is early post-medieval, and the surrounding area contains evidence of a well, a cider mill and a horse engine house. These features add to documentary evidence that Venterdon is medieval in origin, dating from 1303, with the place name combining the Cornish fenten, meaning spring or well, and the English word hill. The green space therefore contributes not only to visual amenity but also to the historic identity and setting of this part of the parish.</p> <p>The query regarding proximity is noted. On the face of it, this is a small area closely related to the settlement and experienced as part of the everyday village environment, particularly in conjunction with the bus stop and duckpond. It is therefore reasonable to revisit the wording of the Green Space Assessment if that has created confusion, or if the answer recorded there does not accurately reflect the role and location of the site.</p> <p>Local Green Space designation would not amount to a “land grab”, nor would it prevent essential highway works, which would not normally require planning permission. Its purpose is to provide protection against inappropriate development and to help ensure that the quality of this distinctive streetscape is taken into account in any future proposals affecting the area. <b>Recommendation: no substantive reason has been advanced to show that the site lacks the local significance required for designation.</b></p>
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CF 3 Key Recreation Spaces and Sports Pitches	Residents	<p><i>Support for recreation was strong, but respondents also suggested the policy should better reflect the needs of older residents, by encouraging seating, picnic tables, and other small-scale, inclusive facilities at key locations across the parish.</i></p>	<p><b>Comment: Noted.</b></p> <p><b>Recommendation: {1} Add further paragraph to justifying text:</b> <i>In planning for future provision, it is also important that new and improved recreation facilities reflect the needs of an ageing population as well as those of children and younger people. This may include seating, picnic tables, resting places and other small-scale inclusive features that help older residents remain active, comfortable and socially connected. Such additions can improve the usability of open spaces for all age groups and support healthier, more inclusive community facilities across the parish.</i></p> <p><b>Add to policy : Generally new facilities should reflect the needs of older residents, by encouraging seating, picnic tables, and other small-scale, inclusive facilities.</b></p>
	CC Neighbourhood Planning	Fine	<p><b>Comment: None</b></p> <p><b>Recommendation: None</b></p>
	Sport England	<p><b>Advises</b> the NDP should align with the NPPF approach to healthy, inclusive communities by supporting walking, cycling, informal recreation, and sport, and by planning for enough sports facilities of the right quality, type, and location, integrated with housing, jobs, and community infrastructure, with reference to NPPF paragraphs 103 and 104.</p> <p><b>Reminds</b> of Sport England’s statutory role on playing fields and the presumption against unnecessary loss of playing field land.</p> <p><b>Recommends</b> policies are underpinned by robust evidence, using any existing local authority Playing Pitch Strategy or indoor, outdoor sports facility strategies where available, and otherwise a proportionate local needs assessment developed with clubs and the wider community, translating into deliverable actions and use of funding opportunities such as CIL.</p> <p><b>Notes</b> new housing increases demand, so where capacity is insufficient, policies should secure new provision or improvements, and any facilities should be fit for purpose and follow Sport England design guidance.</p> <p><b>Encourages</b> use of Sport England’s Active Design guidance to shape policies and assess proposals, and <b>clarifies</b> the response relates to planning only, not funding.</p>	<p><b>Comment: Advice was already taken into account during the preparation of the NDP.</b></p>
	Stoke Climsland Sports and Social Club	<p><i>Objection to identifying the Veneterdon pitches focused on:</i></p> <ul style="list-style-type: none"> <li>• <i>Reinforce incorrect perceptions of public access</i></li> <li>• <i>Increase dog fouling and safety risks</i></li> <li>• <i>Reduce the ability of clubs to manage and protect actively used sports facilities</i></li> </ul>	<p><b>Comment:</b> For Key Recreation Spaces and Sports Pitches, it is not standard practice to directly consult all landowners or leaseholders separately and in advance of Regulation 14, and the neighbourhood planning process normally relies on the Regulation 14 consultation to make those with an interest aware of proposals. See comments above on Local Green Space.</p> <p><b>Recommendation:</b></p> <p><b>Add further paragraphs to justifying text:</b> <i>In considering existing sports and recreation provision, it is important to recognise that some facilities are located on privately owned land and operated through lease or membership arrangements. In such cases, the Plan should acknowledge the active sporting use of those sites and</i></p>

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			<p>the importance of safeguarding them for recreation, while also recognising the need for appropriate management controls. This includes the ability of clubs and operators to manage access, address dog fouling, maintain boundaries and equipment, and ensure that health, safety and maintenance requirements can continue to be properly discharged.</p> <p>The protection of sports facilities through the NDP is therefore not intended to change ownership, lease arrangements, or public access rights, but to support the retention of these valued assets in recreational use. Site descriptions and policy wording should be clear where facilities are in active and organised sporting use, so that the Plan safeguards the facility itself without creating misunderstanding about day to day management responsibilities or the terms on which access is permitted.</p>
	Duchy of Cornwall	<p><b>Notes that</b> the draft NDP proposes to designate a number of sites in Duchy of Cornwall ownership as Key Recreation Spaces and Sports Pitches, including Holmbush Woods, Sheba Woods, Excelsior Woods (Deerpark Woods), Greenscombe Woods, the Playing Field at Venterdon, Venterdon Allotments, and Lockett Playground.</p> <p><b>Requests that</b> the Parish Council removes the Duchy’s woodlands from the list of Key Recreational Spaces and that they are not designated in the NDP.</p> <p><b>Explains that</b> the woodlands are actively managed for commercial forestry, with timber production as the primary function, involving periodic harvesting, heavy machinery, and restricted access during operations, which is said to be incompatible with the expectations and safety requirements associated with designated recreational space.</p> <p><b>Raises health and safety and liability concerns,</b> stating that commercial forestry creates risks to the public, and that designation could create unrealistic expectations of unrestricted access and impose unacceptable liability burdens on the landowner and other woodland users given the commercial operations.</p> <p><b>Clarifies that</b> permissive access is provided across parts of the commercial woodland, in addition to existing public rights of way, but that permissive routes are not permanent because flexibility is needed for safe and effective woodland management. It argues that including the woodlands in the NDP could mislead the community about the permanence and extent of access.</p> <p><b>Highlights a specific conservation constraint at</b> Greenscombe Wood, noting it is an SSSI supporting the heath fritillary butterfly and is managed in partnership with Natural England and others, and that increased or promoted recreation could conflict with management plans and conservation objectives and risk harm to protected features.</p> <p><b>Concludes by</b> requesting that the designation is reconsidered and that the Duchy’s woodlands are removed from the list of Key Recreational Spaces in the proposed NDP.</p>	<p><b>Comment: The representation is noted and accepted.</b> In light of the comments received, it is proposed to remove Holmbush Woods, Sheba Woods, Excelsior Woods / Deerpark Woods, and Greenscombe Woods from the list of Key Recreational Spaces in the Neighbourhood Development Plan.</p> <p>This reflects the fact that these woodlands are actively managed for commercial forestry, with timber production as their primary purpose, and that their operational, health and safety, access and land management requirements are not readily compatible with designation as Key Recreational Space. The comments regarding permissive access, the need for management flexibility, and the particular ecological sensitivities affecting Greenscombe Wood as an SSSI are also acknowledged.</p> <p>Their removal from this designation does not diminish their wider landscape, ecological, recreational or amenity value, but recognises that Key Recreational Space is not the most appropriate planning designation in these cases.</p> <p><b>Recommendation: Remove Holmbush Woods, Sheba Woods, Excelsior Woods / Deerpark Woods, and Greenscombe Woods from the list of Key Recreational Spaces in the Neighbourhood Development Plan.</b></p>

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CF 4 Transport, Highways and Communications	Residents	<p><i>Residents consistently highlighted:</i></p> <ul style="list-style-type: none"> <li><i>Lack of public parking.</i></li> <li><i>Poor road maintenance.</i></li> <li><i>The need for safer routes for walking, cycling, and school travel.</i></li> </ul> <p><i>concerns were raised about the growing daily movement of school children travelling in and out of the area, describing it as problematic for road safety, the environment, and community wellbeing. They contrasted this with past patterns where children could safely walk to school from nearby settlements such as Downgate, suggesting that this is no longer feasible and that planning should give greater weight to creating safer, more localised, walkable access to schools and everyday services.</i></p>	<p><b>Comment:</b> The issues raised are mainly focused on management, rather than land use, and not within the power of the NDP to deal with.</p> <p><b>Recommendation: None</b></p>
	CC Neighbourhood Planning	<p>Broadly fine, but e) is a bit difficult to interpret – what do you mean by ‘addresses the needs of groups with protected characteristics’? and how would that be delivered through development. If you add ‘where appropriate’ to the start of the clause, that will help.</p> <p>2. Part b should include ‘where appropriate’ – not all commercial premises will need to unload / load or store significant stock or equipment.</p>	<p><b>Comment: Agreed</b></p> <p><b>Recommendation:</b> Add ‘where appropriate’ to the start of the clause e) and to 2b.</p>
	CC Public Health	<p><b>Encourages the NDP to</b> promote active travel to work and school, particularly walking and cycling routes that are safe, direct, and convenient, noting local concern that obesity levels among children aged 10 to 11 are higher locally (20.69 percent) than the Cornwall average (19.49 percent). Comments cited Public Health England’s <i>Spatial Planning for Health Framework</i> (2018), which identifies active travel as a means to increase walking and cycling, support social participation among older adults, and increase physical activity, with associated benefits including reduced cardiovascular disease risk, reduced BMI, and improved mental wellbeing. In this context, respondents highlighted the role of key destinations in Stoke Climsland, including Duchy College, Stoke Climsland, and Stoke Climsland Primary School, and the need to improve active travel connections to them. Suggests inclusion of this in the NDP: <i>Active travel to work and school can increase those who walk or cycle, support social participation among older adults, and increase physical activity. This directly benefits health and wellbeing by decreasing the risk of cardiovascular disease, reducing BMI, and improving mental wellbeing.</i></p>	<p><b>Comment: Noted</b></p> <p><b>Recommendation: Add to justifying text:</b> <i>Active travel to work, school and everyday destinations can help increase rates of walking and cycling, support social participation, including among older adults, and promote higher levels of routine physical activity. This can make an important contribution to health and wellbeing by helping to reduce the risk of cardiovascular disease and other inactivity-related conditions, supporting the maintenance of a healthier body weight, and improving mental wellbeing through regular exercise, social interaction and greater everyday independence.</i></p>
	National Highways	<p><b>Explains that</b> National Highways operates, maintains, and improves the Strategic Road Network (SRN), which in this case comprises the A30 and A38 trunk roads, located some distance to the north and south of the parish respectively.</p> <p><b>Notes that</b> the A388 passes through the Plan area and provides direct connections to the SRN, linking to the A30 at Launceston to the north and the A38 at Carkeel to the south.</p> <p><b>Advises that</b> the proposed NDP policies are unlikely to lead to development at a scale that would adversely affect the safe and efficient operation of the SRN.</p>	<p><b>Comment: Noted</b></p> <p><b>Recommendation: None</b></p>

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		<b>Requests that</b> any large scale development proposals with potential to affect the SRN should be supported by a Transport Assessment, which should consider SRN operation in line with national Planning Practice Guidance and DfT Circular 01/2022, <i>The strategic road network and the delivery of sustainable development.</i>	
<b>CF5 Development Layout, Parking and Links</b>	Residents	<i>Generally supported, with specific support for clear parking standards such as “one space per bedroom”, and lack of public parking in Stoke Climsland village.</i>	<b>Comment: See below.</b> <b>Recommendation: No change other than below.</b>
	CC Neighbourhood Planning	Suggests minor amendments.	<b>Comment: Agreed</b> <b>Recommendation: Amend Policy CF5 as follows:</b>  1. <b>new residential development should</b> Development will be supported where it:  a) <b>seek to</b> maximises opportunities for safe walking and cycling to services and facilities, including the provision of new paths to link with the existing network and local facilities;  b) <del>Does</del> not significantly increase traffic pressure on school or commuter traffic sensitivity areas; and  c) <b>apply the principle of ‘least restrictive access’ to enable mobility wherever possible</b> designed to takes into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health, applying the principle of ‘Least Restrictive Access’.  d) encourage the use of <del>incorporates</del> facilities to promote the use of low emission vehicles <b>by</b> including an appropriate standard of passive electric vehicle charging points built into individual dwellings and charging points within on-street parking areas.
<b>CF 6 Footpaths, and Bridle-Ways.</b>	Residents	<i>Support, particularly for safer walking routes and improved connectivity between settlements.</i>	<b>Comment: Noted</b> <b>Recommendation: None</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: None</b>
<b>CF 7 Digital Infrastructure, Resilience and Investment</b>	Residents	<i>Supported as essential to modern rural living and economic resilience.</i>	<b>Comment: Noted</b> <b>Recommendation: None</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: None</b>
<b>CF 8 Mobile Signal Infrastructure</b>	Residents	<i>Supported, with mobile coverage seen as basic infrastructure for community resilience and business.</i>	<b>Comment: Noted</b> <b>Recommendation: None</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: None</b>
<b>HOUSING</b>			

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<b>Objectives</b>	Residents	<p><i>Housing attracted the highest level of uncertainty (around 55% agree, with some disagreement and a substantial 36% “don’t know” group. This reflects support for meeting local needs, combined with concern about infrastructure and the limits of neighbourhood plans in shaping market delivery.</i></p> <p><i>Residents accepted the need for housing but questioned:</i></p> <ul style="list-style-type: none"> <li>• <i>Infrastructure capacity, particularly drainage and sewage.</i></li> <li>• <i>How the NDP can influence the open market.</i></li> <li>• <i>The balance between greenfield and brownfield development.</i></li> </ul> <p><i>A further cross cutting issue was raised which is not currently addressed clearly within CC8, HCD3, NEL6, H1, H4 and H6, namely the long term sustainability of water supplies and water quality. A resident noted that, in a rural area, new build and infill development is increasingly relying on private boreholes rather than mains supply. With climate change expected to increase weather extremes, they argued that both groundwater availability, and groundwater quality, are under growing pressure. They therefore asked that planning policies explicitly take water resource constraints into account, with safeguards for existing users, and an evidence based approach to cumulative impacts, warning that unmanaged growth in boreholes could, over time, make some locations effectively uninhabitable, with associated environmental harm.</i></p> <p><i>The same concerns were extended to non mains foul drainage, particularly additional septic tanks, soakaways, and similar systems, with residents highlighting potential impacts on land capacity, groundwater contamination risk, and overall water cleanliness. They recommended stronger policy safeguards to ensure that any further development demonstrates that sustainable water supply, and satisfactory foul and surface water management, can be achieved without harm to existing supplies or the wider environment.</i></p>	<p><b>Comment:</b> Sewerage, sewage treatment and water supply adequacy are issues are generally addressed through national policy, the Cornwall Climate Emergency DPD, and the development management practices of the local planning authority. For planning decisions, sewerage and wastewater capacity can be a material consideration. Local planning authorities are expected to consider the availability and capacity of infrastructure as part of decision making, although there are important practical limits on how far capacity concerns alone can justify refusal. Developers generally have a legal right to connect to public sewers under Section 106 of the Water Industry Act 1991. The usual legal position is that “insufficient capacity” is not, by itself, a valid basis for a sewerage undertaker to refuse a connection and therefore refusal of planning permission based solely on general “capacity concerns”, without firm evidence and without exploring deliverable mitigation, is often vulnerable at appeal and is relatively uncommon. Because of this, local planning authorities often manage sewerage risk through planning obligations, ‘grampian’ conditions, and phasing, rather than refusal. A ‘grampian’ condition is a specific type of planning condition that is negative in its wording. Instead of telling a developer what they must do, it tells them what they cannot do until a specific event happens - usually an action that is outside of their direct control (such as infrastructure upgrades by a water company).</p> <p>With regard to water supply In the Cornwall context, inadequacy is rarely a basis for a flat refusal on its own. Most commonly it is a ‘local inadequacy’ issue managed through delivery mechanisms such as phasing, or negatively worded conditions, provided there is a reasonable prospect of the infrastructure being delivered within the life of the permission. Reliance on a private water supply remains relatively common in rural Cornwall.</p> <p>Cornwall Council has a regulatory function for private water supplies, under the Private Water Supplies (England) Regulations 2016, and Drinking Water Inspectorate guidance underpins local authority duties around risk assessment, monitoring, and enforcement.</p> <p>For planning, the practical expectation is usually,</p> <ul style="list-style-type: none"> <li>• evidence of yield and reliability, including dry weather performance,</li> <li>• water quality risk and treatment, where needed,</li> <li>• management and maintenance arrangements,</li> <li>• confirmation that the supply is lawful and capable of meeting household needs.</li> </ul> <p><b>Recommendation: These are all matters dealt with through national and Cornwall policy and procedure and cannot be influenced through the NDP.</b></p>
	CC Neighbourhood Planning	See the Comment in the General Section above.	<b>Recommendation: No Change.</b>
<b>H1 Infill, Rounding-Off and</b>	Residents	<i>Supported in principle, but residents raised strong concerns that cumulative infill could worsen drainage and create new flooding risks, particularly where there is no mains sewerage and development relies on septic tanks and</i>	<b>Comment:</b> Drainage and water supply issues have been dealt with in preceding sections of this report.



1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
Brownfield Land Development		<p><i>soakaways. Respondents noted that historic reliance on private wells and natural infiltration has already been undermined, and that additional wastewater discharge could further affect groundwater, environmental quality, and potentially health.</i></p> <p><i>They also highlighted increasing surface water run-off linked to hardstanding, especially tarmacked drives associated with recent housing. In Higher Downgate, residents described how rainwater from development on the higher side of the lane now sheds rapidly onto the road, where there is little or no land drainage infrastructure, apart from a gutter on the lower side and only limited under-drainage near Downgate Hill. This, they argued, is already putting properties on the lower side at greater risk of flooding, and would be exacerbated by further infilling, even in locations where flooding would not normally be expected, such as slopes around Kit Hill.</i></p> <p><i>Residents questioned why the originally agreed red line development boundaries appear to have been overridden, and asked for a clear explanation of what evidence or decision-making process led to the revised approach.</i></p> <p><i>They also sought clarification on references to “brownfield” sites, noting that there is no local record of heavy industrial land use beyond the 19th century Luckett mining activity. Respondents therefore asked what land is being classed as brownfield, on what basis, and whether historic mine workings or associated land uses are being conflated with previously developed land in policy terms.</i></p>	<p>With regard to the removal of the originally proposed Development Boundary, strong advice from Cornwall Council and other professional sources was accepted that, in light of appeal decisions elsewhere in Cornwall affecting extant development boundaries in adopted neighbourhood plans, together with the current out of date status of the housing policies in the Cornwall Local Plan, it was highly unlikely that retention of a development boundary in the Stoke Climsland Neighbourhood Development Plan would prove successful. In those circumstances, it was considered more robust to focus instead on directing development towards the existing settlements, supported by strong criteria-based policies to ensure that any proposals are sustainable in social, economic and environmental terms, and are appropriate in form, scale and location so that they remain commensurate with the character, function and capacity of the settlements concerned.</p> <p>‘Brownfield sites’ does not necessarily mean ‘derelict’ or unused sites, and do not include old mine workings, but can include more modern buildings and sites for which a new use is being sought. The more precise term is Previously developed land: or PDL as defined in NPPF.</p> <p><b>Recommendation: Insert a box alongside Policy H1 giving the NPPF definition of PDL as follows</b></p> <p><b>Previously developed land:</b> Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</p>
	CC Neighbourhood Planning	<p>Highlights that the draft NDP does not allocate sites for new housing, and advises that under the revised NPPF this could reduce the weight given to neighbourhood plan policies that define development boundaries, or otherwise constrain housing growth, where these are considered to unduly restrict housing delivery. <b>This particularly applies to policies that seek to restrict housing supply – the policy content limiting housing growth to infill and rounding off are likely to carry significantly less weight in any NDP that does not allocate specific sites for housing.</b> Also the settlement areas shown on Maps 9 to 11 may carry limited weight in decision making if the Plan does not positively plan to meet local housing needs.</p> <p>Suggests minor amendments.</p>	<p><b>Comment: See the Comment in the General Section above.</b></p> <p><b>Recommendation: Amend Policy H1 as follows:</b></p> <p>d) Incorporates <b>or connects to</b> safe and convenient pedestrian and / <b>or</b> cycle connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of an existing community; and .....</p>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
H2 Open Areas of Local Significance	Residents	<i>Concerns echoed those raised under Local Green Space designations, particularly around consultation and private land.</i>	<p><b>Comment:</b> It is not practical nor usual practice to consult a wide range of landowners for policies of this sort.</p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Similarly to the above comments, as this policy seeks to restrict housing growth, it may be given only limited weight in accordance with the provisions in the revised NPPF.	<p><b>Comment:</b> The NDP specifically states that: <i><b>It is important to note that the OALS designation does not rule out necessary development but does set more precise criteria for the design of developments to ensure that they preserve the openness and landscape character that makes the OALS important to local people.</b></i> It is not excessively restrictive on housing development.</p> <p><b>Recommendation:</b></p>
H 3 Housing Mix	Residents	<p><i>Strong support was expressed for housing that better meets local needs, particularly:</i></p> <ul style="list-style-type: none"> <li>• <i>Homes for young working families, including genuinely affordable options and opportunities for affordable self build.</i></li> <li>• <i>Downsizing options, enabling older residents to remain independent locally.</i></li> <li>• <i>A broader mix of dwelling types, moving away from “one size fits all” provision.</i></li> </ul> <p><i>Respondents emphasised that housing policy should prioritise need and affordability for local families, single people, and young people, and should shift away from treating homes primarily as investment assets. Several comments highlighted the idea of “housing progression”, starter homes for younger households, larger homes as families grow, then more compact, easier to manage homes later in life.</i></p> <p><i>There were also suggestions to widen the built form considered appropriate, including town house style development with three storeys, a greater proportion of semi detached homes, and some higher density “condo style” or apartment formats where suitable, rather than focusing mainly on detached dwellings.</i></p> <p><i>Some comments noted that increasing the supply of smaller homes could help those under-occupying larger properties to downsize, potentially releasing family-sized homes to the market.</i></p> <p><i>Finally, some residents questioned whether a blanket restriction on land for new homes would be compatible with meeting affordable and local market needs. They argued that small greenfield parcels can sometimes deliver lower cost homes, including single dwelling self builds, and that policy wording should explicitly prioritise “young working families” within affordable housing objectives, given their importance to sustaining the rural economy and community life.</i></p>	<p><b>Comment:</b> The housing mix policy is grounded in a careful assessment of local need, drawing on Census data, the HomeChoice register, local survey evidence, affordability analysis, tenure and occupancy data, housing need, market demand, self and custom build demand, and the needs of older people. The Housing Evidence Report also reflects relevant national and local policy requirements, including the need to provide a mix of housing for different groups and the specific support given in national policy to affordable housing, self and custom build, and rural exception sites.</p> <p>The NDP does not impose a blanket restriction on land for new homes. Rather, it seeks to ensure that any housing delivered responds to evidenced local needs and to the character and capacity of the parish. The evidence report expressly recognises national policy support for rural exception sites, including affordable housing to meet identified local needs and community-led or self-build approaches where appropriate.. See the housing evidence report at <a href="https://ndpstokeclimsland.co.uk/wp-content/uploads/2025/03/SCNDP-Appendix-4-Evidence-Report-Part-4-HOUSING.pdf">https://ndpstokeclimsland.co.uk/wp-content/uploads/2025/03/SCNDP-Appendix-4-Evidence-Report-Part-4-HOUSING.pdf</a></p> <p><b>Recommendation: No change.</b></p>
	CC Neighbourhood Planning	Note that there may be limitations in the new NPPF that will restrict the ability to set policy relating to housing types / mix.	<p><b>Comment: Noted</b></p> <p><b>Recommendation: No Change</b></p>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
	CC Public Health	Suggests inclusion of this in NDP: <i>Housing for vulnerable groups can improve social, behavioural, and other health related outcomes and improve the quality of life for residents.</i>	<b>Comment: Noted</b>  <b>Recommendation: Add further paragraph to justifying text as follows: Housing that is suitable for vulnerable groups can improve quality of life and help deliver better social, behavioural and wider health outcomes. Appropriate, secure and well located homes can support independence, reduce stress and isolation, improve access to care and support networks, and contribute to better physical and mental wellbeing for residents.</b>
<b>H 4 Rural Exception Affordable Housing Sites</b>	Residents	<i>Supported where genuinely meeting local need, particularly for young families and self-build opportunities.</i>	<b>Comment: Noted</b>  <b>Recommendation: None</b>
	CC Neighbourhood Planning	Fine although note that affordable self-build is not a preferred form of housing for our affordable housing team.	<b>Comment: Noted.</b>  <b>Recommendation: No change.</b>
<b>H 5 Infill Within Hamlets and Small Groups of Dwellings.</b>	Residents	<i>Supported cautiously, with emphasis on environmental limits and infrastructure constraints.</i>	<b>Comment: Noted</b>  <b>Recommendation: No changed.</b>
	CC Neighbourhood Planning	Fine – although changes in NPPF may impact this policy once the final version of the NPPF is published	<b>Comment: Noted</b>  <b>Recommendation: No changed.</b>
<b>ECONOMY AND EMPLOYMENT</b>			
<b>Objectives</b>	Residents	<p><i>Overall support was strong, with approximately 82 percent agreeing. Residents broadly supported growth that sustains the parish as a working community, rather than one shaped primarily around commuting or visitor activity.</i></p> <p><i>However, respondents asked for clearer explanation of how the parish's four traditional, distinctive economic strengths, agriculture, tourism, mining, and fishing, can be supported to evolve and modernise, alongside opportunities from emerging technologies. Comments suggested the Plan should better set out practical routes for strengthening these sectors, for example through diversification, skills, innovation, and better quality local employment.</i></p> <p><i>A related theme was the desire to improve job quality and progression, so that locally important roles are respected as careers rather than seen as low paid, transactional work. One comment compared hospitality culture in France and Italy, where service roles can be longer term professions, and suggested the parish should aim to support conditions that enable more stable, skilled, and valued employment within its core industries.</i></p>	<p><b>Comment:</b> The NDP is a land use plan and cannot directly influence business decisions on diversification, skills, innovation, or the quality of employment, except through the planning framework it provides for the location, retention and development of business sites and premises. It does, however, support the provision of land and buildings for business use where appropriate. The supporting text can be updated to reflect the current Cornwall policy context, including the Good Growth Plan, which identifies infrastructure, workspace, business support and skills as key components of Cornwall's future economic strategy, while recognising that many of these matters sit beyond the direct scope of neighbourhood plan policy.</p> <p><b>Recommendation: Add the following to the justifying text of policy EE 1</b></p> <p><b>The Cornwall Good Growth Plan (which builds upon the foundations of the 2017-2030 Strategic Economic Plan) shifts the focus toward a 'nature-positive' and circular economy, emphasizing developments that strengthen local cultural identity and deliver tangible environmental growth. While continuing to foster diverse communities and industry innovation, particularly in high-growth sectors like marine renewables and digital tech, the plan places a renewed priority on equitable rural development. NDP Policy should therefore support new business initiatives that align with this 'Good Growth' framework, aiming to reduce deprivation by providing adaptable, sustainable workspaces for modern manufacturing and innovation to create higher-value, secure local jobs.</b></p>

1. THEME AND POLICY REF	2. NAME/NATURE OF CONSULTEE	3. SUMMARY CONTENT OF COMMENTS	4. STEERING GROUP COMMENT & RECOMMENDED RESPONSE
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
<b>EE 1 New Commercial Space and Business Expansions</b>	Residents	<i>Residents supported economic growth, provided it respects rural character and infrastructure capacity, with recognition of increasing reliance on tourism, alongside the need to manage impacts.</i>	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
<b>EE 2 Rural Business Diversification</b>	Residents	<i>Strong support, particularly for micro-businesses, crafts, and food-related enterprises.</i>	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
<b>EE 3 Rural Tourism Development</b>	Residents	<i>Supported, with recognition of increasing reliance on tourism, alongside the need to manage impacts.</i>	<b>Comment: Noted</b> <b>Recommendation: No changed.:</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
<b>EE 4 Working from Home and Home Based Businesses</b>	Residents	<i>Strongly supported as vital to sustaining the rural economy, reducing commuting, and supporting community life.</i>	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>
	CC Neighbourhood Planning	Fine.	<b>Comment: Noted</b> <b>Recommendation: No changed.</b>




#### Appendix 1: Residents' Comments (As Submitted)

1. Do you agree with the draft Vision and Objectives for the Stoke Climsland Parish Neighbourhood Plan?				
Answer Choices			Response Percent	Response Total
1	Agree		81.82%	9
2	Disagree		0.00%	0
3	Don't Know		18.18%	2
			answered	11
			skipped	0
Please expand on your answer: (5)				

## 1. Do you agree with the draft Vision and Objectives for the Stoke Climsland Parish Neighbourhood Plan?

1	22/11/2025 7:20 AM ID: 285364622	...but I have the same comments throughout.
2	01/12/2025 12:10 PM ID: 285901850	It seems to me that the plan recognises the need to support growth but in a sound and environmentally aware manner. I would consider putting the focus on young people first, not at the bottom of the list ... e.g "Ensuring the best environment for future generations to thrive, prosper and enjoy the unique local features and character of this area ... and create better facilities ... etc."
3	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
4	04/01/2026 4:46 PM ID: 288034148	The draft vision and objectives presented now capture in general the views expressed throughout the protracted development process of nearly 10 years. There remains some element of doubt in respect of sections attempting to align with Cornwall Local Plan which could be compromised under forthcoming National Legislation within the proposed Planning & Infrastructure Bill and Land Use Framework.
5	05/01/2026 4:18 PM ID: 288075251	it's comprehensive

## 2. Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?

Answer Choices			Response Percent	Response Total
1	Agree		72.73%	8
2	Disagree		9.09%	1
3	Don't Know		18.18%	2
			answered	11
			skipped	0



Please expand on your answer: (8)

1	22/11/2025 7:20 AM ID: 285364622	Generally, but I think we should be protecting land that is, or is able to be, used for farming...so NOT using it for solar farms and instead making sure that ALL new properties built have solar panels on the roof...and indeed push designers to place roofs so that they have a clear south facing elevation. Policy CC4 relates...but I hope it would push against using land that could/should be used for farming.
2	22/11/2025 10:52 AM ID: 285368849	The omission of water power as a clean, renewable, environment-friendly source of natural energy is glaring. In Cornwall in particular, historically, we were far more dependent on it. Probably up to 25% of our energy for agriculture and industry could have been derived from this source!
3	27/11/2025 11:49 PM ID: 285757977	The climate-nature emergency is the greatest threat to humanity and I am pleased to see that the neighbourhood plan addresses this unequivocally. There is much that we can do as individuals and as a parish to address the threat of climate change and build resilience. In the absence of strong political leadership at a national and international level (due in large part to cynical lobbying by vested interests together with a poor grasp of basic science on the part of too many politicians) it is vital that concerned individuals and communities do everything they can to address the challenge. As an example I took part in the Zero Carbon Homes Project, and I have just invested in an air source heat pump to replace my LPG heating and hot water system based on advice and knowledge gained from the project. As more people engage with such initiatives, meaningful change will start to happen. The science is clear and unequivocal so I would ask that the Parish Council maintains a strong and unambiguous stance on this subject.
4	29/11/2025 7:04 PM ID: 285851968	Policy CC7 should explicitly permit replacement option of wood with uPVC frames as long as the local character is preserved. Disappointed to see no mention of public EV charging zones ; Luckett car park for example.
5	01/12/2025 12:10 PM ID: 285901850	The thoughts on renewable energy look sensible and realistic. I would add affordable to the list of features.
6	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
7	04/01/2026 4:46 PM ID: 288034148	Agree in principal but find solutions very unambitious, generic in detail and in danger of not meeting the originally declared or recently revised targets set within Cornwall Council Climate Emergency. No reference in this section is made toward key emitters of Transport & Waste - each private, public or business, with only brief reference to the largest offender within Energy and SCPC Carbon Homes Retrofir Project. Renewables solutions continues to not recognise Biomass Heating opportunities, Ground & Air Source Heat Pumps or even heat generating solar roofing tiles - referencing PV as the only option.

## 2. Do you agree with the draft Objectives and Policies for the CLIMATE CHANGE theme?

		Similarly no acknowledgement of geo-thermal / hot rocks opportunities becoming commercially viable option. However the largest gap in policy objective is the failure to identify the role of agriculture can and does play in balancing the carbon footprint through natural sequestration within cropping patterns and tree and hedgerow land management. Each needing policy support both through National and Local government plus an evolving Green Finance Market.
8	05/01/2026 4:18 PM ID: 288075251	Yes agree in parts a very well put together but my opinion CC6 as to removing Oil from the equation with no replacement other than electricity leave everyone vulnerable to no or very little alternative. Making everything electric - "never put all your eggs in one basket"  CC7 Windows - if they look like originals that is ok  CC8 drainage has been always a problem all over - to be able to separate clean water from dirty would be great but costly to implement.



## 3. Do you agree with the draft Objectives and Policies for the HERITAGE AND DESIGN theme?

Answer Choices		Response Percent	Response Total
1	Agree		81.82%
2	Disagree		0.00%
3	Don't Know		18.18%
		answered	11
		skipped	0

Please expand on your answer: (6)

1	22/11/2025 7:20 AM ID: 285364622	Generally, but I think we should be protecting land that is, or is able to be, used for farming...so NOT using it for solar farms and instead making sure that ALL new properties built have solar panels on the roof...and indeed push designers to place roofs so that they have a clear south facing elevation.  Policy CC4 relates...but I hope it would push against using land that could/should be used for farming.
2	29/11/2025 7:04 PM ID: 285851968	Glad to see that Luckett Mine (CIC) World Heritage Site is extended protection under HCD1.
3	01/12/2025 12:10 PM ID: 285901850	Absolutely ! You only get original features once. If you destroy or tinker with the rich heritage of Cornwall you can't get it back.
4	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
5	04/01/2026 4:46 PM ID: 288034148	Agree in principal but find it odd that reference is made to our WHS - area 10 status but not of the similar area designation of the Tamar Valley National Landscape (AONB). One other area of concern is the reference to 'future extensions and repairs' to LB's and Conservation Area properties being harmed or less sensitive treatment - it would be better phrased as sympathetic consideration need be adopted in reference to economically available building materials to best match their listing conditions. The classic example being Delabole or Rag Slates. Current DEFRA policy on traditional stonehedges and Cornish Banks reflects just this point where originally locally Quarried stone is no longer available.
6	05/01/2026 4:18 PM ID: 288075251	Heritage to be able to put non intrusive panels on roofs would be a bonus It is important to maintain a balance in design past and new.

## 4. Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT AND LANDSCAPE theme?

Answer Choices		Response Percent	Response Total
1	Agree		81.82%
2	Disagree		9.09%

#### 4. Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT AND LANDSCAPE theme?

3	Don't Know		9.09%	1
			answered	11
			skipped	0



Please expand on your answer: (9)

1	22/11/2025 7:20 AM ID: 285364622	<p>Generally, but I think we should be protecting land that is, or is able to be, used for farming...so NOT using it for solar farms and instead making sure that ALL new properties built have solar panels on the roof...and indeed push designers to place roofs so that they have a clear south facing elevation.</p> <p>Policy CC4 relates...but I hope it would push against using land that could/should be used for farming.</p>
2	22/11/2025 10:52 AM ID: 285368849	"Dark skies". Generally, within the parish, we have a relatively low lights problem. But a glaring (literally) exception is the light pollution from the Duchy College. From the Downgate vantage, there is a nightly glow in the sky over the College, and in particular from a floodlight in one of the cattle yards at West Coombeshead.
3	27/11/2025 11:49 PM ID: 285757977	It is vital that we protect nature. The UK is one of the most nature-depleted countries in the world and many native species are at risk of extinction. It is disappointing that the Planning and Infrastructure Bill currently progressing through parliament will water down biodiversity net gain and other planning protections. Ecosystems are irreplaceable and it is vital that local plans protect nature as far as they are able. I hope that strong local policies to protect nature will act as a counterbalance to misguided national policy.
4	29/11/2025 7:04 PM ID: 285851968	Particularly support the dark skies policy NEL5.
5	01/12/2025 12:10 PM ID: 285901850	<p>The wonderful natural landscape brings joy to those lucky enough to see it and appreciate it. Socially, we need to see future generations seeing, treasuring and absorbing the lanscape rather than being glued to screens and bombarded with online slush !</p> <p>Create more opportunities for young people to get out and about in the great outdoors.</p>
6	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
7	04/01/2026 4:46 PM ID: 288034148	<p>Agree in principal but find it unusual not to reference the contribution and influence of the 25 farm business within the parish managing over 75% of the natural environment and landscape. Currently working together in collaboration within the DEFRA funded Stoke Climsland Farm Cluster, with additional projects contracted with both Tamar Valley National Landscape &amp; Westcountry Rivers Trust - measures noted in point 2.</p> <p>However one area of concern within this theme revolves around 'green spaces and access land' - noted as huge amounts, we question why the desire to identify and add even more when challenging private landowners and individuals. We note that even Cornwall Council Highways have expressed some reservations.</p> <p>In reference to the NDP planning policy and BNG do we assume that by introducing a requirement to submit a biodiversity metric gain plan and a green infrastructure framework will have legal consent as currently the overriding NPPF policy does not extend to sites under 10 developments of which the parish rurality seldom exists&gt;</p> <p>It is also of interest that a policy to seek to protect existing trees wthin the Cornwall Design Guide is highlighted - does this indicate measures beyond TPO and would it notcontravene the council's own Forest4Cornwall comprehensive tree planting programme, as well as DEFRA countryside stewardship schemes, FIPL and the English Woodland Planting Grants - all of which are subject to EIA &amp; VIA assessments .</p> <p>Finally a suprise to see no reference to Corwall Council declared Environmental &amp; Ecological Emergency in reference to either the 30 BY 30 International commitment or C&amp;IOS adopted Local Nature Recovery Strategy, of which the TV NL has committed support wthin our parish.</p>
8	05/01/2026 3:52 PM ID: 288073318	<p>Subject: Formal Objection to Proposed Open Space / Local Green Space Designation</p> <p>Stoke Climsland Sports and Social Club objects to the proposed designation of the Sports Field as Open Space / Local Green Space within the Neighbourhood Development Plan.</p> <p>The Sports Field is privately owned land, belonging to the Duchy of Cornwall, and is leased to Stoke Climsland Sports and Social Club. It is actively used for organised sport, including junior football and summer cricket. Stoke Climsland Sports and Social Club is a members only club and the committees of the teams which use the club are members, which allows them to use the field and pavilion for their team games.</p> <p>At no point has the Club been consulted by the Neighbourhood Development Plan Steering Group regarding any proposed designation, nor has the Club been contacted by the Duchy of Cornwall to indicate that such a designation was under consideration. The Club therefore queries whether the Duchy of Cornwall, as landowner, has been formally consulted as required.</p> <p>There is a widely held but incorrect belief within the parish that the field is a public recreation ground and that unrestricted dog walking is permitted.</p> <p>While the Club has, at times, taken a pragmatic and informal approach to incidental recreational use when the field is not in sporting use, this has already resulted in significant problems with dog fouling. This presents a clear health and safety risk, particularly to children using the field for organised sport.</p> <p>Designation of the field as Open Space or Local Green Space risks reinforcing the misconception that the land is a public recreational area. This would materially undermine the Club's ability to control access, manage gates and boundaries, and address ongoing dog fouling issues, especially given the proximity of neighbouring residential properties.</p> <p>In addition, the seating area and small parcel of land outside the field gate are also private land, leased and maintained entirely by the Sports and Social Club, and should not be treated as public space.</p>

#### 4. Do you agree with the draft Objectives and Policies for the NATURAL ENVIRONMENT AND LANDSCAPE theme?

		<p>For these reasons, the Club formally objects to the proposed designation and requests that the lack of consultation, private ownership, active sporting use, and associated management and safety implications be fully reconsidered.</p> <p>On a personal level, I was not consulted about the designation of a local green space on my land on the verge of the road running up the hill into Stoke Village, and I do not think that my neighbours were either. While it is unlikely that this will ever be developed, due to the nature of the land, it does indicate that maybe other owners have not been consulted. The playing field at Downgate belongs to the Duchy and Rowden field belongs to the Horse Riding association. In addition I believe that the land at the junction of the road at the school end of Kyle Cober is private land, not belonging to the Parish or to highways.</p>
9	05/01/2026 4:18 PM ID: 288075251	<p>Adding to this subject Our23 Parish Farmers have joined up together to strengthen these issues. Stoke Climsland Farm Facilitation Group which is headed up by the Westcountry River Trust and in conjunction with the Duchy College - we are learning different techniques from each other discovering what works well and what does not. Over the last 5 years we have completed Carbon Footprints so as to improve on farm practices. And have had Ecological surveys done on all farms, looking how to improve Biodiversity. Working together we are stronger - Our present Mapping system will show what collectively we have all achieved over the years, this should be completed this year 2026. "Slow the Flow" this has been a great achievement with over 300 mm of rainfall in December with the aid of a "Sward Lifter" (supplied by Tamar Valley FiPL) and forming "Leaky dams" to slow the flow. We work with each other to achieve this wonderful landscape we have in the Parish. Which we are out to preserve and keep for future generations. To be able to design new developments to keep our parish looking great.</p> <p>Also we have the Tamara "Coast to Coast path" running through the Parish.</p>

#### 5. Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES & INFRASTRUCTURE theme?

Answer Choices		Response Percent	Response Total
1	Agree		81.82%
2	Disagree		0.00%
3	Don't Know		18.18%
		answered	11
		skipped	0

Please expand on your answer: (6)

1	22/11/2025 10:52 AM ID: 285368849	Where is the public parking in Stoke village?
2	01/12/2025 12:10 PM ID: 285901850	Good to see areas for younger people are being addressed along with areas where people can be "free to roam". When we moved here, our surveyor highlighted the need to have independent transport as the local services would limit independence as the years go by. For the older population a focus on transport links, mobile services (medical, banking, shopping) for villages might be good.
3	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
4	04/01/2026 4:46 PM ID: 288034148	<p>Agree in principal but need to strengthen the ambition of the policy to support the local facilities &amp; access across the parish not just Stoke Climsland village alone.</p> <p>The post office &amp; stores are highlighted as essential on several fronts - should we include an objective policy to cover any alternative community plans if the PO &amp; Stores were to cease trading? Also remember that a large footfall comes from within Duchy College students during term times.</p> <p>Provision and enhancement of community play areas and equipment are correctly highlighted and need to be sited and maintained where need arises - ie. each of the X3 major settlements. Likewise the policy should also consider the needs of the more senior members of our community in the form of bench, tables and other forms of recreational facilities around the parish.</p> <p>Finally a clearer wording of the objective to support all community facilities within the parish beyond highlighting the problems and issues of building maintenance and improvement would be beneficial - First hand experience with Parish Hall.</p>
5	05/01/2026 3:52 PM ID: 288073318	There appears to be no reference to the Parish Hall or the scout hut and facilities.
6	05/01/2026 4:18 PM ID: 288075251	<p>The Scouts Hut and Church have not been identified in 5.7 which should be as scouts are young people and valued. All facilities are voluntary run.</p> <p>not sure if it fits here or somewhere else.</p> <p>Local green spaces I think this should be for Parish council owned properties as depicted in appendices. You state that the banks leading to village is 1.65Ha (3 Football pitched)? I think the point is placed in wrong place</p>




## 5. Do you agree with the draft Objectives and Policies for the COMMUNITY FACILITIES & INFRASTRUCTURE theme?

Private land should not be included - but only If you have had confirmation that they are willing - do not presume they have received/read/understood or were at the property when informed.

We must keep repairs to roads up to date by informing CC on a regular basis. It will encourage more cyclists to ride when by roads are good.

CF5 like the one car per bedroom



## 6. Do you agree with the draft Objectives and Policies for the HOUSING theme?

Answer Choices			Response Percent	Response Total
1	Agree		54.55%	6
2	Disagree		9.09%	1
3	Don't Know		36.36%	4
			answered	11
			skipped	0

Please expand on your answer: (7)

1	22/11/2025 7:20 AM ID: 285364622	Generally, but I think we should be protecting land that is, or is able to be, used for farming...so NOT using it for solar farms and instead making sure that ALL new properties built have solar panels on the roof...and indeed push designers to place roofs so that they have a clear south facing elevation.  Policy CC4 relates...but I hope it would push against using land that could/should be used for farming.
2	22/11/2025 10:52 AM ID: 285368849	But an increasing problem within the parish, in the outlying hamlets like Downgate, is the lack of a sewerage system. All this development is reliant on the land being able to cope with the drainage from septic tanks, which is the only alternative to a dedicated system. Once-upon-a-time, most houses in the parish, like mine, relied on a well for their water. This would no longer be possible. That doesn't bode well for the environment or our health! In the same way, surface run-off is also an increasing problem, and now poses a flood risks to habitation that never existed in the past. In Higher Downgate, all the housing development along the higher side of the lane, with extensive tarmacked drives, means every shower immediately drains on to the lane, in which there is no provision for land drainage, except a gutter alongside the lower side of the lane. This now threatens all the properties on the lower side of the lane with flooding. Only a small section, approaching Downgate Hill, has any surface water under-drainage. This is a totally inadequate provision, and will be exacerbated by any more "infilling" on the higher side of the lane. "Flooding" of domestic properties on the slopes of Kit Hill should not ordinarily be a problem! So housing development should consider this aspect alongside all other considerations.
3	27/11/2025 11:49 PM ID: 285757977	It's important that housing policy addresses need and affordability through prioritising housing that is appropriate for local families, single people and young people. We need to move away from viewing housing as an investment asset and towards a housing policy that meets people's need for a decent and secure home.
4	01/12/2025 12:10 PM ID: 285901850	Maybe consider different types of housing for different needs and also consider housing progression e.g starter homes moving on to more space inside and outside as families grow then more compact, easier living places so people can remain independent as the years march on. Personally, i don't think one size fits all. I like the location choices - infill spaces or add on the edges, not "new towns".  As an alternative to new build, how about restoring, modernising and saving older, empty or abandoned properties ? Turning bigger properties into multiple, smaller residences ?
5	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
6	04/01/2026 4:46 PM ID: 288034148	Agree in principal but unsure how the NDP can influence the open market. Question why the agreed original red line development boundaries have been overridden. Further clarification needed on how we now appear to have brownfield sites when no heavy industry has been recorded beyond the mine working of 19th century Lockett - protected sanyway by WHS status. Was consideration given to encourage an objective to higher storey dwellings beyond single and double as seen in town house developments. Also semi detached, multiple condo style versus stand alone properties. Finally not sure how an NDP policy ban on land for new homes would support the provision to meet affordable and local market needs when often small parcel greenfield sites lend to such especially single dwelling self-builds.
7	05/01/2026 4:18 PM ID: 288075251	I feel we should be actually putting the words "Young Working Families" to the front of social housing if we want to keep our economy going, they are a very important part of rural family life and future volunteers for our community. And very important to have Young Working Families have affordable self builds. All policies Are Great

## 7. Do you agree with the draft Objectives and Policies for the ECONOMY & EMPLOYMENT theme?

Answer Choices			Response Percent	Response Total
1	Agree		81.82%	9
2	Disagree		0.00%	0
3	Don't Know		18.18%	2
			answered	11
			skipped	0

Please expand on your answer: (4)

1	01/12/2025 12:10 PM ID: 285901850	<p>Generally agree but would like to see more explanation of how the four traditional and unique core areas* can be developed along with emerging tech being added.</p> <p>* agriculture, tourism, mining and fishing</p> <p>Much could be done to make these respected jobs not just hourly paid jobs. For example - in France and Italy waiters and bar staff are more of a lifestyle and career and less of a transactional, minimum wage job.</p> <p>Is there already a hot desk hub in Callington tucked away near the B&amp;M car park ? Could this be more widely promoted for those who don't have offices to go to ?</p>
2	10/12/2025 11:52 AM ID: 286575288	With the exception of my comments in Para 8 below.
3	04/01/2026 4:46 PM ID: 288034148	<p>Fully agree with policy and objectives.</p> <p>Would add good road access and highway maintenance of rural lanes equally important.</p> <p>Connectivity including evolving mobile network coverage also vital.</p> <p>Rural economy remains the key driver if to maintain a balanced parish community lifestyle - we are not a living museum or commuter hinterland.</p>
4	05/01/2026 4:18 PM ID: 288075251	<p>EE1 EE2 EE3 EE4 are great we need to have growth within our parish to be able to survive. We have a large amount of micro businesses ie. crafting and small start up catering - amazing add on's to our community.</p> <p>We are getting more reliant on tourism</p>

## 8. Is there anything further that you would like to add? Please be brief:

Answer Choices			Response Percent	Response Total
1	Open-Ended Question		100.00%	11
1	20/11/2025 10:28 AM ID: 285214266	<ul style="list-style-type: none"> <li>We were extremely disappointed to see no reference in the NDP to the local primary school (Stoke Climsland Primary School – a popular school that serves both the immediate area as well as attracting pupils from further afield), and very little reference to the Duchy College despite the fact that it is noted that it is 'the largest employer in the area'. We would recommend the NDP be amended to more clearly reference the educational provision in the local area and its importance to attracting families, working people and new businesses to the local area (helping to ensure the sustainability of Stoke Climsland and the surrounding area well into the future)</li> <li>We would recommend that consideration is given as to whether the NDP should include planning policies that will support the long term viability of the school and Duchy college (e.g., support for more housing and facilities for families and young workers - though we do accept that by increasing supply of 1 and 2-bedroom houses, this may encourage those under-occupying larger family homes in the area to downsize, freeing up larger homes for families to move into).</li> </ul>		
2	22/11/2025 7:20 AM ID: 285364622	The related documents posted through doors were very clear, thank you.		
3	22/11/2025 10:52 AM ID: 285368849	From many points of view (ergonomics, road safety, the environment) the massive transhumance of school children from outlying and surrounding villages, including Callington, to and from Stoke Primary School twice a day is outrageous. My children used to walk from Downgate to Stoke (old school)at times. We could never risk that nowadays!		
4	27/11/2025 11:49 PM ID: 285757977	N/A		
5	29/11/2025 7:04 PM ID: 285851968	Very detailed, well thought out, systematic and clearly presented.		
6	01/12/2025 12:10 PM ID: 285901850	<p>Pictures speak louder than words. Maybe more diagrams, photographic examples, artists impressions and less words ?</p> <p>Particularly for younger residents who are used to consuming faster moving, more graphic representations.</p>		

**8. Is there anything further that you would like to add? Please be brief:**

		A project for students at local schools or colleges ?	
		VOX pops are good to - can we quote people and examples from the local surveys and feedback ?	
7	10/12/2025 11:52 AM ID: 286575288	Yes there is an item that has not been considered and cuts across CC8, HCD3, NEL6, H1, H4 and H6. That is sustainability of water supplies. As we are in a rural area there is an increasing reliance on Bore Holes for new builds / in fill housing to name but a few. As climate change makes our weather more extreme the pressures on ground water both quantity and quality are under increasing pressures. This must be taken into account on any new planning with safeguards put in place for existing users as the long term consequences of extra bore holes may make some areas uninhabitable due to greed or poor planning as well as the environmental impact. This also goes for additional Septic tanks and the pressures they put on the land and cleanliness of our water.	
8	04/01/2026 4:46 PM ID: 288034148	Access & connectivity section was missing but we have include comments to effect in question 7. In general a satisfactory document detailed in 92 pages - maybe an executive summary at beginning could add value and better comprehension. Hope in that if adopted by referendum the backbone of the plan can be used as a basis for any future review post the now less than 5 years remaining to 2030.	
9	05/01/2026 3:52 PM ID: 288073318	no	
10	05/01/2026 4:18 PM ID: 288075251	A well put together project - in our opinion a few tweaks - good luck	
11	12/01/2026 11:10 AM ID: 288587368	NO	
		answered	11
		skipped	0

**Appendix 2: Statutory Undertakers' Comments (As Submitted)**

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
CC Neighbourhood Planning	CC1	Sustainable Design and Low Carbon Heat	Fine
CC Neighbourhood Planning	CC2	Local Energy Storage	Fine
CC Neighbourhood Planning	CC3	Community Led Renewable Energy	Fine
CC Neighbourhood Planning	CC4	Wind energy	Map 2 needs a key. I have also asked for expert comment on the policy.
CC Neighbourhood Planning	CC5	Ground Mounted Solar PV	I think this really mirrors the requirements in the CEDPD and could be removed?
CC Neighbourhood Planning	CC6	Transition from oil and gas	This does not add any detail to policy SEC1 and could be removed.
CC Neighbourhood Planning	CC7	Window replacement	fine
CC Neighbourhood Planning	CC8	SUDs	fine
CC Neighbourhood Planning	CC9	Flood Management	This does not really add to the policy in the CEDPD and could be removed.
CC Neighbourhood Planning	HCD1	The WHS	This does not add to existing local plan policy and could be removed.
CC Neighbourhood Planning	HCD2	Heritage, Cornish Distinctiveness and Design	Fine.

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
CC Neighbourhood Planning	HCD3	General Design Principles	<i>Provides sufficient car parking in line with the standards set out in Cornwall Council guidance<sup>2</sup>, to realistically meet demand (including residents, visitors, delivery and work vans), in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised [1].</i>
CC Neighbourhood Planning	NEL1	GI	Map 3 – it may also be worth identifying the national landscape (AONB) on this map.  Policy fine
CC Neighbourhood Planning	NEL2	Habitat and Biodiversity	Fine
CC Neighbourhood Planning	NEL3	Trees and Hedgerows	Fine
CC Neighbourhood Planning	NEL4	Landscape	Fine  1. Development proposals outside the boundaries of the Cornwall National Landscape (formerly Cornwall AONB) and the Cornwall and West Devon Mining Landscape World Heritage Site (WHS) will be supported where they demonstrably respect and safeguard the setting, character, and special qualities of these designated landscapes.  2. Proposals must also demonstrate that they take account of, and where possible enhance, the characteristic and distinctive landscape features of Stoke Climsland Parish, the setting and significance of heritage assets, and key viewpoints and vistas from, across, and within the Parish’s settlements, as shown on Map 4.  3. Proposals <b>will be supported where they demonstrate how they:</b> <del>will only be supported where it can be clearly demonstrated that they:</del>  a) Conserve and enhance the natural beauty, scenic quality, and special characteristics of the National Landscape, and the Outstanding Universal Value (OUV), authenticity, and integrity of the WHS, including important long views to and from both designations;  b) Are of a scale, design, layout, use, materials, and appearance that harmonise with the surrounding landscape and do not detract from the character, tranquillity, or visual setting of the National Landscape or WHS;  c) Avoid or adequately mitigate cumulative adverse effects, including increased traffic, lighting, noise, visual clutter, or other urbanising influences that could harm landscape quality, dark skies, or rural character;  d) Have fully considered relevant guidance in the NPPF, Natural England’s National Landscape guidance, and the Duty of Regard under Section 85 of the Countryside and Rights of Way (CROW) Act 2000, together with the current National Landscape Management Plan, when assessing potential impacts on the National Landscape’s setting;  e) Have fully considered guidance from the NPPF, Historic England, UNESCO, and the World Heritage Site Management Plan, when assessing potential effects on the setting of the WHS;  f) Are informed by and integrate with the local landscape pattern, topography, and settlement form of the Parish, drawing design inspiration from local materials, building traditions, and landscape character; and

<sup>2</sup> [https://www.cornwall.gov.uk/media/ktngnu4d/cornwall-parking-standard\\_2023.pdf](https://www.cornwall.gov.uk/media/ktngnu4d/cornwall-parking-standard_2023.pdf)

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>g) Protect important local views and landscape features identified in the NDP, maintaining the Parish's rural character, visual quality, and sense of place.</p> <p>Applications must be accompanied by a proportionate Landscape and Visual Impact Assessment (LVIA) or equivalent visual appraisal where proposals are likely to affect the setting of the National Landscape or WHS.</p>
CC Neighbourhood Planning	NEL6	Dark Skies	Fine
CC Neighbourhood Planning	NEL7	Water Quality	As this policy simply defers to national policy, I don't think it is necessary and could be removed.
CC Neighbourhood Planning	CF1	Protection and enhancement of community facilities	Fine
CC Neighbourhood Planning	CF2	Local Green Spaces	Fine – well evidenced in the LGS assessment.
CC Neighbourhood Planning	CF3	Key recreational and Sports Facilities	Fine
CC Neighbourhood Planning	CF4	Transport and Highways	<p>Broadly fine. I think e) is a bit difficult to interpret – what do you mean by 'addresses the needs of groups with protected characteristics'? and how would that be delivered through development. I think if you add 'where appropriate' to the start of the clause, that will help.</p> <p>2. part b should include 'where appropriate' – not all commercial premises will need to unload / load or store significant stock or equipment.</p>
CC Neighbourhood Planning	CF5	Development Layout, parking and links	<p>1. <del>new residential development should</del> <i>Development will be supported where it:</i></p> <p>a) <del>seek to</del> <i>maximises opportunities for safe walking and cycling to services and facilities, including the provision of new paths to link with the existing network and local facilities;</i></p> <p>b) <del>Does</del> <i>not significantly increase traffic pressure on school or commuter traffic sensitivity areas; and</i></p> <p>c) <del>apply the principle of 'least restrictive access' to enable mobility wherever possible</del> <i>designed to takes into account the needs of groups with protected characteristics, particularly those with age-related infirmity, disability and/or poor health, applying the principle of 'Least Restrictive Access'.</i></p> <p>d) <del>encourage the use of</del> <i>incorporates facilities to promote the use of low emission vehicles</i> <del>by</del> <i>including an appropriate standard of passive electric vehicle charging points built into individual dwellings and charging points within on-street parking areas.</i></p> <p>2. <i>Proposals for major development will be supported if, in addition to the above criteria:</i></p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>a) The layout is designed to comply with the Manual for Streets and the Cornwall Local Plan, this should include measures with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, private vehicles.</p> <p>b) Appropriate traffic calming measures are provided within, alongside, or off site on roads approaching the site [1].</p> <p>c) Any shared spaces or surfaces are designed to take into account the needs of people with visual impairment.</p>
CC Neighbourhood Planning	CF6	Footpaths and Bridle Ways	Fine
CC Neighbourhood Planning	CF7	Digital Infrastructure, Resilience and Investment	Fine
CC Neighbourhood Planning	CF8	Mobile signal infrastructure	Fine
CC Neighbourhood Planning	H1		<p>d) it may not always be possible to provide cycle connectivity.</p> <p>Note that as Cornwall cannot demonstrate a 5 year land supply of housing, some of the housing policies in the Local Plan and in NDPs no longer carry weight in planning decisions. This particularly applies to policies that seek to restrict housing supply – the policy content limiting housing growth to infill and rounding off are likely to carry significantly less weight in any NDP that does not allocate specific sites for housing. This is reinforced in the draft NPPF that is currently out for consultation.</p> <p>1. Proposals for residential development at the settlements of Stoke Climsland, Venterdon, Luckett and Downgate as shown on the Proposals Maps 4, 5 and 6 will be supported <i>where</i> the proposal:</p> <p>a) Is at a scale that is proportional to the size of the settlement and commensurate with and will help to support and enhance the social and community facilities available in the Parish; and</p> <p>b) Respects the setting, form, character, natural and historic environment of the settlement and the criteria set out in NDP Policies relating to Heritage, Cornish Distinctiveness and Design, and the Natural Environment and Landscape; and</p> <p>c) Contributes to the mix of housing types and tenures needed by the community of the Parish; and</p> <p>d) Incorporates <i>or connects to</i> safe and convenient pedestrian and /or cycle connectivity to key community facilities and services within the settlement which provide the means for residents of new developments to physically and socially become part of an existing community; and</p> <p>e) Is either:</p> <p>i. an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside, or</p> <p>ii. a rounding off scheme, which involves the rounding off the settlement, is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside, or</p> <p>iii. the development of previously developed land within or immediately adjoining the settlement of a scale appropriate to the village, or</p> <p>iv. a conversion of a building that is structurally suitable, that retains its rural and historic features and that does not cause detriment to the residential amenity of any existing or neighbouring dwellings.</p> <p>2. Elsewhere residential development will not be supported unless it is:</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>a) for a rural exception scheme in accordance with Policy 9 of the Local Plan; or</p> <p>b) for the replacement or subdivision of dwellings; or</p> <p>c) the reuse of suitably constructed redundant, disused or historic buildings; or</p> <p>d) temporary accommodation for workers to support established and viable rural businesses; or</p> <p>e) Full time agricultural and forestry and other rural occupation workers where there is an essential need; or</p> <p>f) ‘Regenerative, Low Impact Development’ in accordance with CEDPD Policy AL1; or</p> <p>g) small scale infill within established hamlets and small groups of dwellings that complies with NDP Policy H4.</p>
CC Neighbourhood Planning	H2	OALS	<p>Similarly to the above comments, as this policy seeks to restrict housing growth, it may be given only limited weight in accordance with the provisions in the revised NPPF – we will set out in a revised Interim Policy Statement how we expect NDP policies to be impacted by changes to the NPPF once changes are confirmed.</p> <p>1. Open Areas of Local Significance are defined adjacent to the settlement areas of Stoke Climsland Village, Venterdon and Downgate.</p> <p>2. Development in the Open areas of Local Significance under will be only supported where it is located and designed to maintain the OALS visual separation, openness and landscape character through:</p> <p>a) Locating structures where they will be viewed against existing built form;</p> <p>b) Retaining the proportion and scale of built structures and the space between them;</p> <p>c) Incorporation of design elements characteristic of the neighbourhood area.</p> <p>d) Conservation and restoration of traditional Cornish Hedge and hedgerow boundary treatments, following established and historic boundary lines;</p> <p>e) Use of appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character (incorporating, wherever appropriate,</p> <p>f) Enhancements to the landscape character); and</p> <p>g) Avoiding interference with obvious wildlife corridors and incorporating additional links.</p> <p>h) Respecting the character or setting of heritage assets and historic routes located between settlements.</p>
CC Neighbourhood Planning	H3	Housing Mix	<p>Note that there may be limitations in the new NPPF that will restrict the ability to set policy relating to housing types / mix.</p> <p>1. Proposals for residential development are encouraged to 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 should include:</p> <p>a) A mix of smaller one and two bedroom homes for the young and elderly Family homes of two and three bedrooms, designed as lifetime homes that are fully accessible or readily adaptable for disabled or elderly people, on parts of the site with generally level access. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019.)</p> <p>b) Homes that provide enhanced opportunities to ‘work from home’</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>c) Supported accommodation or extra care units in one and two bedroom units for the elderly and/or disabled, particularly where there is good access for residents to village facilities.</p> <p>2. When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment. Provision should include an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes.</p> <p>3. Proposals that include self-build or self-finish serviced plots to be offered at a discount to selfbuilders in local housing need will be supported, subject to a legal agreement that the dwelling remains available to local people in need in perpetuity.</p> <p>4. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% discounted market housing when there is a requirement for the tenure)'.  <p>5. To enable affordability within the local housing market shared-ownership homes provision should be offered, subject to site viability, at the lowest share possible, with the target being at 25% or less.</p> <p>6. To meet the needs of the community on or below local average households, the rented portion should maximise the proportion of 1 and 2 bedrooomed units in socially rented tenure taking into account the current assessed housing need for the parish.</p> </p>
CC Neighbourhood Planning	H4	Rural Exceptions	Fine although note that affordable self build is not a preferred form of housing for our affordable housing team.
CC Neighbourhood Planning	H5	Infill in hamlets	Fine – although refer to our interim statement for any changes that may impact this policy once the final version of the NPPF is published
CC Neighbourhood Planning	EE1	New commercial space and business expansion	fine
CC Neighbourhood Planning	EE2	Farm diversification	fine
CC Neighbourhood Planning	EE3	Rural Tourism	fine
CC Neighbourhood Planning	EE4	WFH	Fine
Tamar Valley National Lands cape Service			<p>Thank you for your email.</p> <p>My sincere apologies for the lateness in sending this response. I regret that I have not have capacity to review this plan in further detail and do justice to the great time that the community have invested in their Neighbourhood Development Plan.</p> <p>We made previous detailed comments back in July last year.</p> <p>The only additional comments I would make at this stage is that the NDP should refer to the updated duty under s.85 of the CRoW Act to 'seek to further the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty' (National Landscapes). The National Landscape Association has provided some helpful guidance as to what this means in practice which can be viewed <a href="#">here</a> and from DEFRA <a href="#">here</a> .</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>The Tamar Valley National Landscape Management Plan is being updated and planned for adoption in June 2026.</p> <p>I hope this advice is helpful to you and assist you in developing the Stoke Climsland Neighbourhood Development Plan.</p>
CC Wellbeing & Public Health			<p><b>Key Summary of suggested mitigations:</b></p> <p><b>[Provides an interesting table of well being and health data for the Altarnum and Stoke Climsland Electoral Division, plus a structured review of how the neighbourhood plan incorporates healthy place-making principles. Its purpose is to identify where the Plan supports health and wellbeing outcomes, where there may be gaps, and how planning policies on design, housing, transport, food and the environment may influence the physical, mental and social wellbeing of the community. It is attached at Annex A]</b></p> <p>This NDP provides good policies for neighbourhood design including walking and cycling infrastructure and biodiversity net-gain. The NDP also mentions clear policies for housing stock including the provision of affordable housing and a range of mixed tenure including homes readily adaptable for disabled and/or elderly residents particularly as the area has higher rates of adults providing 50+ hours of unpaid care (3.10%) than the rest of England (2.63%). However, the NDP could benefit from a few mitigations to improve the health and wellbeing of all residents.</p> <ul style="list-style-type: none"> <li>- Consider other public realm improvements such as street lighting which can help perceptions of safety and in turn improve social participation, supports physical activity, and encourages mobility among older adults.</li> <li>- Consider how the NDP can encourage provision of healthy and affordable food in the area including food growing and access to healthier food. Access to healthier food is evidenced in in <i>Public Health England's Spatial Planning for Health Framework (2018)</i> to increase fruit and vegetable consumption, improves dietary behaviours among children, and in turn can improve mental health and wellbeing, support the maintenance of a healthier weight and reduce the risk of cardiovascular disease and type two diabetes. This includes supporting residential developments which propose allotments alongside adequate green space. Best practice would be using The National Allotment Society's 21<sup>st</sup> century allotments in new development's guide which recommends 250 square metres as the basic template for the subdivision of allotment land where appropriate. The area has higher rates of food insecurity (7,675) than the rest of Cornwall (11,514) according to Priority Places for Food Index Rank.</li> <li>- Consider how the NDP could encourage residents to use active travel to work and/or school especially as children aged 10 to 11 in the area have higher levels of obesity (20.69%) than the rest of Cornwall (19.49%). Active travel to work and school as noted in <i>Public Health England's Spatial Planning for Health Framework (2018)</i> can increase the number of residents who walk or cycle, support social participation among older adults, and increase physical activity. This directly benefits health and wellbeing by decreasing the risk of cardiovascular disease, reducing body mass index (BMI), and improving mental wellbeing. Dutchy College- Stoke Climsland and Stoke Climsland Primary School is also located in Stoke Climsland.</li> </ul>
National Highways			<p>Thank you for providing National Highways with the opportunity to comment on the pre-submission version of the Stoke Climsland Neighbourhood Development Plan. We hope a response via email is acceptable.</p> <p>National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 and A38 trunk roads which pass some distance to the north and south of the parish respectively. However, it is noted that the A388 passes through the Plan area and provides a direct connection to the SRN at A30 Launceston to the north and A38 Carkeel to the south.</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>Whilst we consider that the Plan's proposed policies are unlikely to lead to a scale of development which would adversely impact on the safe and efficient operation of the SRN, we would nonetheless wish to note that any large scale proposals for development which have the potential to impact our network would be expected to be supported by a transport assessment which should consider the operation of the SRN in line with national planning practice guidance and DfT Circular 01/2022 "The strategic road network and the delivery of sustainable development". Where proposals would result in a severe congestion or unacceptable safety impact, mitigation will be required in line with current policy.</p> <p>These comments do not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.</p>
SPORT ENGLAND			<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p><a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 104 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England’s Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(Please note: this response relates to Sport England’s planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>
NATURAL ENGLAND			<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p><b>Natural England does not have any specific comments on this draft neighbourhood plan.</b></p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in <a href="#">Natural England's Standing Advice on protected species</a> .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission <a href="#">standing advice</a>.</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>
<p>DUCHY OF CORNWALL</p>			<p>Thank you for sharing the draft proposal for the Stoke Climsland Neighbourhood Development Plan and for bringing it to our attention that Duchy of Cornwall land has been included within these draft proposals. As a significant landowner within the Parish, the Duchy has developed a close and longstanding relationship with the Parish Council, and we appreciate the constructive engagement that has taken place over many years.</p> <p>The Duchy is supportive of neighbourhood development planning in principle and recognises the important role these plans play in shaping locally distinctive and sustainable communities. The PreSubmission Draft NDP is a well written and comprehensive document which we support in substantial part. However, such plans must be prepared in accordance with national policy and clearly evidenced.</p> <p><b>Following review of tire documents provided to us, I write to formally object to the proposed designation of the land detailed below as Local Green Space (LGS):</b></p> <ul style="list-style-type: none"> <li>• Site Reference 11 Verges alongside hill into Stoke Village</li> <li>• Site Reference 22 Land Between Kyi Cober and West Country Rivers Trust</li> <li>• Site Reference 30 Tree Belt North of Kyi Cober Parc</li> </ul> <p>This objection is made on planning policy grounds and in reference to the National Planning Policy Framework (NPPF), which sets out clear criteria for the designation of Local Green Space. It is our view that the land in question does not meet the required tests for LGS designation and its inclusion would be inconsistent with national policy.</p> <p><u>Site Reference 11 Verges alongside hill into Stoke Village</u></p> <p>The areas to the south of the sewage treatment works are within the Duchy's ownership and fall within tire lease of Duchy Home Farm. The site is located outside of the proposed settlement development boundary and does not function as a space serving the local community. The nature of the land makes it inaccessible by foot as there are no footpaths or safe stopping points and is identified in the Green Space Assessment as having no recreational value to the community. The land is directly adjacent to a road and is subject to traffic noise, and associated disturbance and cannot reasonably be described as tranquil or having richness of wildlife, as confirmed by the Green Space Assessment.</p> <p>The land is currently managed for agriculture and the proposed designation would place unnecessary restrictions on the way the land can be managed. Effective land management requires flexibility to respond to environmental, agricultural and operational needs and a designation as LGS would severely limit this flexibility and the ability of the Duchy and its tenants to manage the land responsibly.</p> <p>On the basis that this site meets only two of the criteria for demonstrating it is special and of particular local significance, we ask that the part of this site within the Duchy's ownership is removed from the draft proposal. No objection is made to the verges included within this site that are not within the Duchy's ownership.</p> <p><u>Site Reference 22 Land Between Kyi Cober and West Country Rivers Trust</u></p> <p>This site is within the Duchy's ownership and is leased to West Country Rivers Trust.</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>The land forms part of a privately managed commercial premises and is not accessible to, or used by, the wider local community. The land is an integral operational component of the lease and contributes directly to the viability and function of the tenants of the Kyi Cober Business Units. Designation as Local Green Space would introduce unnecessary restrictions on the use of the site.</p> <p>The Green Space Assessment confirms that the site does not meet the criteria for being demonstrably special or holding particular local significance and it is on this basis that we ask that it is removed from the draft proposals.</p> <p><u>Site 30 Tree Belt North of Kyi Cober Parc</u></p> <p>This site is within Duchy's ownership and is a small copse of broadleaved woodland that includes Ash trees at risk of Ash Dieback, which a progressive disease necessitating ongoing and potentially extensive tree management. The site is also within very close proximity to a high voltage power line.</p> <p>The Green Space Assessment does not provide sufficient evidence to demonstrate this site meets the criteria for LGS and does not consider the practical consequence of a designation on its management. We request that this land be removed from the draft proposals.</p> <p>For the reasons set out above, the proposed designation of the three sites as Local Green Space is not justified and with the criteria set out in national planning policy not being clearly satisfied. It is on this basis that they should be removed from the draft Neighbourhood Development Plan for Stoke Climsland.</p> <p><b>I respectfully request that the designation is reconsidered and that the plan is amended accordingly.</b></p> <p>Proposed inclusion of Duchy of Cornwall land as Key Recreation Spaces and Sports Pitches within the Stoke Climsland Neighbourhood Development Plan</p> <p><b>On reviewing the documents, we note that it is proposed that a number of sites within the Duchy's ownership are designated as Key Recreation Spaces and Sports Pitches. These include:</b></p> <ul style="list-style-type: none"> <li>• Holmbush Woods</li> <li>• Sheba Woods</li> <li>• Excelsior Woods (Deerpark Woods)</li> <li>• Greenscombe Woods</li> <li>• Playing Field, Venterdon</li> <li>• Venterdon Allotments</li> <li>• Lockett Playground</li> </ul> <p>I am writing to request that the Parish Council removes the Duchy's woodlands from the list of key recreational spaces within the proposed Neighbourhood Development Plan and that they are not designated.</p> <p>These woodlands are actively management for commercial forestry purposes. Its primary function is timber production, which involves periodic harvesting, use of heavy machinery and restricted access during operations. These activities are incompatible with the expectations and safety requirements of a designated recreational space.</p>

STATUTORY RESPONDENT	REF	POLICY	RESPONDENTS COMMENTS
			<p>Commercial forestry operations present clear health and safety risks to members of the public and designating these areas as recreation space may create unrealistic expectations of unrestricted access and place unacceptable liability burdens on the Duchy as landowner and other users of the woodland in connection to its commercial uses. Whilst the Duchy does provide permissive access to a significant proportion of its commercial woodland, in addition to the existing Public Rights of Way, these additional permissive rights are not permanent to allow effective and safe management of the woodland and its inclusion within the Neighbourhood Development Plan risks misleading the local community.</p> <p>Greenscombe Wood is a designated Site of Special Scientific Interest (SSSI) and is home to the rare heath fritillary butterfly. Its management is in partnership with Natural England and other partner organisations, and pressures from increased or promoted recreational use could directly conflict with existing management plans and conservation objectives and risk deterioration of the protected features of the site.</p> <p><b>For these reasons, I respectfully request that the Parish Council reconsider this designation and removes the Duchy's woodlands from the list of key recreational spaces within the proposed Neighbourhood Development Plan.</b></p>
Parochial Church Council			<p>Many thanks for your letter of 16th November concerning the designation of green spaces for the Stoke Climsland Neighbourhood plan.</p> <p>I know it has been a lot of work and it is good to see the Plan is in the final stages.</p> <p>The churchyard is indeed a space of great importance to the local community and that is recognised, not only by the local church but also by the wider Church of England and, as such it does already have protections as both as a sacred space and one that is open to the general public. As it is already protected, the PCC and the wider Diocese does not consider it necessary to designate the churchyard as a notifiable green space within the Parish Council Neighbourhood plan. However, we are very happy for the Plan to state that 'In addition to the notifiable green spaces within this plan, the Community also has access to the Churchyard of Stoke Climsland Parish Church which is already protected as a sacred and public space by the Church of England'.</p> <p>I hope you can understand why we have taken this position - we are fully supportive of all you are doing with the Neighbourhood plan but adding further protection of the churchyard space through the Neighbourhood plan could complicate things - for example I'm sure the community wouldn't want big holes dug into the ground in the green spaces protected by the Neighbourhood Plan - but we have to do that in the churchyard!</p> <p>The church recognises the importance of the churchyard to the wider community and takes that responsibility very seriously. As well as maintaining it well, we have invested in wild flower spaces and the new Memorial garden as place for the local community to reflect. The biggest threat to the churchyard is the amount of work required to maintain it in such an exceptional state of repair. We have several challenges in 2026 including the replacement of the ride on lawn mower and finding additional manpower. We have really welcomed the support of the Parish Council in the past and are likely to need more support in the future, but that is another matter and I am sure we will be in touch again next year.</p>

annex 1 CC structured review of how the neighbourhood plan incorporates healthy place-making principles.

Principle:	Modifiable Feature (s): check those included	Evidence (from planning application) OR IF NOT INCLUDED PROPOSED EVIDENCE BASED RECOMMENDATION IN RED:	Impact of principle:	Health Outcome:
Neighbourhood Design: Enhance Neighbourhood Walkability	Walkability <input checked="" type="checkbox"/> Improve cycling and walking infrastructure <input checked="" type="checkbox"/>	<i>Developments will be supported where they maintain and improve the permeability and safety of pedestrians. Major residential developments will also be supported when they have paths</i>	<ul style="list-style-type: none"> <li>↑social engagement among older adults</li> </ul>	↑mental wellbeing

		<i>for walking and cycling that link to local facilities and accommodate wheelchair access.</i>	<ul style="list-style-type: none"> <li>• ↑ mobility among older adults eg this is through walking and cycling</li> </ul>	<p>↓ in the risk of cardiovascular disease, type 2 diabetes, stroke, mental health problems, musculoskeletal conditions and some cancers</p>
<p><b>Neighbourhood Design:</b></p> <p>Build Complete and Compact Neighbourhoods</p>	<p>Compact neighbourhoods ☒</p> <p>Increased access to facilities and amenities ☒</p>	<i>Developments will be supported where through landscaping schemes, layout access, and public open space provision, the proposal contributes to the connectivity, maintenance, and improvement of the green infrastructure network.</i>	<ul style="list-style-type: none"> <li>• ↑ physical activity</li> <li>• ↑ physical activity among older adults</li> </ul>	<p>↓ Body mass index (BMI)</p> <p>↓ road traffic collisions</p>
<p><b>Neighbourhood Design:</b></p> <p>Enhance connectivity with safe and efficient infrastructure</p>	<p>Improved street connectivity ☒</p> <p><b>Public realm improvements e.g. street lighting</b> ☐</p>	<i>Proposals will be supported which provide a well-designed public realm, increase the range of everyday facilities and services within reasonable walking distance of residential area and encourage the use of active travel or public transport. <b>Street lighting can improve perceptions of safety, increase physical activity, and support social engagement.</b></i>		
<p><b>Housing:</b></p> <p>Increase Provision of Affordable and Diverse Housing</p>	<p>Provision of diverse housing types ☒</p> <p>Provision of Mixed-use affordable housing ☒</p> <p>Provision of affordable rental housing ☒</p>	<i>Residential development will be supported when they provide a mixture of formats, sizes, and tenures of dwellings to ensure a range of housing choice. This includes a mixture of smaller 1 and 2 bedroom homes, family homes of 2 and 3 bedrooms and homes readily adaptable for disabled or elderly people. The affordable housing proportion of development proposals should comprise 50% social rented and 50% intermediate housing. 25% first homes should be provided when there is a requirement. All First Home provision should be offered at a discount of 50% of market value and shared ownership home provision should be offered.</i>	<ul style="list-style-type: none"> <li>• ↑ in physical activity</li> <li>• ↑ in safety perceptions among low-income groups</li> </ul>	<p>↑ mental wellbeing</p> <p>↓ in the risk of cardiovascular disease, type 2 diabetes, stroke, mental health problems, musculoskeletal conditions and some cancers</p>
<p><b>Housing:</b></p> <p>Increase Provision of Affordable Housing for Groups with Specific Needs</p>	<p><b>For vulnerable groups</b> ☐</p>	<i>Residential developments will be supported when they propose supported accommodation or extra-care units in 1- and 2-bedroom units for the elderly and/or disabled, particularly</i>	<ul style="list-style-type: none"> <li>• ↑ social, behavioural and health related outcomes</li> <li>• ↑ Mental Wellbeing</li> <li>• ↑ in employment</li> </ul>	<p>↑ psychiatric outcomes</p> <p>↑ quality of life and general health</p>

	For groups with chronic conditions ☒  <b>For those who are experiencing homelessness</b> ☐	<i>where there is good access for residents to village facilities. Housing for vulnerable groups can improve social, behavioural, and other health related outcomes and improve the quality of life for residents.</i>	<ul style="list-style-type: none"> <li>• ↑ engagement with healthcare services</li> <li>• ↓ engagement in risky sexual health behaviours among adults with HIV</li> </ul>	↓ risk of human immunodeficiency viruses (HIV) and sexually infectious disease (STI) transmission
<b>Food Environment:</b>  Provision of healthier, affordable food for the general population	<b>Increase access to healthier food for the general population</b> ☐  <b>Decrease exposure to unhealthy food environments</b> ☐  <b>Increase access to healthier food in schools</b> ☐  <b>Access to retail outlets selling healthier food</b> ☐	<i>Access to healthier food increases fruit and vegetable consumption, improves dietary behaviours among children, and in turn can improve mental health and wellbeing, support the maintenance of a healthier weight and reduce the risk of cardiovascular disease and type two diabetes.</i>	<ul style="list-style-type: none"> <li>• ↑ in fruit and vegetable consumption and healthier eating</li> <li>• ↑ dietary behaviours among children and adolescents in low-income areas</li> <li>• ↑ attitudes towards healthier eating and increased purchasing frequency of healthier foods</li> </ul>	Maintenance of healthier weight  ↓ in the risk of cardiovascular disease, type 2 diabetes, stroke, mental health problems, musculoskeletal conditions and some cancers  ↑ mental health and wellbeing
<b>Food Environment:</b>  Enhance Community Food Infrastructure	<b>Urban food growing</b> ☐  Provision and access to allotments and adequate garden space ☐	<i>The NDP will support development proposals which offers adequate garden space or communal areas for recreation and physical activity for all ages, well-being, and a contribution to self-sufficiency and biodiversity.</i>	<ul style="list-style-type: none"> <li>• ↑ attitudes towards healthier eating</li> <li>• ↑ opportunities for fruit and vegetable consumption, social connectivity, and physical activity</li> <li>• ↑ engagement with healthcare services</li> </ul>	↓ BMI
<b>Natural and Sustainable Environments:</b>  Reduce exposure to environmental hazards	Improve air quality ☒  Decrease exposure to air pollution and excessive noise ☒  Reduce impact of flooding ☒	<i>Development proposals will be supported when wherever possible they contain one or more sustainable drainage systems. This includes incorporating additional biodiversity and recreational benefits. Major residential developments will be supported when they ensure air quality standards are met and any necessary provisions are provided. For any commercial developments</i>	<ul style="list-style-type: none"> <li>• ↑ in physical activity among older adults</li> <li>• ↓ in exposure to particulate matter and other gaseous pollutants</li> <li>• ↓ in exposure to excessive noise.</li> </ul>	↓ risk of chronic obstructive pulmonary disease (COPD) and reduction in risk of out of hospital cardiac arrest  ↓ in infant mortality and improved respiratory function among children  ↓ in lung cancer and ischemic heart disease

		<i>noise regulations and assessments will be supported.</i>		<p>↑ cardiovascular health, bone health, self-confidence, and maintaining a healthy weight</p> <p>↓ in the risk of cardiovascular disease, type 2 diabetes, stroke, mental health problems, musculoskeletal conditions and some cancers</p>
<p><b>Natural and Sustainable Environments:</b> Access to and Engagement with the Natural Environment</p>	<p>Provision of access and engagement opportunities with the natural environment <input type="checkbox"/></p> <p>Aesthetic park improvements <input checked="" type="checkbox"/></p> <p>Participation in physical activity in an outdoor setting <input type="checkbox"/></p>	<p><i>Development proposals will be supported when they support the provision or enhancement of existing community facilities for children and equipment provision for teenagers.</i></p>	<ul style="list-style-type: none"> <li>• ↑ in physical activity among children and older adults</li> <li>• ↑ in motivation to engage in physical activity</li> <li>• ↑ in mobility among older adults</li> <li>• ↑ in social participation among older adults</li> </ul>	
<p><b>Natural and Sustainable Environments:</b> Adaption to the climate change</p>	<p>Prioritisation of neighbourhood tree planting <input checked="" type="checkbox"/></p> <p>Tackle climate change <input checked="" type="checkbox"/></p>	<p><i>The NDP will support developments where the development contributes to a biodiversity net gain as required under Cornwall's Climate Emergency DPD Policy G2. Developments will also be supported where they protect and enhance local wildlife species and habitats and demonstrate how it will deliver a net gain in biodiversity. All developments should also seek to retain and incorporate trees, Cornish Hedges, and hedgerows.</i></p>	<ul style="list-style-type: none"> <li>• ↓ Urban Heat Island effect</li> <li>• ↓ heat and cold extremes</li> </ul>	
<p><b>Transport:</b> Provision of active travel infrastructure</p>	<p>Increased infrastructure of walking and cycle <input checked="" type="checkbox"/></p>	<p>Developments will be supported where they and encourage inter-connected streets.</p>	<ul style="list-style-type: none"> <li>• ↑ active travel among children</li> <li>• ↑ physical activity</li> </ul>	<p>↓ in the risk of cardiovascular disease, type 2 diabetes, stroke, mental health problems, musculoskeletal conditions and some cancers</p> <p>↓ in BMI</p> <p>↓ in risk of pedestrian injury and road traffic accidents.</p>
<p><b>Transport:</b> Provision of public transport</p>	<p>Encourage use of public transport <input checked="" type="checkbox"/></p>	<p><i>Major residential developments will be supported where they promote active travel and public transport access and include a travel plan or travel assessment to mitigate traffic impacts.</i></p>	<ul style="list-style-type: none"> <li>• ↑ mobility</li> <li>• ↑ Social participation among older adults</li> </ul>	
<p><b>Transport:</b> Prioritises active travel and road safety</p>	<p>Prioritise pedestrians and cyclists <input checked="" type="checkbox"/></p> <p>Traffic calming measures <input checked="" type="checkbox"/></p> <p><b>Public realm improvements</b> <input type="checkbox"/></p>	<p><i>Major residential developments will be supported when they use layouts prioritising pedestrians, cyclists, and incorporate traffic calming measures. Appropriate traffic-calming measures and encouraged both within and near development sites.</i></p>	<ul style="list-style-type: none"> <li>• ↑ in active travel uptake</li> <li>• ↑ in walking uptake</li> <li>• ↑ physical activity among older adults</li> </ul>	

		<p><i>The NDP will also support developments which maximise opportunities for safe walking and cycling to services and facilities including new paths to link into existing networks.</i></p>	<ul style="list-style-type: none"> <li>• ↑pedestrian safety</li> </ul>
<p><b>Transport:</b> Enables mobility for all ages and activities</p>	<p>Access to recreational space <input checked="" type="checkbox"/></p> <p><b>Active travel to work and school</b> <input type="checkbox"/></p>	<p><i>The NDP supports proposals which are designed to take into account the needs of groups with protected characteristics particularly those with disability and/or poor health and age-related infirmity. Any development with more than 4 dwellings will also be supported if they have shared spaces or surfaces designed to take into account the needs of people with visual impairment. Major residential developments will also be supported when they encourage the use of active transport.</i></p> <p><i>Active travel to work and school can increase those who walk or cycle, support social participation among older adults, and increase physical activity. This directly benefits health and wellbeing by decreasing the risk of cardiovascular disease, reducing BMI, and improving mental wellbeing.</i></p>	<ul style="list-style-type: none"> <li>• ↑ walking among adolescents</li> </ul>

**Key Summary of suggested mitigations:**

This NDP provides good policies for neighbourhood design including walking and cycling infrastructure and biodiversity net-gain. The NDP also mentions clear policies for housing stock including the provision of affordable housing and a range of mixed tenure including homes readily adaptable for disabled and/or elderly residents particularly as the area has higher rates of adults providing 50+ hours of unpaid care (3.10%) than the rest of England (2.63%). However, the NDP could benefit from a few mitigations to improve the health and wellbeing of all residents.

- Consider other public realm improvements such as street lighting which can help perceptions of safety and in turn improve social participation, supports physical activity, and encourages mobility among older adults.
- Consider how the NDP can encourage provision of healthy and affordable food in the area including food growing and access to healthier food. Access to healthier food is evidenced in in *Public Health England's Spatial Planning for Health Framework (2018)* to increase fruit and vegetable consumption, improves dietary behaviours among children, and in turn can improve mental health and wellbeing, support the maintenance of a healthier weight and reduce the risk of cardiovascular disease and type two diabetes. This includes supporting residential developments which propose allotments alongside adequate green space. Best practice would be using The National Allotment Society's 21<sup>st</sup> century allotments in new development's guide which recommends 250 square metres as the basic template for the subdivision of allotment land where appropriate. The area has higher rates of food insecurity (7,675) than the rest of Cornwall (11,514) according to Priority Places for Food Index Rank.

- Consider how the NDP could encourage residents to use active travel to work and/or school especially as children aged 10 to 11 in the area have higher levels of obesity (20.69%) than the rest of Cornwall (19.49%). Active travel to work and school as noted in *Public Health England's Spatial Planning for Health Framework (2018)* can increase the number of residents who walk or cycle, support social participation among older adults, and increase physical activity. This directly benefits health and wellbeing by decreasing the risk of cardiovascular disease, reducing body mass index (BMI), and improving mental wellbeing. Dutchy College- Stoke Climsland and Stoke Climsland Primary School is also located in Stoke Climsland.