



**STOKE CLIMSLAND PARISH
SUBMISSION DRAFT
NEIGHBOURHOOD DEVELOPMENT
PLAN
2026 TO 2030**



**STOKE CLIMSLAND PARISH NDP
STEERING GROUP FOR THE PARISH
COUNCIL**

The Stoke Climsland Parish Neighbourhood Development Plan has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011, the Planning & Compulsory Purchase Act 2004, the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment. It is required to take into account the National Planning Policy Framework (NPPF) 2024 and the adopted Cornwall Local Plan 2016. It must also take into account the advice given in the National Planning Policy Guidance (NPPG).

Abbreviations Used in this Neighbourhood Development Plan

CAP – Community Area Partnership.

CC - Cornwall Council.

CEDPD - Cornwall Climate Emergency Development Plan Document.

CLP —Cornwall Local Plan.

CNA – Community Network Area.

CRoW – Countryside and Rights of Way Act.

NDP - Neighbourhood Development Plan.

NPPF - National Planning Policy Framework.

NPPG - National Planning Policy Guidance.

PRoW – Public Right of Way.

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FOREWORD

This Neighbourhood Development Plan has been prepared by the community of Stoke Climsland Parish, working in partnership with Stoke Climsland Parish Council, to shape the future of our parish in a way that reflects the aspirations, needs and values of local residents.

Stoke Climsland and its surrounding settlements are rich in landscape, heritage and community spirit. Bounded by the River Tamar and the River Inny, and lying partly within the Tamar Valley Area of Outstanding Natural Beauty and the Cornish Mining World Heritage Site, our parish is a special place with distinct character and identity.

By preparing this Plan, we have taken the opportunity afforded by the Localism Act 2011 for local people to have a direct say in the planning policies that will influence development, conservation and change within our parish. The Plan sets out a clear Vision, supported by Objectives and Planning Policies, for sustainable development to 2030 and beyond, helping to guide decisions on housing, business and employment, community facilities, recreation, heritage, design and the natural environment.

This document has been shaped through extensive engagement and consultation with parish residents, landowners, businesses and organisations over the last 10 years the most recent in 2024/25. It is based on robust evidence and reflects both the shared priorities of our community and the desire to protect and enhance the qualities that make Stoke Climsland Parish a great place to live, work and visit.

If supported at referendum, this Neighbourhood Development Plan will become part of the statutory development plan for Cornwall and will be used by Cornwall Council alongside the Cornwall Local Plan in determining planning applications. It represents our collective commitment to sustainable development, the protection of valued local assets and the enhancement of community wellbeing now and for future generations.

We are grateful to all who have contributed their time, ideas and feedback throughout this process.

Richard Davies
Chair- Neighbourhood Development Plan Committee, Stoke Climsland Parish Council

February 2026

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1. INTRODUCTION

1.1 This document is the Submission Draft Stoke Climsland Parish Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Stoke Climsland Parish and presents planning policies which seek to enable delivery of this Vision and these Objectives.

1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Stoke Climsland NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community, and when it is adopted will be used and acted upon by Cornwall Council Planning Officers, Councillors, Landowners and Developers whilst following the planning process. The NDP itself will provide invaluable local knowledge as well as insight into the community's needs, aims and aspirations.

1.3 The Stoke Climsland NDP runs in tandem with the Local Plan, up to 2030. The Parish Council will review and if necessary update the NDP at an earlier date to take into account the new Cornwall Local Plan likely to be adopted between 2027 and 2029.

1.4 It has been developed through extensive community consultation and is supported by appropriate research and evidence which is referred to throughout. The evidence supporting the NDP can be accessed at [<https://ndpstokeclimsland.co.uk/>]

1.5 A glossary and abbreviations section is included at the back of this document for reference (Section 10).

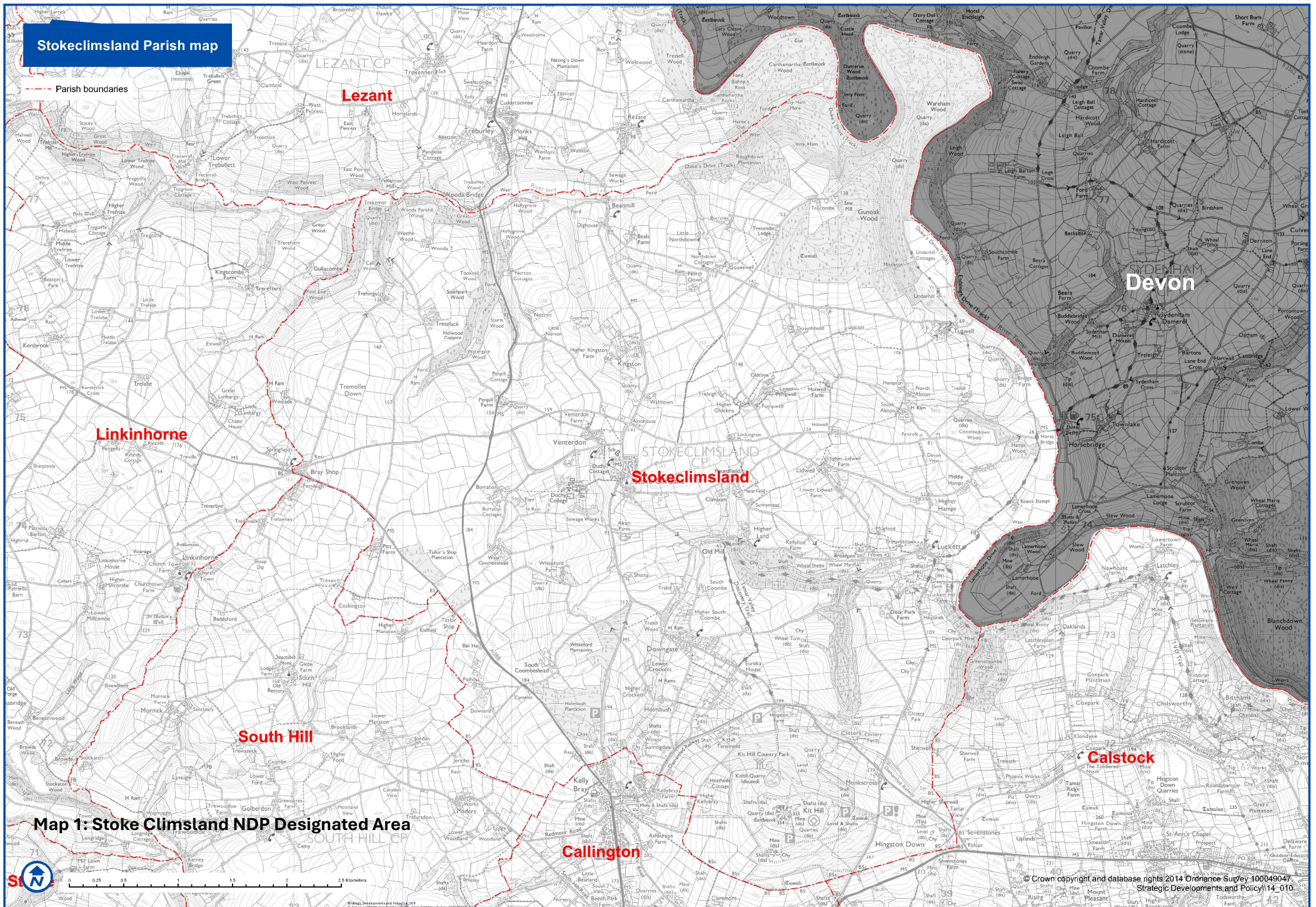
1.6 The Stoke Climsland NDP area was formally designated on 7th Just 2014 by Cornwall Council. It covers the entire area of the Parish as shown in Map 1.

What is included in the Neighbourhood Development Plan?

1.7 The NDP is intended to look forward and respond to the views expressed by the community of Stoke Climsland Parish about current issues that need to be tackled and how the Parish should be shaped in the future. It covers issues such as housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment, and climate change. In doing so it aims to protect and enhance the distinctive character that makes the Parish and its individual villages so special to us today, so that they can be enjoyed by future generations.

QUICK SUMMARY - WHAT IS A NEIGHBOURHOOD DEVELOPMENT PLAN?

- ⇒ **The Neighbourhood Development Plan (NDP) process was introduced through the Localism Act 2011.**
- ⇒ **NDPs can only be prepared by local communities, supported by their Parish Councils.**
- ⇒ **NDPs add a locally prepared lower tier to the suite of planning policy documents that guide planning decision making.**
- ⇒ **NDP policies must relate to the type, location and timetable for development, achieving objectives relating to the characteristics of the area or to specific sites, infrastructure requirements to support planned or supported development, and the design of new development.**
- ⇒ **NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.**
- ⇒ **In doing so, NDPs must ensure that development is 'sustainable' and must address climate change.**
- ⇒ **NDPs must be based on robust but proportionate research and engagement with the local community.**
- ⇒ **NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies.**
- ⇒ **Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account.**
- ⇒ **Stoke Climsland Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.**



2. STOKE CLIMSLAND PARISH NDP – PREPARATION PROCESS

Who wrote the Neighbourhood Development Plan?

2.1 The preparation of the NDP has been led by the Stoke Climsland NDP Steering Group. This group comprises Parish Councillors and members of the local community.

2.2 The NDP must go through a series of stages required by the Government Regulations. These are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community engagement and consultation is heavily emphasised in the process. Details of the consultations carried out so far, and future consultations, are given below in the section headed ‘Consulting the Community’

How is a Neighbourhood Development Plan prepared?

2.3 The NDP has to follow several stages in its preparation, as required by the law and regulations governing the process. The steps involved in producing a NDP are set out below in Table 1. More information on the NDP process is available in ‘How to create a Neighbourhood Plan: Your step-by-step roadmap guide - Locality Neighbourhood Planning’.

2.4 **This document is the ‘Submission Draft’ version of the NDP, amended following comment from the local community, organisations and businesses, and from statutory bodies.**

Why Prepare a Neighbourhood Development Plan for Stoke Climsland Parish?

2.5 Creating an NDP is a significant opportunity to develop a shared vision for our area, to shape, direct and help to deliver sustainable development, by influencing local planning decisions.

2.6 The planning system in England is based on legislation, planning policy and guidance. Policies are instructions that inform what development can and can’t do. National planning policies are set by the government for the whole of England in the National Planning Policy Framework and by Local Planning Authorities for their local areas (in our case, Cornwall Council in the Cornwall Local Plan). The Neighbourhood Plan gives local people greater ownership of the plans and policies that affect their

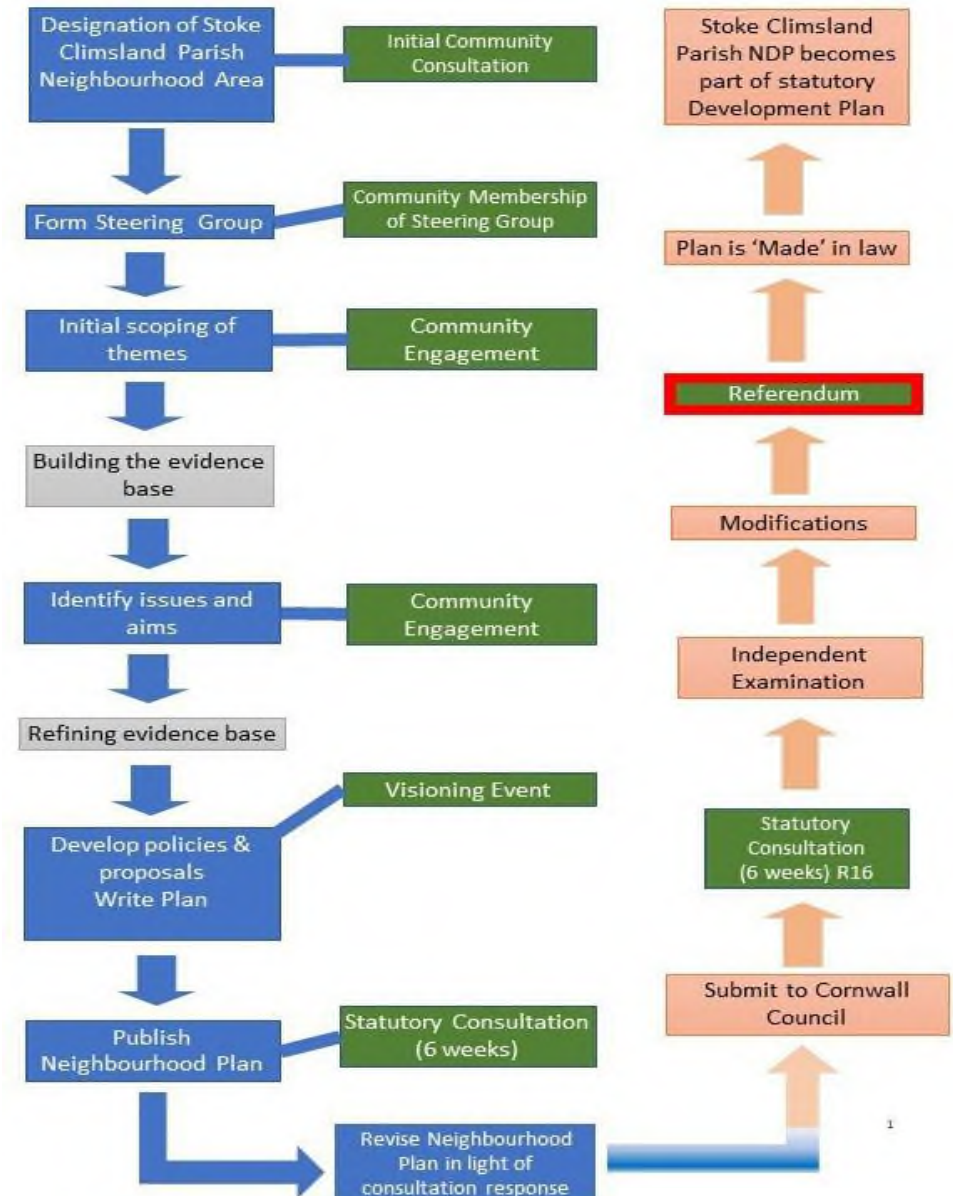


Figure 1: The NDP Process

area. Through the Stoke Climsland NDP, we can set out what we expect from any new development and, importantly, what we want protected and what is deficient and requires enhancement.

2.7 The Levelling Up and Regeneration Act 2023 requires that NDP policies may relate to:

- The amount, type and location of, and timetable for, development in the area;
- The achievement of objectives that relate to the particular characteristics or circumstances of the area, any part of the area or one or more specific sites;
- Any infrastructure requirements, or requirements for affordable housing, from planned or supported development
- The design of development generally or of a particular description, throughout the area, in any part of the area or at one or more specific sites in that area, which should be met for planning permission for the development to be granted.

2.8 The Act also requires that neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.

2.9 The community of Stoke Climsland have decided to develop a 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.

How is the Neighbourhood Development Plan organized?

2.10 The NDP comprises this document supported by online resources. These are the Written Statement [this document] and the supporting online material is the detailed

evidence base.

2.11 The NDP Written Statement is divided into distinct sections:

Section One: Introduction explains the rationale behind producing an NDP as well as the process adopted.

Section Two: Stoke Climsland Parish NDP Preparation Process describes what an NDP is, how one is created, why an NDP has been prepared for our Parish and how it is organized.

Section Three: Stoke Climsland Parish NDP - Supporting Documentation describes where you can find the supporting information on which the NDP is based.

Section Four: National Planning Policy and the Cornwall Local Plan describes the overarching strategic policies that the NDP must be in line with.

Section Five: Our Parish sets out a brief description of the Parish today and summarises the key issues which have influenced our Vision for the future of the Parish.

Section Six: Community Engagement briefly describes the community engagement that has informed the NDP, and links to more detailed analysis.

Section Seven: Key Issues and Implications from the Evidence Baseline summarises the key issues arising from the evidence collected and community engagement and what its implications are for the NDP.

Section Eight: Stoke Climsland parish NDP: Vision & Objectives sets out the Parish's Vision Statement and Objectives, drawn from the preceding analysis.

Section Nine: Policies sets our policies for the control of development, split into themes covering:

- Climate Change
- Heritage, Cornish Distinctiveness and Design
- The Natural Environment & Landscape
- Community Facilities and Infrastructure
- Housing
- Business and Employment

Each theme's policies address the so called 'cross-cutting issues'. These are things like climate change, health and well-being, and environmental sustainability.

This section is structured to be clear on policy justification and intention, and then gives the proposed Planning Policy approach to various forms of development, in a clearly defined box. Following that is a link which leads to an online index of the evidence relevant to the policy involved.

Section Ten: Monitoring and Review describes how the performance of the NDP will be managed and the circumstances in which a review of the NDP may be necessary.

Section Eleven: Jargon Buster explains what the technical terms unavoidably used in this document actually mean.

Section Twelve: Acknowledgments.

What happens next?

2.12 The Plan has been formally submitted to Cornwall Council, which is the local planning authority. At this stage the Neighbourhood Plan begins to influence how future planning applications in the Plan area are considered.

2.13 Further consultations will be held by Cornwall Council, and If Cornwall Council assess the Plan as being in compliance with the laws and regulations governing Neighbourhood Development Plan making, it will arrange for the Plan to be assessed by an Independent Examiner. The Independent Examiner will then recommend whether the Plan can go to a community referendum. At the referendum, all registered electors in Stoke Climsland will be entitled to vote for or against the Plan.

2.14 If the Neighbourhood Development Plan is supported in the referendum, Cornwall Council will formally adopt the Plan after which it will have to be taken into consideration when Planning Officers, Councillors, Inspectors and the Secretary of State determine future Planning Applications

Photo: Stoke Climsland Social Club, Stoke Climsland village.



3. STOKE CLIMSLAND PARISH NDP - SUPPORTING DOCUMENTATION

3.1 The Stoke Climsland NDP is supported by an evidence base which summarises the evidence collected so far in producing the Stoke Climsland Neighbourhood Development Plan (NDP), which has been used as a basis for setting a broad vision, objectives for the NDP and planning policy directions, and which is often referred to in this document.

3.2 The key supporting documents referred throughout this NDP are the ‘Evidence Overview Reports’ which describes the baseline condition in Stoke Climsland Parish, following a set of themes which equate approximately to the themes that might be covered in a Strategic Environmental Assessment.

3.3 The ‘Evidence Overview Reports’ comprise the following appendices which can be seen by clicking on the titles:

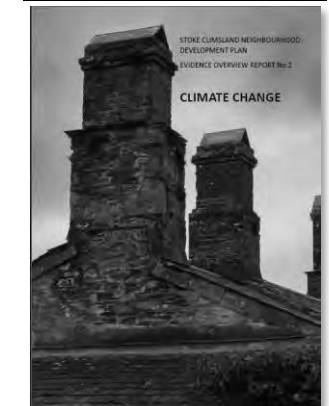
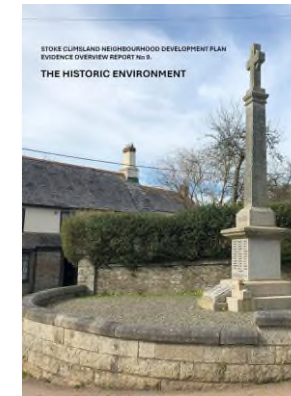
1. [Introduction](#)
2. [Climate Change](#)
3. [Our Community - Population and Community, Health and Wellbeing](#)
4. [Housing](#)
5. [Economy and Employment](#)
6. [Infrastructure and Community Facilities](#)
7. [Green Infrastructure, Biodiversity and Geodiversity](#)
8. [Landscape](#)
9. [Historic Environment](#)
10. [Accessibility and Connectivity \(Transportation\)](#)
11. [Development Boundary Assessment](#)
12. [Local Green Space Assessment](#)

3.4 Each report starts with a policy overview, reviewing the key national, regional and local policies for the topics considered, drawn from the National Planning Policy Framework (NPPF), the Cornwall Local Plan 2016 (CLP), and other relevant documents.

3.5 Next follows the key baseline data for the theme being considered.

3.6 Any relevant community engagement results are then noted.

3.7 The reports complete by drawing on the preceding information to highlight the key issues the Stoke Climsland NDP may need to cover.



Images: NDP Evidence Baseline Reports

4. NATIONAL PLANNING POLICY AND THE CORNWALL LOCAL PLAN

[Click here for Evidence Overview](#)

National Planning Policy Framework

4.1 The purpose of the planning system is to deliver sustainable development, that that helps us meet the needs of the present without compromising the ability of future generations to meet their own needs.

4.2 Sustainable development has three objectives:

- Economic: to help build a strong, responsive and competitive economy
- Social: to support strong, vibrant and healthy communities
- Environmental: to contribute to protecting and enhancing our natural, built and historic environment

4.3 The NPPF says these objectives must be delivered through Plans, which ‘should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’. It therefore sets a presumption in favour of sustainable development and requires that Plans should positively seek opportunities to meet the development needs of the area and be flexible to adapt to rapid change.

4.4 The NPPF goes on to require that Neighbourhood plans support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies.

The Cornwall Local Plan

4.5 The CLP was adopted in October 2016 and lasts to 2030. The CLP which aims to ‘Achieve a leading position in sustainable living.... through a balance of decisions around economic, social and environmental issues’. The CLP Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Stoke Climsland Neighbourhood Development Plan.

4.6 As well as a range of general strategic policies it includes specific objectives relating to the Launceston Community Network Area of which Stoke Climsland Parish is a part:

Objective 1 – Affordable Housing - Enable the provision of affordable housing.

Objective 2 – Employment in Launceston - Sustain and enhance Launceston town’s employment role, through the provision of employment sites and necessary infrastructure.

Objective 3 – Employment Opportunities - Raise the quality and quantity of employment brownfield sites for employment.

Objective 4 – Community Services - Improve the provision of and access to community services and facilities, especially sustainable transport, health services, further and higher education and training opportunities and public open space.

Objective 5 – Infrastructure - To deliver the highway and sustainable transport infrastructure needed to support the delivery of future housing and economic growth and to deliver other infrastructure required for the growth of the area.

Objective 6 – Congestion - Tackle congestion in Launceston.

Objective 7 – Drainage - Improve surface water drainage in Launceston.

Objective 8 – Heritage Assets - Maintain and enhance the area’s heritage assets for the community’s benefit and to enhance the area’s tourism offer.

4.1 Our NDP cannot override the policies established in either document, but it builds on them as appropriate for our Parish. Our plan does so for the following CLP policies:

Policy 2b: Spatial strategy

Policy 3 – ‘Role and function of places’ parts 3 and 4 which allow for development through rounding off, infill and rural exception sites and point to the need to conserve and enhance National Landscapes [AONB]

Policy 4: Shopping, services and community facilities

Policy 5: Business and tourism

Policy 6: Housing mix

Policy 7: Housing in the countryside

Policy 8: Affordable housing

- Policy 9: Rural exception sites
- Policy 10: Managing viability
- Policy 12: Design
- Policy 13: Development standards
- Policy 14: Renewable and low carbon energy
- Policy 15: Safeguarding renewable energy
- Policy 16: Health and well-being
- Policy 22: European Protected Sites – mitigation of recreational impacts from development
- Policy 23: Natural environment
- Policy 24: Historic environment
- Policy 25: Green infrastructure
- Policy 26: Flood risk management and coastal change
- Policy 27: Transport and accessibility
- Policy 28: Infrastructure

4.7 In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase to Cornwall’s housing targets. On 9 January 2025, Cornwall Council announced that its current Local Plan (covering the period to 2030) would be unable to meet these new targets. As a result, the Local Plan’s housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered ‘out of date.’

4.8 NOTE: When the Cornwall Local Plan refresh to 2050 is adopted, this NDP will be reviewed to take its requirements into account.

The Cornwall Climate Emergency Development Plan Document [CEDPD]

4.9 This is an extension to the Local Plan which has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate crisis. The CEDPD was adopted in February 2023. The NDP must also be in general conformity with this document and support its policies.



Photo: Venterdon Bus Stop and Duck Pond

Photo alongside: The former Village Stores, Luckett



Photo below: Spring flowers line the approach to Stoke Climsland Village



5. OUR PARISH & COMMUNITY

[Click here for Evidence Overview](#)

5.1 The Parish comprises 3514 ha (8683 acres) of land with a strong rural character, including a large part within the Tamar Valley National Landscape (formerly AONB) and the Cornwall and West Devon Mining Landscape World Heritage Site. The Parish is dominated by the higher ground along the ridge located on its south and west boundaries running from Hingston Down through Kit Hill and Holmbush up to Tremollet Down. The valley of the River Inny forms the north boundary, with its tributaries running south to a narrow plateau, separated from Kit Hill by the Luckett Stream. To the east the Parish is bounded by the magnificent valley formed by the River Tamar.

5.2 Human settlement in the Parish has existed from the earliest times, as testified by many Bronze and Iron age landscape features. The modern landscape retains large areas of anciently enclosed land in patterns that tell us how the Manor of Stoke Climsland was the centre of a rich agricultural heartland in Saxon and later medieval times. Later, in the 18th and 19th centuries the technology of mining is evident at Luckett and Kit Hill. A large part of the south of the Parish is in the Cornwall and West Devon Mining Landscape World Heritage Site, a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage. Much of the area is also of outstanding natural beauty. There are many listed buildings in the Parish, and locally distinctive building styles.

5.3 The Parish also has a remarkable natural environment, with some areas of a high degree of naturalness, a Site of Special Scientific Interest and extensive Cornwall Wildlife Sites which host an important range of habitat and species.

5.4 Today most of the Parish's population of 1,657 live in the four main settlements, Stoke Climsland, Venterdon, Luckett and Downgate. Population growth has been significantly below Cornwall, regional and national averages and it is ageing rapidly. The proportion of school age has decreased significantly whilst the proportion of 'young workers' is now well below that for Cornwall and England. Conversely, the proportion of 'older workers and early retirees' has grown significantly, with the proportion of the population within the 65+ age range now represents nearly 30% of the community. The population of the Parish is better educated than in comparison to

other areas, and the Parish is attractive to commuters with higher qualifications and better paid jobs in Plymouth, Launceston, Tavistock and Truro.

5.5 Tourism is an important economic activity in the parish, with the potential for further growth focusing on local environment, heritage and culture. The agricultural sector continues to be an important economic activity in the parish supporting a small number of jobs, but there are about 335 jobs in the Parish or very near to it, in activity mainly related to education, support for the local community and businesses in the wider area of East Cornwall.

5.6 Deprivation is proportionately lower than in the rest of Cornwall, the SW and England although the relative isolation from services and housing affordability are problems for some local people. Indeed, house prices in Stoke Climsland Parish have increased by around 490% since 1995. The current housing tenure mix in Stoke Climsland Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors.

5.7 Stoke Climsland Parish has a good level of community cohesion ('community spirit') as is shown by the Old School Community Centre, operated by the Stoke Climsland Community Project, the Stoke Climsland Sports and Social Club, the Stoke Climsland Parish Hall and the Luckett Social Club.

"We are surrounded by beautiful wildlife and open countryside. We have a wonderful centre in the village with a great shop and the best community spirit. A lively, social, caring population".

"The natural beauty of the parish and the locality plus with a strong sense of community that provides facilities and services for all ages and diverse interests. It is not a place of second homes and tourism but a real community with local pride and enterprise".

Comments made in Community Survey

6. COMMUNITY ENGAGEMENT

6.1 A preliminary, or scoping survey, was carried out during the summer of 2014, that asked four key 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?*
4. *What priority you would give to a number of relevant issues?*

6.2 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.

6.3 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’.

6.4 Between 2014 and 2018 various further surveys were conducted, and meetings/drop-in session held with the local community, businesses, young people and others. Detailed information on the findings from this community engagement informed NDP work thereafter. The Evidence Reports also summarise these findings.

6.5 The information gathered told us that the following were topics that the community of the Parish would like the NDP to deal with:

- Community Facilities
- Location/distribution of development
- Open Spaces/Footpaths etc.
- Housing Numbers
- Type of Housing
- Transport/Traffic
- Nature and Landscape
- Recreation/Leisure Facilities
- Historic Environment/Heritage
- Housing Design and Style
- Development of local businesses
- Renewable Energy
- Education/Skills
- Economy/Jobs
- Second Homes/Holiday Homes

6.6 The key message distilled from the engagement process is that local people want the NDP to focus on meeting local needs whilst preserving the essential tranquillity of the area and its distinctive heritage, character and countryside.

6.7 The community of the Parish clearly value its distinct sense of local identity, tranquillity, natural environment, heritage and landscape and its dynamic community

spirit. There is a desire to protect these characteristics, whilst meeting the needs and aspirations of local people, offering an appropriate choice of homes, jobs and community facilities, and contributing to national and international measures to tackle the impacts and causes of the climate crisis.

6.8 A ‘Vision Objectives and Policy Directions Event’ was held on 24th April 2019, attended by an invited audience from key local organisations. This event was used to more finely defining the purpose of NDP and agreeing a broad vision for the future of the Parish at 2030 and beyond.

6.9 Good progress in writing the NDP was made up to early 2021, including a first draft NDP and SEA Scoping Opinion, before the ongoing COVID Pandemic brought work to a halt. Work was recommenced in early 2024, including extensive updates to the evidence material and a community engagement refresh held in April/May 2024.

6.10 Respondents to the refresh thought that the most important things that the Neighbourhood Plan should do, were in weighted ranking order:

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

6.11 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.

6.12 The Submission Draft Stoke Climsland NDP has been amended to accommodate community views submitted at the Regulation 14 stage 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.

7. KEY ISSUES AND IMPLICATIONS FROM THE EVIDENCE BASELINE

THEME

KEY ISSUES AND WHAT THEY MEAN FOR OUR NEIGHBOURHOOD DEVELOPMENT PLAN

OUR COMMUNITY

- National and local policy is that Planning should:
 - ensure adequate provision of housing, social and community facilities, for all residents
 - ensure there are no harmful impacts on health and well-being
 - maintain and enhance opportunities for activity and inclusiveness
 - encourage local food production in gardens and allotments.
- Population growth in the parish has been significantly below Cornwall, regional and national averages.
- The population of the parish is ageing. The proportion of the population within the 65+ age range now represents nearly 30% of the community.
- The population of the Parish is well educated. This is reflected in the occupations and responsibilities of employed people, with over a third holding managerial/professional posts.
- The proportion of 'own account workers' is also noticeably higher than in Cornwall and England.
- Deprivation is proportionately lower than in the rest of Cornwall, the SW and England but there has been a slight decline in scores relating to the housing and services, and the living environment measures, reflecting the relative isolation from services, housing affordability, and the absence of central heating in traditional properties locally.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

The NDP should include policies which protect and support for the provision of services, facilities and amenities to meet the needs of an ageing population, whilst ensuring that the housing, service and employment needs of families and young people continue to be supported.



Photo: Stoke Climsland Village and Duchy College

CLIMATE CHANGE

- National and local policy is that Planning should:
 - support the transition to a low carbon future in a changing climate...contribute to radical reductions in greenhouse gas emissions...minimise vulnerability and improve resilience... support renewable and low carbon energy and associated infrastructure.
 - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
 - support community-led initiatives for renewable and low carbon energy, being taken forward through neighbourhood planning
- The Cornwall Climate Emergency DPD contains a broad set of useful policies that cover most of the climate related issues affecting the Parish and need not be repeated in the NDP but should be strongly supported.
- Wind speeds are sufficient to support commercial wind turbines. However, the opportunities for large scale schemes are restricted because of the landscape and heritage setting of the Parish, including the National Landscape [AONB], Kit Hill, WHS and the AGLV.
- Potential for solar generation is also good but constrained by the same factors, and the risk of intervisibility with the Band B site at Trefinnick Farm.
- As a result only small scale Turbine and Solar PV schemes are appropriate.
- Due to its topography, Stoke Climsland Parish may have some opportunity for hydroelectric power generation.
- Overall local opinion appears to have shifted, with more people of the Parish now seeing a need to take action to deal with the causes and impacts of climate change. Some of this shift may be related to the Carbon Zero Homes project run by the Parish Council. However, there are also people who do not welcome any kind of renewable measures.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

The NDP should support development which accords with the Cornwall Climate Emergency DPD and policies in all parts of the NDP should encourage and contribute to measures to reduce the causes and impacts of climate change.

In recognition of community concerns about the environmental impacts of wind-generated renewable energy, no specific land allocations for wind turbine development be proposed. However, given the urgency of the climate crisis, occasional single Band A (or smaller Band B) turbines, or the replacement of existing turbines, may be acceptable, provided they comply with Cornwall's Climate Emergency Plan and Landscape Sensitivity Assessment, and do not harm the landscape, highway safety, or public rights of way. Elsewhere, apart from Kit Hill, small individual turbines up to Band A could help support the viability of farming and other rural businesses.

Support should also be given for well-sited Band A and smaller Band B solar panel sites on sheltered/hidden slopes and minor wooded valleys within the farmed landscape in line with the Cornwall's Climate Emergency Plan and its Landscape Sensitivity Assessment if there is no unacceptable impact on residential amenity or on highways and Public Rights or Way, and with continued agricultural use underneath the panels.

Policies should encourage adoption of alternatives to oil and gas fired heating and support retrofit of plastic windows in non-designated heritage buildings subject to criteria.

Policies should encourage Sustainable Drainage Systems (SuDs) to mitigate flooding and pollution, enhance habitats, preserve the area's character, provide recreation opportunities, and address climate change.

HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN

- National and local policy is that Planning should:
 - contribute to and enhance the natural and historic environment
 - ensure that developments function well, are visually attractive, are sympathetic to local character and history
 - not permit development of poor design
 - give great weight to outstanding or innovative designs
 - give great weight to the conservation of designated heritage assets (which include Listed Buildings and Conservation Areas)
 - seek opportunities for new development in WHS and the settings of heritage assets to enhance or better reveal their significance
 - treat loss of a WHS asset which makes a positive contribution to its significance as substantial or less than substantial harm.
- Numerous features and areas of historic environment interest and archaeological heritage are present in the parish, including many listed buildings and scheduled monuments, and a large tract of the Cornish Mining World Heritage Site.
- The setting of the many listed building and the general character of the Conservation Area villages is attractive but, in some places, harm has been caused through new development and extensions.
- A concern may be that future extensions and repairs to the properties may introduce less sensitive treatments.
- There are also many non-designated historic assets that contribute to the character of the area and may be at risk of loss or serious unsympathetic alteration.
- There are areas of historic ‘Buildings at Risk’ that require interventions.

IMPLICATIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

National and local planning policies are sufficient to protect listed heritage assets and no local policy is needed in the Stoke Climsland NDP.

However, consideration should be given to the inclusion of policy guidance on development that has potential impacts on non-designated historic assets that are not formally listed. [including in the WHS].

A local NDP policy to supplement Local Plan policy 23 should be included for development within and close to the two Conservation Areas.

There are some areas where there is scope for the NDP to set guidelines and/or encourage enhancement including:

- Policy criteria on the design of new buildings, extensions and repairs to help ensure that the historic character of the Parish is maintained.
- Support for the appropriate repair, enhancement, reuse and management of historic assets.
- The co-operation of statutory undertakers to reduce the impact of overhead lines where appropriate.

Place names should be identified as a ‘clue’ to the need for heritage impact assessment.

THE NATURAL ENVIRONMENT

- Most of the high-quality biodiversity and geodiversity in the Parish is protected by international, national and county level policies.
- National and local policy is that Planning should:
 - aim to achieve healthy, inclusive and safe places and should contribute to and enhance the natural and local environment
 - Designate green areas of particular importance to local communities to rule out new development other than in very special circumstances
 - allow only the most exceptional developments to be permitted in, and that the highest levels of protection should apply, to SSSI, SPA and SAC.
 - Protect locally designated sites.
 - Protect and where possible improve biodiversity
 - Avoid unacceptable levels of soil, air, water or noise pollution or land instability, and encourage remediation.
- National legislation requires 10% 'net biodiversity gain' from new development.
- The Parish has a high-quality green infrastructure network, with plenty of footpaths and lanes linking to the huge amount of green 'access land', and to local open space and leisure facilities.
- There is a good supply of woodlands, some ancient.
- Internationally, nationally and locally designated nature conservation sites are present in the Parish, or nearby, and a number of areas of Cornwall BAP Priority Habitat. Protected species are also present at many locations in the parish.
- As part of the principle water catchment for the Tamar there are many springs, streams and the valleys, which provide habitat but also restrict development potential.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

Most of the high-quality biodiversity and geodiversity sites in the Parish are protected by international, national and county level policies so NDP policies are not necessary.

The Stoke Climsland NDP should identify a Green Infrastructure Network framework linking all these sites and include policy criteria relating to the relationship of new development to the network

The NDP planning policy framework should support Net Biodiversity Gain by requiring the submission of a Biodiversity Metric Gain Plan with planning applications.

The NDP should include a policy which seeks to protect existing trees and support the approach set out in the Cornwall Design Guide.

LANDSCAPE

- National and local policy is that Planning should:
 - Protect and enhance valued landscapes
 - Recognise the intrinsic character and beauty of the countryside
 - Not permit major developments in AONBs.
 - Protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value.
 - Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
 - Be grounded in an understanding and evaluation of each area's defining characteristics, identifying the special qualities of each area and explaining how this should be reflected in development
- Stoke Climsland Parish has a differentiated landscape with several key features, ranging from the deep wooded valleys along the Tamar, Inny and Luckett Stream to the harder rock plateau they bisect, the riverside environments at their base, and the high dominating down with Kit Hill at its top.
- Stoke Climsland Parish's "dark skies" are a valued natural asset that enrich the local experience, enhance quality of life, and offer scientific, educational, health, wildlife, and energy-efficiency benefits. However, they can be compromised by poorly designed lighting.
- There are important key public views in the Parish that capture its character and distinctiveness and are worthy of protection.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

National and local planning policies are sufficient to protect the AONB and AGLV and no local policy is needed in the Stoke Climsland NDP.

However, there are locally distinctive aspects of the landscape within and outside these areas and an NDP policy could be considered to ensure that new proposal - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape

A policy encouraging design that will help to preserve the quality of the 'dark sky' above the Parish and secure the tranquillity and dark skies quality of the landscape for current and future generations should be considered.



Photo: Stoke Climsland Sports Field

COMMUNITY FACILITIES AND INFRASTRUCTURE

KEY ISSUES AND WHAT THEY MEAN FOR OUR NEIGHBOURHOOD DEVELOPMENT PLAN

- National and local policy is that Planning should:
 - support ‘strong vibrant and healthy communities with accessible services and open spaces’.
 - promote social interaction.
 - ensure that places are safe and accessible environments.
 - guard against the unnecessary loss of valued facilities and services.
 - ensure that established shops, facilities and services are able to develop and modernise.
 - plan positively for the provision and use of shared space, community facilities and other local services.
- The Stoke Climsland Village Post Office and Shop provides essential financial services and top up shopping, which help to reduce the need to travel to Callington or elsewhere outside the Parish and provide a source of basic employment, community focus, and informal meeting.
- Stoke Climsland Parish’s community is well supported with community organizations, community halls and meeting places. However, ongoing maintenance and improvement is a typical issue for such facilities.
- These facilities could be identified so that they clearly gain the benefit of protection under Cornwall Local Plan Policy 4.4.
- There are also several ‘green spaces’ around the Parish which contribute to its character and heritage and are worthy of protection.
- The Parish has a good supply of formal and informal recreational space, and equipped provision for children is well distributed around the three main centres of population. However, provision for teenagers is limited to kick-about opportunities and an outdoor gym and some wider equipment is desirable.
- Residents have to travel out of the parish for many key services and amenities, including health services and secondary schooling.
- Residents assign great value to the countryside recreation opportunities, emphasizing tranquility and beauty.
- The existing community and recreational facilities are obviously highly valued by the community.
- Consideration should be given to including an NDP policy to build on CLP Policy 4 for the safeguarding of existing facilities and to build on their viability and sustainability.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

A clear statement should be made in the NDP that development must be appropriate to the ability of infrastructure to support it, and an NDP policy should be included to build on CLP Policy 4 for the safeguarding of existing facilities and support measures to enhance their viability and sustainability.

A policy should be included for the protection and enhancement of recreation and open space facilities.

The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4) and Equipped Provision for Teenagers (Type 5) facilities should be supported

Green spaces around the Parish which of particular importance to local communities are worthy of protection, and a policy which identifies and protects them should be considered.

ACCESSIBILITY AND CONNECTIVITY

- National and local policy is that Planning should:
 - prioritise safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel
 - incorporate facilities for charging plug-in and other ultra-low emission vehicles
 - prevent development which will cause increased risk to human health from air pollution or exceeding EU standards (Policy 10).
- Accessibility of services and facilities is a key issue in the parish.
- The road and footpath network links settlements reasonably well, but the roads are constrained by vertical and horizontal alignment restrictions, and road safety is perceived as an issue due to the lack of pavements on the narrow roads, so there is a demand for more pedestrian links.
- Within the villages the unclassified roads are often congested from parked vehicles, and speeding is seen as an issue.
- Public transport links are reasonable at least from Stoke Climsland Village and Venterdon, but reliance on jobs in major employment centres means the parish has a very high car dependency and car ownership is much higher than Cornwall averages.
- The high level of car dependence means that there are many households with more than 1 car, leading to parking congestion in the rural settlements.
- Quality mobile communications are essential to support home working, boosting local productivity, and helping the Parish's rural communities thrive.
- Lockett enjoys 'Ultrafast Broadband' but there is only 'Superfast Broadband' throughout the rest of the Parish and speeds can vary. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication in a rural area.
- The replacement of traditional phone landlines with Voice Over Internet Protocol (VoIP) services presents several challenges in the Parish due to its rurality, especially in areas with poor digital signals and during power cuts.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

The NDP should include policy that encourages a sustainable transport hierarchy in new developments.

Local parking standards above that advised by Cornwall Council are justified.

Steps to encourage improved broadband infrastructure up to Ultrafast standards [including resilience systems where appropriate] though new development should be supported.

HOUSING

- National and local policy is that housing should be located where it will enhance or maintain the vitality of rural communities, and new isolated homes in the countryside should be avoided unless there are special circumstances
- House prices in Stoke Climsland Parish have increased by around 490% since 1995. Estate agents report that Stoke Climsland Parish is strongly favoured by in-migrants and commuters from Plymouth due to the greater choice of better-quality property and perceived quality of life available.
- Affordability threshold calculations indicate that shared-ownership and low percentage shares and social rented accommodation are a priority.
- The current housing tenure mix in Stoke Climsland Parish is heavily biased in favour of owner/occupation and much less in the private and public rented sectors.
- Levels of overcrowding are lower in Stoke Climsland than in comparison to Cornwall, regional and national averages. However the proportion of under-occupation may indicate that there are elderly people who may be assisted if more smaller dwellings were available so that they could 'downsize' without having to leave the Parish.
- The proportion of second homes in Stoke Climsland is lower than Cornwall and Community Network Area averages and below the level that could trigger social and economic impacts that justify intervention.
- The Parish has a higher proportion of larger (4 to 5 bedroom) dwellings than Cornwall and England have, and a lower proportion of medium (2 to 3 bedroom) dwellings, but household size is predominantly small (1 to 3 people) so there is a mismatch between dwelling and household size.
- No housing land allocations were needed to meet the Cornwall Local Plan housing requirement to 2030. The housing targets set in the National Planning Policy Framework (NPPF) December 2024 update mean that the housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered 'out of date.' The NDP must therefore plan for increased housing figures to meet local affordable and market housing needs.
- The current level of affordable housing need in Stoke Climsland Parish is for 21 dwellings, mainly in the form of 1 and 2 bedroom dwellings.
- Then ageing population in the Parish will require appropriate housing provision.
- To address the decline in the proportion of younger people, smaller affordable dwellings may be appropriate, including self-build.
- Strong views are held that the majority of homes should be from infill, and that clear development boundaries should be established.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

The Stoke Climsland NDP should ensure that its planning policies support housing provision to meet affordable and local market needs, but should not allocate land for new homes.

NDP policies should encourage continued infill, rounding off and brownfield development on small sites, and through 'rural exception' affordable housing permissions subject to criteria on location, scale, density, layout and design, to meet Local Plan and NPPF requirements, address the need for more affordable homes and market demand, including self-build proposals.

Housing mix should favour small and family dwellings in a range of tenures with an emphasis on social rented.

BUSINESS AND EMPLOYMENT

- National and local policy is that Planning should:
 - Focus on sustaining existing and new businesses and the traditional industries of, farming and minerals, and also supporting ability to work from home.
 - Provide for new employment development that is located either within or well-integrated to ... villages well served by public transport and communications infrastructure.
 - Recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.
 - Encourage the use of previously developed land, and sites that are physically well-related to existing settlements, where suitable opportunities exist.
- The Cornwall and Isles of Scilly (CIoS) Industrial Strategy supports a ‘creative and carbon-neutral economy will be realising opportunities for its people, communities and businesses to thrive, benefiting the environment and providing an outstanding quality of life for all’.
- Agriculture and other land-based businesses continue to be an important economic activity in the parish, supporting a small number of jobs, sustaining the broader rural economy, and maintaining the character of the landscape and environment. There is a need to support business diversification and measures to reduce costs, such as energy and materials, while maintaining or enhancing the character of the area.
- Tourism is a significant employer in the Parish and has the potential for further growth focusing on local environment, heritage and culture.
- There is a higher proportion of self-employed people working in Stoke Climsland Parish compared to Cornwall averages and the number of people working from home in the Parish is high. Working from home (WFH), is likely to increase in the future, highlighting the need for more home office space and better broadband speeds.
- Encouraging local business development (in workshops and at home) might provide local jobs, reduce the need to travel, and increase prosperity.
- There is ‘Superfast Broadband’ through most of the parish but speeds can vary in areas more remote from the main roads in the Parish, affecting the ability of residents to access information and the performance of businesses that rely on broadband as a means of communication.

IMPLICATION FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

The local community supports more economic growth in the Parish at a scale that is appropriate for the area. The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The NDP policies should engender a pride of place, support green infrastructure, enable business growth, and support productivity and sustainability in the agricultural sector, helping the tourism economy to better link environment, heritage and culture, in ways which are suitable for location in sensitive biodiversity and landscape areas.

The NDP should include a policy supporting sites for new small-scale rural workshops and retail, possibly including space to support live/work, home businesses and/or start up business, which must be sensitive to their surroundings and local road conditions.

Steps to encourage take up of Broadband connectivity through new development should be supported.

8. STOKE CLIMSLAND PARISH NDP - VISION & OBJECTIVES

8.1 Every Neighbourhood Plan needs a clear aim. For Stoke Climsland, the aim is for the Plan's policies to help deliver our Vision for the Parish by 2030. The Vision is as follows:

THE VISION FOR STOKE CLIMSLAND

‘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:

- ✓ **Leads on climate action and nature recovery, delivering energy efficient buildings, low carbon heat, well-sited small renewables, and sustainable drainage.**
- ✓ **Is a pleasant and tranquil place to live, work and visit.**
- ✓ **Celebrates and cares for its environment, heritage and landscape’**
- ✓ **Has a strong and distinct sense of local identity and supports a busy, active and dynamic community with a strong community spirit.**
- ✓ **Meets the needs and aspirations of all sections of the community, offering an appropriate choice of homes, jobs and community facilities.’**



Stoke Climsland Parish NDP Objectives

8.2 The Objectives of the Stoke Climsland NDP are as follows:

A. Climate Change Objective.

- **Support local actions to tackle the causes and effects of climate change.**
- **Encourage the retrofit of existing and new development to incorporate on site provision of renewable energy, low energy and low carbon heat technologies.**
- **Encourage new development to incorporate on site provision of renewable energy, low energy and low carbon technologies.**

B. Built Environment and Heritage Objective.

- **Protect and enhance the architectural and historic character of the area.**
- **Improve the quality of design of all development and change within the plan area.**

C. Natural Environment and Landscape Objective.

- Reduce the environmental impact of development, protect and increase biodiversity, through sustainable design.
- Protect and enhance the landscape character and setting for the Parish.

D. Community Facilities Objective.

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

E. Accessibility Objective

- Improve movement around Stoke Climsland Parish, reduce traffic conflict, and improve linkages to services, schools and leisure opportunities
- To protect and encourage the enhancement of pedestrian links, rural footpaths and bridleways.

F. Housing Objective.

- Provide for an adequate amount of new housing to meet local needs and demand.
- Support good quality locally distinctive homes for the elderly, young singles, couples and families.

G. Economy and Employment Objective.

- Support, strengthen and help diversify local businesses, particularly in agriculture, tourism, and light industry.
- Support opportunities for local people to access local employment.

H. Spatial Strategy

8.1 To achieve this vision and its objectives, the NDP will follow this strategy:

- ⇒ Promote sustainable growth and long-term prosperity by balancing economic development with environmental stewardship and social inclusion, encouraging responsible resource and energy use, renewable energy, and fair opportunities for all, so that the Parish remains resilient and thriving for current and future generations.

- ⇒ Accommodate local growth at the principal villages of Stoke Climsland, Venterdon, Downgate and Luckett up to 2030 which is commensurate with their size, local facilities and Luckett in line with their size, character, and local facilities, while safeguarding the natural and historic environment of each settlement,
- ⇒ To maintain the character and openness of the landscape around Stoke Climsland, Venterdon and Downgate by establishing Open Areas of Local Significance where development will be particularly carefully controlled.
- ⇒ To focus the housing mix of future development on the identified housing needs of the local community.
- ⇒ To support the tourism and leisure industry whilst protecting the distinctive character of the area by providing policy guidance on appropriate forms of rural business diversification and rural tourism.
- ⇒ To strengthen the social fabric of the community and anticipate future community facility requirements by providing policy guidance on the development and improvement of community facilities, including site specific advice where appropriate.



Photo: Stoke Climsland Village Centre

9. PLANNING POLICIES

9.1 This section includes the planning policies drafted in order to help achieve the Objectives and the Vision for the area, which will be used to help the Local Planning Authority, Cornwall Council, make decisions on planning applications. Figure 3 below illustrates the how each Policy contributes to each Objective.

9.2 Each policy is set out in a pink box so that it stands out clearly from the supporting text that precedes it. The supporting text is drawn from the Evidence Reports and serves to give reasoned justification for the policy. Any notes of further information and guidance, which is not part of the formal policy, is given following the policy in a box.

POLICIES	STOKE CLIMSLAND NDP OBJECTIVES						
	A	B	C	D	E	F	G
	Environment Built	Environment Natural	Housing	Economy	Community Facilities	Accessibility	Climate Change
CC1	✓		✓			✓	✓
CC2				✓		✓	✓
CC3				✓		✓	✓
CC4				✓		✓	✓
CC5, 5A, 5B		✓	✓	✓		✓	✓
CC6	✓		✓			✓	✓
CC7	✓						✓
CC8	✓	✓					✓
CC9		✓					✓
HCD1	✓	✓					
HCD2	✓	✓					✓
HCD3	✓	✓	✓				
NEL1	✓	✓					✓
NEL2		✓					✓
NEL3	✓	✓					✓

POLICIES	STOKE CLIMSLAND NDP OBJECTIVES						
	A	B	C	D	E	F	G
	Environment Built	Environment Natural	Housing	Economy	Community Facilities	Accessibility	Climate Change
NEL4	✓	✓					
NEL5		✓					✓
CF1				✓			
CF2		✓		✓			
CF3					✓	✓	
CF4				✓	✓	✓	
CF5	✓				✓	✓	✓
CF6	✓				✓	✓	✓
CF7				✓			
CF8					✓		
CH1	✓		✓				
H1	✓		✓			✓	✓
H2		✓					✓
H3			✓	✓	✓		
H4			✓	✓	✓		
H5	✓	✓				✓	
EE1				✓			
EE2				✓			
EE3				✓	✓		
EE4				✓			✓

9.1 CLIMATE CHANGE

[Click here for Evidence Overview](#)

9.1.1 The climate crisis represents a fundamental threat to global and local well-being. This has been recognised internationally through the Kyoto and Paris Climate Conference Agreements. The causes are excessive releases of 'greenhouse gasses', particularly carbon, through production and consumption. The effects of this present a range of local impact risks for Stoke Climsland Parish, including:

- Increased heat related illnesses and deaths during the summer.
- Increased illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts).
- Increased pathogen related diseases (e.g. Covid-19, legionella and salmonella).
- Increased health problems from a rise in local ozone levels during summer.
- More storms and resultant injuries and deaths.
- Reduced water resources and summer droughts [of particular concern in an agricultural parish].
- Poor water quality after heavy rain.
- Increased risk of flooding, including increased vulnerability to 1:100 year floods.
- Demands for investment in the capacity of wastewater treatment plants, sewers, and upgraded flood defences.
- Soil erosion due to flash flooding.
- Loss of species that are at the edge of their southerly distribution.
- Spread of species at the northern edge of their distribution.
- Effects cascading from these, for example harm to supply chains, higher insurance costs, increased roads maintenance costs etc.
- Obstruction of roads by flooding or fallen trees blocking access and key deliveries [such as solid fuel for off-gas properties].

9.1.2 Further details can be found in the [Cornwall Climate Risk Assessment](#).

9.1.3 According to the IMPACT Community Carbon Calculator, Stoke Climsland Parish contributes about 12,865 tonnes of carbon dioxide and equivalent gasses that contribute to climate change emitted as a result of activities taking place within its boundary [See Figure 4]. Actions through this NDP and changes in people's habits and

business management can help reduce this figure.

9.1.4 In May 2019 the UK Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050. Government advice [NPPF 2024, Para 161] requires that 'The planning system should support the transition to a low carbon future' helping to 'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'

9.1.5 The Levelling Up and Regeneration Act 2023 requires that Neighbourhood plans must be designed to secure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change.

9.1.6 In 2019 Cornwall Council resolved to declare a 'climate emergency' and set a target for Cornwall to become carbon neutral by 2030. The adoption of Cornwall Climate Emergency DPD [CEDPD] as part of the Cornwall Local Plan is an action taken to work towards this target. This section of the Stoke Climsland NDP is intended to directly support the CEDPD planning policies and add local detail where appropriate.

9.1.7 In addition, many of the other policies in the NDP indirectly help tackle climate change causes and impacts. For example, settlement development policies, open areas of local significance, landscape, green space and recreation policies help to reduce the loss of natural carbon sinks, whilst policies to protect local facilities help to reduce the need to travel for services, as do housing policies which focus new development near to existing services. Dark sky policy helps to reduce energy use, and the policies on biodiversity and trees and landscape help to encourage the retention/enhancement of natural carbon sinks and enhance opportunities to avoid species loss.



Photo: St Mary the Virgin Church, Stoke Climsland.

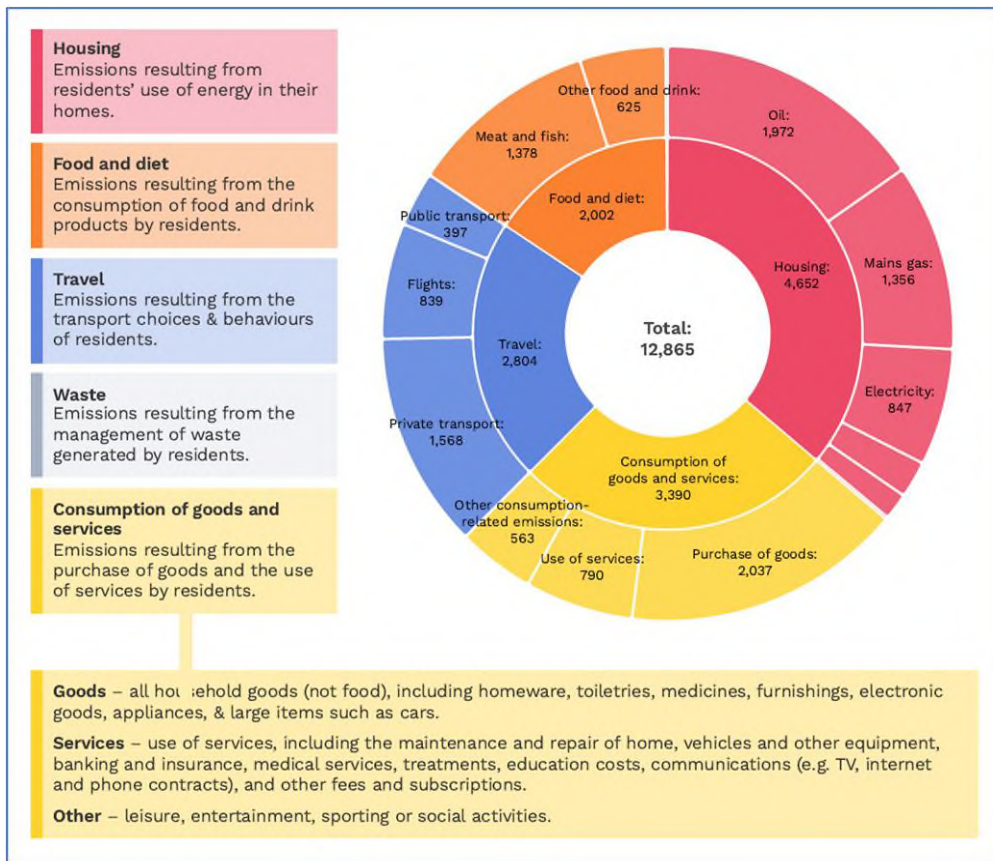


Figure 4: Parish carbon emissions. Source: IMPACT Carbon Calculator.

Policy Reference:	CC 1 Sustainable Design and Low Carbon Heat
Policy Intention:	9.1.8 To encourage high standards of design and sustainable development, including retrofitting of low carbon heating and cooling to existing buildings in line with the Cornwall's Climate Emergency Plan.
Justification:	9.1.9 Stoke Climsland Parish supports Cornwall Council's goal of achieving 'net zero' by 2030, emphasizing sustainable design in new developments to reduce fossil fuel use, improve resource efficiency, increase recycling and renewable energy use, reduce fuel poverty, and promote social equality. Sustainable construction considers the life cycle of development, from design to long-term management.

	<p>9.1.10 CEDPD Policy SEC 1 promotes sustainable design with an energy hierarchy, requiring new developments to minimize energy use, incorporate renewable energy, manage water efficiently, prevent overheating, use quality materials and implement natural SuDS.</p> <p>9.1.11 Additionally, in order to minimize waste and improve the management of resources, sustainably designed homes might include recycling facilities, composting, rainwater harvesting, green roofs, and efficient appliances and water-efficient landscaping.</p> <p>9.1.12 The CEDPD says that residential developments must meet a water use standard of no more than 110 litres/person/day and South West Water suggest setting similar standards for non-residential projects.</p>
Policy Text:	<p>1. Proposals for new development will be supported where they:</p> <ul style="list-style-type: none"> a) seek to achieve high standards of design and sustainable development, or which seek to retrofit low carbon heating and cooling solutions to existing buildings as part of any redevelopment, and b) demonstrate how design, construction and operation address the requirements of the Cornwall Climate Emergency DPD Policy SEC1. <p>2. Non-residential development is encouraged to achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards.</p> <p>3. Proposals that demonstrate inclusion of measures to sustainably minimise waste or improve the management of resources will also be encouraged.</p>
Notes:	[1] BREEAM (Building Research Establishment Environmental Assessment Method) is a sustainability assessment method for buildings. It's used to evaluate a building's environmental and performance throughout its lifecycle. https://breeam.com/

Policy Reference:	CC 2 Local Energy Storage
Policy Intention:	9.1.13 To encourage battery storage for renewable energy generation and distribution that is not environmentally harmful.
Justification:	9.1.14 Local energy storage is vital for increasing the proportion of renewable and low-carbon energy. When renewable sources do not meet demand, batteries supply electricity instead of drawing from the grid; when generation exceeds demand, the batteries recharge. Such storage improves energy security, helps alleviate energy poverty, and can support off-grid systems, particularly benefiting farming amid shifting economic conditions. It may also be integrated into residential or commercial developments as part of a decarbonisation strategy. In areas where the grid is less robust, such as Stoke Climsland Parish, renewable energy storage may aid resilience. However, while carefully designed and located storage facilities can fit into sensitive areas, a cautious approach is prudent due to the technology’s emerging nature.
Policy Text:	<p>Proposals for renewable and low carbon energy storage developments will be supported providing that:</p> <ul style="list-style-type: none"> a) Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape; and b) They would not dominate, or prevent the understanding and appreciation of heritage assets; and c) If a heritage building is used the proposal is informed by an appropriate Heritage Impact Assessment. d) Appropriate ecological and tree surveys are undertaken in accordance with NDP EL 2 and 3. e) Appropriate and adequate mitigation of any impact on ecological assets and trees, Cornish Hedges and Hedgrows is demonstrated in accordance with NDP EL 2 and 3 f) There would be no significant adverse impact on the

amenity of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts –e.g. noise, vehicle movements, tree removal.

Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and or previously developed land.

Policy Reference:	CC 3 Community Led Renewable Energy
Policy Intention:	9.1.15 To sit alongside Policy RE1 of the CEDPD and support community owned schemes which provide energy directly to domestic homes, business and other buildings in the Parish.
Justification:	<p>9.1.16 Communities play a significant role in renewable energy development and innovation. In 2017, community energy organisations in the UK owned 121 MW of capacity, generating 265 GWh of energy since 2002 and benefitting householders, the wider community, and local businesses.</p> <p>9.1.17 Paragraph 168(b) of the NPPF (2024) encourages support for community-led initiatives for renewable and low-carbon energy. Powering Up Britain (2023) reaffirms commitments from the 2022 Energy Security Strategy to prioritize local partnerships for supportive communities wishing to host new onshore wind infrastructure in return for benefits. The CEDPD places significant weight on community-led schemes that can demonstrate local support and have appropriate administrative and financial structures. Schemes are encouraged to offer community benefits such as direct energy supply, profit sharing, partial community ownership, or wider social and community enhancements.</p> <p>9.1.18 There has been strong interest in taking local action to help tackle climate change, such as the Parsh Council led Carbon Zero Homes Project, and a community-led approach to energy generation may emerge in the near future.</p>

Policy Text:	<p>Development proposals for community led renewable energy schemes will be supported, where they are:</p> <p>a) Integrated so that the energy generated can be supplied directly to domestic homes, business and other buildings in the Parish, or</p> <p>b) Fully or partly owned by residents, businesses or community associations located in Stoke Climsland parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise and compliant with other policies of this plan and the CEDPD</p>
Notes:	Under Policy RE1, the overarching CEDPD policy for renewable and low-carbon energy, commercial schemes over 5 MW must offer communities the option to own at least 5% of the project, subject to viability.

Policy Reference:	Policy CC 4 Wind Energy
Intention:	9.1.19 To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way.
Justification:	<p>9.1.20 Cornwall possesses Europe’s strongest wind resources, and the Parish has viable average wind speeds for wind turbine development, with most of the area [apart from the Tamar valley north of Luckett] within 2km of the 33kV and 132kV electricity distribution grid.</p> <p>9.1.21 The CEDPD designates a 'broad area' suitable for wind energy [the East Cornwall and Tamar Moorland Fringe area], covering most of the Parish except the Tamar and Inny valleys, and the area sloping south to Kit Hill. Policy RE1 of the CEDPD supports renewable energy projects that contribute to Cornwall’s goal of 100% renewable electricity by 2030. Projects must balance environmental, social, and economic benefits, avoid significant environmental impacts, allow agricultural use continuity, offer community ownership options for schemes over 5MW, include removal and restoration plans post-generation, and encourage energy producer-user co-location.</p>

	<p>Policy RE1 also places a great emphasis on protecting designated landscapes. With specific regard to National Landscapes [AONB], development should only be permitted in exceptional circumstances and should be at a very small scale.</p> <p>9.1.22 The CEDPD Landscape Sensitivity Assessment advice is to:</p> <ul style="list-style-type: none"> • Avoid locating turbines on the distinctive landform of Kit Hill, or on areas of open heathland nearby. • Avoid locating turbines along the narrow river valleys in the south, the undeveloped banks of the River Tamar or within the area surrounding Kit Hill. • Consider occasional single turbines up to Band B within the wider landscape north and east of Stoke Climsland and small single Band A turbines in the south but not around Kit Hill. <p>9.1.23 In addition to the National Landscape [AONB], the Conservation Areas at Stoke Climsland and Luckett, and several Ancient Monuments, the Parish features extensive tracts of medieval farmland, ornamental parkland, the Inny Valley & Lawhitton Area of Great Landscape Value, the Tamar Valley section of the Cornwall and West Devon Mining Landscape World Heritage Site, the Tamara Coast to Coast Way and part of the Endsleigh Registered Park & Garden.</p> <p>9.1.24 Taking into account the nearby National Landscape [AONB], the many sensitive areas within the Parish and the community concern about the environmental impacts of wind generated renewable energy it is considered that no specific allocation of land suitable for a wind turbine development should be made.</p> <p>9.1.25 However, it may be reasonable, given the urgency of the climate crisis, to accept occasional single Band A or smaller Band B turbines or replacements of existing turbines, where they are in line with the Cornwall’s Climate Emergency Plan and its Landscape Sensitivity Assessment, do not harm the landscape and don’t affect highway safety or public rights of</p>
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way, within an area of search avoiding environmental constraints.

9.1.26 It is therefore considered that turbine development should be restricted only to single Band 'B' (approx. (26-60m) and Band A turbines (approx. 18-25 metres to tip) located in the 'Area of Search' identified on Map 2.

9.1.27 Small individual turbines up to Band A can help enhance the viability of farming and other small businesses by reducing energy costs and providing a measure of independence from the electricity grid, whilst minimizing landscape impact on the special features described in Para

Policy Text:

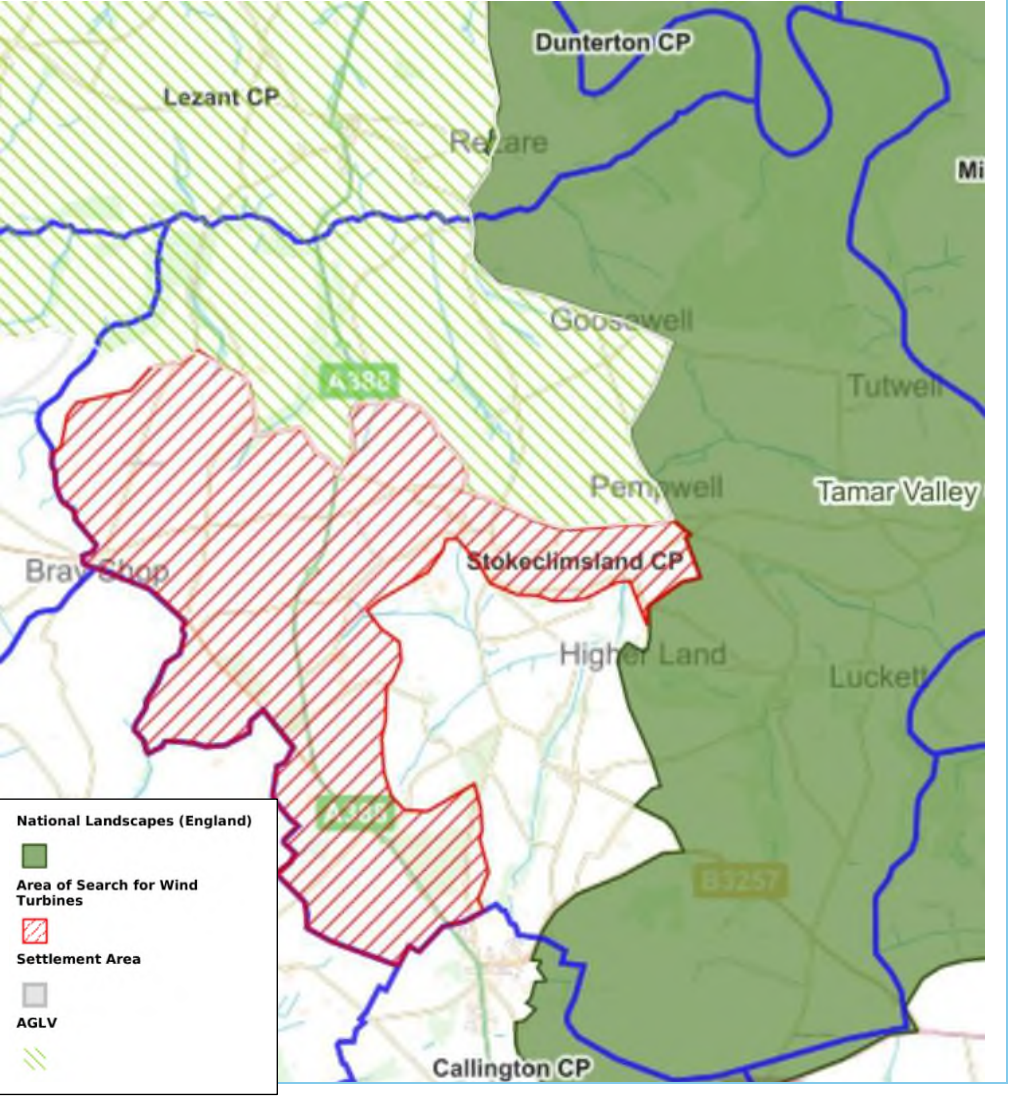
- 1. Proposals for new single wind turbines and replacements of existing will be supported within the area shaded with red diagonal lines shown on Map 2 up to a maximum tip height of 60 m [Band B], where they:**
- a) Meet the requirements of Policy RE1 of the Climate Emergency DPD, and
 - b) Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020, and
 - c) Do not adversely affect highway safety or public rights of way, and
 - d) The turbine is set back sufficiently from occupied buildings and roads to ensure that there is no risk from structural failure [toppling], detached blades or ice-throw, and that turbine blades do not oversail the highway or a public right-of-way.
- 2. Elsewhere, apart from Kit Hill, small individual turbines up to Band A will be supported where they help to enhance the viability of farming and other rural businesses, subject to criteria (a) to (d) above.**

Notes:

[1] Falling within the 'broad' area identified by Cornwall Council and refined in the Stoke Climsland Parish NDP as an 'Area of Search' does not guarantee automatic planning approval. Proposals will still be assessed against national policy, the Cornwall Local Plan, the Cornwall Climate Emergency DPD, and Neighbourhood Development Plan policies. Under NPPF

paragraph 169, commercial-scale projects located outside these areas must demonstrate that their chosen site meets the same criteria used in identifying suitable areas.

Map 2: Wind Energy Area of Search



Policy Reference: CC 5 Ground Mounted Solar Panels

Intention: 9.1.28 To support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way and

	allows for continued agricultural use wherever appropriate.
Justification:	<p>9.1.29 Like much of Cornwall and the wider Southwest, the Parish enjoys some of the UK’s highest solar PV potential (3.4kWh/m2/day), meaning local solar arrays can meaningfully contribute to net zero. However, they must be appropriately scaled, sensitive to their surroundings, and minimally disruptive to agricultural use.</p> <p>9.1.30 Currently, the Parish has no solar arrays, though there is a 5MW installation covering 10.2ha at Trefinnick Farm, Trefinnick Road, Bray Shop, immediately adjoining the Parish boundary.</p> <p>9.1.31 Under Policy RE1 of the CEDPD, designated landscapes, particularly National Landscapes (AONB), are to be protected, permitting only very small-scale development in exceptional circumstances. The policy also states that solar PV should generally be located on previously developed land and away from the best and most versatile agricultural land unless an exceptional justification is provided.</p> <p>9.1.32 Cornwall’s Climate Emergency Plan and its Landscape Sensitivity Assessment advice is:</p> <ul style="list-style-type: none"> • No solar developments of any banding on the open and highly prominent slopes of Kit Hill but some limited opportunity for Band A developments on sheltered/hidden slopes within the farmed landscape and the current quarry site. • No solar development on steep-sided slopes, flood plains, tranquil areas, the undeveloped riverbanks of the River Tamar or within the National Landscape [AONB]. Band A only in minor wooded valleys and elsewhere limited number of Band A and smaller Band B developments. • Developments up to and including Band D within the more sheltered and folded land within the wider landscape north and east of Stoke Climsland with Band A and B solar PV developments in minor wooded valleys <p>9.1.33 Given the array of special features present in the</p>

	Parish, and the risk of intervisibility with the Band B site at Trefinnick Farm it is considered that the maximum range of Solar PV installation should be restricted to Band A (<5ha) and B (>5 to 10ha). Support could also be given for well sited Band A and smaller Band B solar panel sites on sheltered/hidden slopes and minor wooded valleys within the farmed landscape, and up to Band D only in the east of the Parish, in line with the Cornwall’s Climate Emergency Plan and its Landscape Sensitivity Assessment, and if there is no negative impact on residential amenity or on highways and Public Rights or Way, and with continued agricultural use underneath the panels.
Policy Text:	<p>Proposals for ground mounted solar arrays up to 10ha [Band B] will be supported where it:</p> <ol style="list-style-type: none"> Meets the requirements of Policy RE1 of the Climate Emergency DPD, and Follows the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020; and Has no significant negative impact on residential amenity or on highways and Public Rights or Way; and Avoids the use of Best and Most Versatile Agricultural Land (Grades 1, 2, and 3a). Where its use is proposed, it must be clearly and exceptionally justified, with evidence 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.
Notes:	[1] Solar panels arrays on agricultural buildings may assist farming businesses to boost income. make energy savings and improve environmental performance. They are usually ‘permitted development’ not requiring specific planning

permission if they met important limits and conditions but are subject to 'prior approval'. This means farm businesses must submit a written description of the proposed installation along with a site plan. Listed Building Consent may be required if a Listed building or its setting is involved.

Policy Reference:	CC 5A Renewable and Low Carbon Energy Diversification
Intention:	9.1.34 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.
Justification:	<p>9.1.35 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>9.1.36 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>

9.1.37 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.

Policy Text:	<p>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.</p> <p>2. Proposals for anaerobic digestion and other agricultural waste-to-energy development that involve imported feedstock from outside the local area, 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.</p>
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Policy Reference:	CC 5B: Carbon Sequestration through Agriculture and Land Management
Intention:	9.1.38 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.
Justification:	<p>9.1.39 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.</p> <p>9.1.40 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.</p> <p>9.1.41 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</p>

	<p>stewardship can be closely aligned in Stoke Climsland.</p> <p>9.1.42 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 in a parish with a strong agricultural character and a valued landscape that local people wish to preserve and pass on to future generations.</p> <p>9.1.43 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.</p>
Policy Text:	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.

Policy Reference:	CC 6 Transition from Oil and Gas Heating
Intention:	9.1.44 To support CEDPD Policy SEC 1 by encouraging transition to low carbon heating.
Justification:	9.1.45 Many rural properties of traditional format in the Parish rely on oil fueled domestic heating and will need to find alternative energy sources due to new regulations which will require 80% of homes to have transitioned away from oil boilers to more sustainable heating options by 2035 and 100% by 2050. Homeowners are often concerned about the implications of this change which may lead to resistance that is largely unfounded. Similar restrictions on bottled gas

	<p>heating are proposed.</p> <p>9.1.46 Transitioning away from oil and gas heating can significantly reduce carbon footprint, improve air quality, reduce maintenance requirements, release garden space, improve long-term reliability, lower costs, increase property value, give more consistent heat distribution, improved indoor comfort, and lower noise levels.</p> <p>9.1.47 There are several alternative energy and more sustainable sources to transition to from oil heating that can be viable, depending on the specific location, access to fuels, and micro-climate. These include: 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>9.1.48 Policy SEC1.3 of the CEDPD gives significant weight to the benefits of development resulting in considerable improvements to the energy efficiency and reduction in carbon emissions in existing buildings, particularly those involving historic buildings and other designated and non-designated heritage assets where they conserve (and where appropriate enhance/better reveal) the design, character, appearance and historical significance of the building; or facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction.</p> <p>9.1.49 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 Heritage / Traditional</p>
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	Properties and in Improving Energy Efficiency in Historic Cornish Buildings published by Cornwall Council.
Policy Text:	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.
Notes:	[1] Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties and Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk)

Policy Reference:	CC 7 Window Replacement
Intention:	9.1.50 To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved.
Justification:	<p>9.1.51 There are 114 Listed structures in the Parish. There are also two Conservation Areas – Stoke Climsland village itself, and Lockett, hosting many historic and traditional buildings. Elsewhere there are many properties that are of traditional format. These are important in setting the character of the area.</p> <p>9.1.52 Whilst replacing windows with plastic (uPVC) windows can help achieve better insulation and energy efficiency, it can unfortunately harm the character of the Parish and the heritage value of a building as the style and size of the original windows can indicate the age, economic status, and past uses of a building.</p> <p>9.1.53 Historic England advice is that in Listed Buildings any original windows should be retained, repaired and regularly maintained rather than replaced, or ‘retrofitted’ with plastic windows. There may also be opportunities to insert secondary or double glazing.</p> <p>9.1.54 However, Historic England also advises that whilst in Conservation Areas where the character is derived from</p>

traditional materials and detailing, the use of non-traditional materials such as uPVC is rarely appropriate, but where a building is non-historic or of neutral value, and the proposed design very closely replicates the appearance and proportions of the original windows, plastic replacements may, if absolutely unavoidable, be considered acceptable, subject to the necessary permissions.

9.1.55 Elsewhere, where formal permissions may not be required, replacement by correctly proportioned plastic sash windows is more likely to be appropriate to character than casement windows.

Policy Text:

1. Repair work to windows on listed buildings will be supported where:

- a) They are absolutely necessary (in terms of sustainability, damage or deterioration); and
- b) Will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors.
- c) Use the opportunity to include energy efficiency measures that conform with guidance given in the Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties.

2. Replacement of historic windows on listed buildings will be supported if:

- a) There is no alternative and evidence demonstrating that there is no scope for repair works has been provided and agreed, and
- b) The proposed replacements match the originals in materials, design and opening method, and
- c) Original door and window furniture is reused, and
- d) Energy efficiency measures that conform with guidance given in the Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties are

included.

3. The use of historic glass is encouraged where this contributes to the character of the listed building.

4. In Conservation Areas, alternative materials may be considered for non-historic buildings only in exceptional cases, and where they are visually indistinguishable from traditional designs, subject to the necessary permissions.

5. Elsewhere, replacement by correctly proportioned plastic windows will be supported subject to:

- a) the format [sash or casement] of the original windows being retained, and glazing bars are of the correct width and colour, and
- b) unnecessary textured or figured glass patterns and coloured motifs are avoided unless they replicate the existing.

If casement windows are considered, care should be taken to ensure that casements are side opening and not hopper opening.

Notes: [1] Advice on this can be found in the Stoke Climsland Retrofit Guidance for Heritage / Traditional Properties.



Photo: Traditional windows in Stoke Climsland Village Centre

Solar Panels [PV] on Listed Buildings

A listed building is one of special architectural or historic interest, protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any changes that might affect the building's character and historical significance require approval through Listed Building Consent, often known as an 'LBC'. However, the fact that your property is a Listed Building does not prevent you from successfully applying for an LBC and installing panels if they are well-designed and carefully located.

To have the best chance of getting your LBC pay attention to these design and placement considerations:

- **Use solar panel design engineers and installers that are experienced with Listed Buildings***
- **Be discrete and sensitive**
 - ⇒ Panels should be positioned to minimise their visibility and impact on the building's character.
 - ⇒ Use roof slopes not visible from public vantage points, where possible.
 - ⇒ Avoid installation on principal elevations or highly decorative sections of the building.
 - ⇒ Explore less intrusive options, such as ground-mounted solar panels if roof-

mounted panels are not feasible.

⇒ In rare cases, solar panels may be exempt from consent if installed in non-visible or modern extensions of a listed building. However, this requires confirmation from Cornwall Council.

- **Avoid non-reversible alterations**

⇒ Any changes must be reversible, ensuring the original building fabric can be restored without permanent damage.

- **Use matching materials**

⇒ Solar panels that blend with the building's materials (e.g., slate-effect solar tiles) may be preferred to maintain visual harmony.

- **Comply with Building Regulations**

⇒ Assess the roof's load-bearing capacity.

⇒ Ensure the installation does not compromise the building's structural integrity.

⇒ Comply with wiring and electrical safety standards.

- **Engage early with Cornwall Council's Conservation Officer for guidance on acceptable solutions and help navigate the consent process.**

- **Get the documentation right**

⇒ Plans, drawings, and an explanation of how the panels will be installed and integrated with the building.

⇒ A Heritage Impact Assessment, outlining how the installation affects the building's character and steps to mitigate any harm.

⇒ Emphasize how the installation supports sustainability goals while respecting heritage values.

**Suitable engineers to design PV systems are likely to be Chartered members or fellows of the Chartered Institution of Building Services Engineers (CIBSE and FCIBSE) or The Institution of Engineering and Technology(IET). In addition to the electrical design, the structural design and fixings should be undertaken by a structural engineer. The Institution of Structural Engineer (IStructE) hold a list of engineers. Always ask for examples of their work, written quotations, and information on warranties.*

Solar Panels [PV] on buildings in Conservation Areas, the Tamar Valley National Landscape [AONB] and the World Heritage Site.

Conservation Areas, the National Landscape [AONB] and the World Heritage Site are specially protected due to their distinctive heritage and landscape value, and there are planning restrictions on a range of developments. Many parts of Stoke Climsland Parish are within one of these areas.

Despite these restrictions planning permission for roof-mounted solar panels is not needed if you follow these rules:

- They are sited, so far as is practicable, to minimise the effect on the

external appearance of the building and the amenity of the area.

- On a pitched roof, they are not installed above the highest part of the roof (excluding the chimney) nor project more than 200mm from the roof slope or wall surface.
- They are not installed on a flat roof.
- In a conservation area, or the WHS, not be on a wall which fronts a highway.

If panels are proposed on a flat roof in any of these areas, or you intend to install on a wall which fronts a highway in a conservation area or the WHS, then you must apply to Cornwall Council for a ‘determination’ as to whether the prior approval of the local planning authority will be required with respect to the impact of the appearance of the solar PV equipment on those special areas*.

** The Council will assess the proposal on the basis of its impact on the appearance of the National Landscape, WHS or Conservation Area, but no other criteria. Nor can it assess the proposal’s compliance with planning policies [such as in the Cornwall Local Plan or this Neighbourhood Plan]. It costs less than a normal planning application. Work must not commence unless the Local Planning Authority has issued its determination, or an 8-week period has passed.*

Policy Reference:	CC 8 Sustainable Drainage
Intention:	9.1.56 To ensure that sustainable drainage arrangements are utilized wherever possible.
Justification:	<p>9.1.57 Where possible, the best practice is to manage water above ground for easier maintenance and to deliver additional environmental and amenity benefits. Soakaways and underground tanks are a last resort solution when other options are not possible.</p> <p>9.1.58 <i>New Standards for Sustainable Drainage Systems (SuDS)</i> (June 2025) were published on 19th June 2025. National standards for sustainable drainage systems (SuDS) - GOV.UK</p> <p>9.1.59 The Policy is also supported by Cornwall Council produced documents as follows:</p> <ul style="list-style-type: none"> • Cornwall Local Flood Risk Management Strategy: https://www.cornwall.gov.uk/environment/countryside/flood-risk/local-flood-risk-management-strategy/ • Cornwall Council Sustainable Drainage Policy https://www.cornwall.gov.uk/environment/countryside/flood-risk/sustainable-drainage-systems/
Policy Text:	Development proposals will be supported where they demonstrate

that they comply with CEDPD policy CC4 and:

1. Wherever possible include one or more of the following Sustainable Drainage Systems (SuDS) design features to reduce and manage the risk of surface water flooding within on site and elsewhere in the parish and beyond:

- The use of “natural” SuDS features including infiltration, swales, storage basins, tree planting, street trees, rain gardens, green roofs, ponds and wetlands which deliver ecological and community benefits.**
- Permeable driveways and parking areas;**
- Water efficiency, for example by incorporating rainwater harvesting and storage technology alongside other SuDS features.**

2. Have site arrangements that make provision for simple, straightforward and wild-life friendly maintenance of SuDS features.

3. Are designed to work with the natural topography of a site rather than levelling so as to support natural drainage and maintain the local landscape character.

Where possible, retrofitted SuDS, rainwater harvesting and water efficiency products should be included in any proposed changes to existing buildings and land.

Policy Reference:	CC 9 Natural Flood Management Solutions
Intention:	9.1.60 To ensure that natural flood management arrangements are utilised wherever possible.

Justification:

9.1.61 Most of the reported flooding in the parish is dispersed, mainly along rural roads or affecting individual properties. Sometimes flooding has been reported in places that aren't in the mapped flood risk areas. Many reports have been linked by the reporter to the local drainage network being blocked with silt, mud or sand (possible runoff from agricultural land). The rural roads are narrow and can act as channels for heavy rainfall, especially on steep contours. More intense rainfall due to climate change is likely to put further pressure on the local drainage network. There are multiple flood reports for Bealsmill, otherwise the distribution is quite scattered (see following map). Despite the large number of watercourses in the parish, there aren't many reports of fluvial flooding - most of the flooding appears to be due to surface water runoff, overland flow and possibly groundwater.

9.1.62 The following factors, advised by Cornwall Council, have influenced the housing policies of this NDP:

9.1.63 **Stoke Climsland** - There is a medium to high surface water flood risk identified along Stoke Road leading south from the village. Under the UKCP18 central climate change scenario (RCP 8.5, central allowance for 2040–2060), this risk increases to a high probability event (approximately 1 in 30-year likelihood). An alternative route to the south is available which is subject to a lower level of surface water flood risk. Although there is no fluvial flood risk within the main built-up area of the village itself, Stoke Road to the south lies within Flood Zone 3 in proximity to the Stoke Water and the Coombeshead Stream.

9.1.64 **Venterdon** - An area to the south of the village, included within the development boundary, is affected by a high surface water flood risk associated with Stoke Water, which originates in this location. A similar situation is observed at Trevendon, where the mapped surface water risk extends beyond previously identified limits.

9.1.65 **Downgate** - The defined development area at Downgate is not located within a fluvial flood risk zone. However, a small area of high surface water flood risk is identified at the western end of the village, affecting some riverside properties and the section of road that crosses the Lockett Stream to the west.

9.1.66 **Lockett** - The central part of the defined development area at Lockett lies within fluvial Flood Zone 3. The road to the south of the village, together with several adjacent properties, is also subject to medium to high surface water flood risk. Should new development proposals come forward in this location, the introduction of retrofit Sustainable Drainage Systems (SuDS) should be considered to help intercept and attenuate surface water runoff from the road, thereby reducing downstream flood risk within the village.

9.1.67 Given the rural nature of the parish there could be good potential for Natural Flood Management and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners. These will help tackle the impacts of climate change, improve biodiversity and aid rural industries that involve land management responsibilities. Some NFM measures like ponds, wetlands and woody dams may require planning permission.

9.1.68 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.

9.1.69 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.

9.2.1 Parts of the parish are in a general area that may be susceptible to groundwater flood risk (e.g. from springs). Planning

	<p>applicants should be aware that there is a potential groundwater flood risk in some areas and site-specific groundwater investigations may be requested by the SuDS Officer in some places.</p> <p>9.2.2 This policy also aligns with the following:</p> <ul style="list-style-type: none"> • NPPF para 172. • Objective D and action C1 in the Cornwall Flood Risk Management Strategy, which is a material consideration for planning and a statutory document. • Cornwall Climate Emergency DPD policies C1 (10), CC3 (5) and CC4 (1,2,3,4). • Cornwall and Isles of Scilly Local Nature Recovery Strategy – particularly priorities 9, 10 and 19.
<p>Policy Text:</p>	<p>Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible and comply with CEDPD Policy CC3.</p>
<p>Notes:</p>	<p>[1] Various natural flood management opportunities, particularly involving tree planting, have been identified by the Environment Agency here: ArcGIS - Mapping Potential for WWNP. There is also a more technical opportunity mapping tool for Cornwall and Devon, called “NFM Studio” which landowners, developers and their consultants may find useful for planning SuDS and NFM schemes. See: Devon and Cornwall NFM Studio Dashboard (arcgis.com)</p> <p>[2] Considerable parts of the river valley network in the Parish are shown as having ‘suitable’ and highly suitable’ potential as beaver habitat in Cornwall Council’s Species reintroduction feasibility study mapping.</p>



Photo: Luckett Stream

9.2 HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN

9.2.1 The “**Cornwall Historic Environment Cultural Distinctiveness and Significance Project**,” was launched to ensure that Cornwall’s unique heritage is respected in planning and design. The project’s document, “**Distinctively Cornish: Valuing What Makes Cornwall Cornish**,” emphasizes that all places in Cornwall, whether ancient or modern, hold a unique Cornish identity. It identifies five themes that define Cornwall’s distinctiveness:

1. **Linguistic:** Cornwall’s Celtic language and distinctive use of English, visible in place names and local dialect.
2. **Economic:** A diverse economy, spanning rural, industrial, urban, and marine sectors, characterized by Cornish resourcefulness.
3. **Topographical:** Unique ways of living and working within Cornwall’s rugged, beautiful natural landscape.
4. **Natural:** Cornwall’s adaptation to its diverse natural environment, which includes a distinctive array of native and non-native plants and animals.
5. **Spirit:** The collective Cornish identity and spirit, seen in local customs, festivals, rituals, sports, storytelling, art, and music, embodying the motto “Onen hag Oll” (One and All).

9.2.2 Preserving these characteristics is considered essential to Cornwall’s economic and social well-being. By maintaining Cornwall’s distinctiveness, the area can prevent the gradual erosion of its unique identity and ‘sense of place’, which is valued as Cornwall’s principal asset. This identity draws tourists who contribute nearly £2 billion annually to the local economy, and supports local jobs. It also enhances its appeal as a desirable place to live, work, and visit. This improves residents’ well-being and encourages them to engage more deeply with their surroundings, fostering a healthier, more active community. Furthermore, it nurtures an appreciation for Cornwall’s historical and cultural heritage, inspiring people to actively participate in shaping the area’s future.

9.2.3 The document highlights two forms of distinctiveness:

- **The Typical:** The first form of distinctiveness depends on the many aspects of our historic environment that are ‘Typical of Cornwall’ or more usually typical of areas within it. Typical aspects of the historic environment may be found

through all or large parts of Cornwall or they may be restricted to areas as small as a corner of a parish.

- **The Particular:** The second form of distinctiveness recognises that there are some aspects of our historic environment that are Particular to Cornwall, either not found elsewhere or much less frequently such as particular forms of historic structures or archaeological sites, granite stone workings, tin mines, miners’ smallholdings, and terraces and rows of industrial workers’ housing.

9.2.4 To guide communities in preserving this heritage, the companion document “Using Cornish Cultural Distinctiveness” introduces a “distinctiveness assessment framework.” This tool assists in identifying and describing how historical landscapes, buildings, and places shape local identity. Neighbourhood Development Plans (NDPs) can use this framework to develop policies that preserve and enhance Cornwall’s distinctive character.

9.2.5 In this NDP, the evidence base documents ‘Historic Environment’, ‘Green Infrastructure, Biodiversity and Geodiversity’, ‘Landscape’ and ‘Local Greenspace Report’ serve as the Distinctiveness Assessment. By embedding Cornish distinctiveness in planning, the NDP aims to protect and celebrate Stoke Climsland’s heritage, ensuring it endures for future generations while inspiring younger residents to appreciate and sustain their cultural heritage.

Listed Buildings and Scheduled Ancient Monuments

9.2.6 Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Ancient Monuments have similar protection. In Stoke Climsland Parish there are 115 Listed structures. There are also 7 Scheduled Ancient Monuments dating back in some cases to the Neolithic age, and encompass the

Bronze Age, Mediaeval and Post Mediaeval history and archaeology. There is also a Registered Park.

9.2.7 Information and advice can be found via these links:

- World Heritage Site
- Scheduled Monuments
- Conservation Areas
- Listed Buildings

Scheduled Monuments and Statutorily listed Buildings are strongly protected by law, Section 16 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP

Placenames

9.2.8 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example, in Stoke Climsland parish, where the English influence has been strong, those that have Cornish and English elements such as ‘tre,’ ‘mill’, and ‘wel’, or combinations of them. They preserve the memory of times past and are part of the historic context and should be referred to at least as a ‘clue’ in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood. Wherever possible in building or street naming they should also be preserved.



Photo: St Mary the Virgin Church Yard

Policy Reference:	HCD 1: The World Heritage Site
Intention:	9.2.9 To extend the principles of protection and positive enhancement across the whole of the WHS in the NDP designated area and protect undesignated building and structures within the WHS.
Justification:	<p>9.2.10 A large part of the south of the Parish is in the Cornwall and West Devon Mining Landscape, a designated heritage asset of the highest global significance recognised and managed under the Convention vConcerning the Protection of the World Cultural and Natural Heritage. The Stoke Climsland NDP must comply with the requirement on the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. It must also consider the Supplementary Planning Document (SPD) prepared by Cornwall Council for the WHS, setting out how the planning system can meet this obligation.</p> <p>9.2.11 The Outstanding Universal Value, or international importance, of the World Heritage Site must be protected along with its landscape setting. Material damage to, or loss of, Outstanding Universal Value or statutorily protected Scheduled Monuments would significantly reduce the means to engage with these important records of our past.</p> <p>9.2.12 A large part of the WHS within the Parish is protected by the policies applicable to the Luccett Conservation Area, whilst the listed buildings and SAMs in the area have their own statutory protection. However, the unlisted assets which make up the World Heritage Site, such as the scatter of miner’s smallholdings across the landscape, tramway remains, spoil heaps and so on, are less well protected. Development within the WHS and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value, should be wholly exceptional. If the impact of the proposal is neutral, either on the significance or setting, then opportunities to enhance or better reveal their significance should be taken.</p>

Policy Text:	<p>Development proposals within the Cornwall and West Devon Mining Landscape World Heritage Site or its setting will be supported where they:</p> <ul style="list-style-type: none"> a) Clearly demonstrate compliance with the adopted World Heritage Site Management Plan, the World Heritage Site Planning Toolkit and all other relevant guidance; and, b) Where possible, enhance the Outstanding Universal Value of the World Heritage Site by better revealing its significance, preserving and improving existing public access or visual corridors, will be supported in principle.
Notes:	[1] This assessment must be conducted using a recognized methodology, such as those provided in the adopted WHS Supplementary Planning Document (2017) and the ICOMOS Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).
Policy Reference:	HCD 2: Heritage, Cornish Distinctiveness and Design
Intention:	9.2.13 To ensure new development harmonises with the existing character and form of Stoke Climsland Parish, drawing inspiration from the local historic context, and seize opportunities to reverse any previous harm to the local character.
Justification:	<p>9.2.14 The National Design Guide says that it should not be forgotten that today’s new developments extend the history of their context. The best of them will become valued as tomorrow’s heritage, representing the architecture and placemaking of the early 21st century. It says that when designing a new development, it is important to understand how the place in which the site is located has evolved as the local ‘sense of place’ and identity are shaped by local history, culture and heritage.</p> <p>9.2.15 The design of buildings in Stoke Climsland Parish has been influenced by factors such as the local availability of construction materials, the technology of the times, social</p>

	<p>conditions, user needs and functional roles, and the traditional skills (and ability) of the builders. The key influences locally trace back to the medieval manor and deer park, milling, and extensive areas of tin and copper mining and granite quarrying. These have imparted a locally distinctive architectural style and pattern of layout of development reflecting a deep interaction between people, place, and time that has created settlements and a landscape that for the most part feels natural, layered, and strongly connected to a definable ‘sense of place’.</p> <p>9.2.16 It is therefore important that full account is taken of the local context in the design of new development so that it responds to and enhances our local “sense of place” and meets the expectations of local people.</p> <p>9.2.17 Unfortunately, much modern design and detailing is based around widely standardised techniques, regulations and materials that when applied without consideration of the local context can seriously harm the essential ‘sense of place’ that pervades a settlement. The appraisal given in the historic environment evidence demonstrates that the Parish is not immune from this form of change. Therefore, new development should, where possible help to reverse any harm that has occurred from the use of inappropriate designs and materials.</p> <p>9.2.18 This does not mean that new development should copy or recreate buildings from the past, but the design must demonstrate a firm understanding of the principal aspects of settlement character and express this through the architectural style and material specification of new buildings, this is what is referred to as ‘design lineage’.</p> <p>9.2.19 There may also be situations where a contrast to prevailing characteristics can actually enhance appreciation of those characteristics rather than detract from this, but such developments need to be very carefully designed to ensure that they are a positive rather than a negative feature and do not appear incongruous.</p> <p>9.2.20 The Cornwall Local Plan also recognises that available information will often be an inadequate basis for informed</p>
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	<p>planning decisions and recommends that all development proposals should be supported by proportionate historic environment assessments and evaluations such as heritage impact assessments, desk-based appraisals, field evaluations and historic building reports. These should identify the significance of all heritage assets that would be affected by the proposals and the nature and degree of any effects which are likely to ensue from development. They should also demonstrate how any harm will be (in order of preference) avoided, minimised or mitigated</p>
<p>Policy Text:</p>	<p>1. Development will be supported which contributes to and reinforces the distinctive character and ‘sense of place’ of Stoke Climsland Parish . All proposals should:</p> <ul style="list-style-type: none"> a) Reflect relevant principles from The National Design Guide, The Cornwall Design Guide, The Building for Life 12 standard (or any successor schemes) and the Cornish Distinctiveness toolkit. b) Reflect and complement the character of the surrounding area in terms of scale, massing, density, articulation, and use of materials, taking clear inspiration from the distinctive historic design lineage of the locality. <p>2. Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality.</p> <p>3. New development within the Stoke Climsland and Lockett Conservation Areas, and within the historic core area of Downgate as defined on Map X, should be particularly sensitive to its surroundings. Proposals will be supported where the design is locally distinctive, informed by the site’s historic and landscape context, and interpreted in a contemporary yet appropriate manner. Development should:</p> <ul style="list-style-type: none"> a) Respect the established topography, street patterns, building lines, and the scale, form, and rhythm of

	<p>existing buildings;</p> <ul style="list-style-type: none"> b) Use materials and colours that complement local character, with preference for locally sourced materials; c) Avoid overbearing impacts on neighbouring buildings and the wider streetscape; d) Retain and, where possible, enhance traditional boundary treatments, surfaces, trees, and other features contributing to settlement character; and e) Be sensitive to important public views and the setting of the settlement, addressing any negative features and taking opportunities for enhancement.
<p>Notes:</p>	<p>[1]. A list of non-designated heritage assets is included in the Stoke Climsland NDP Historic Environment Evidence Base Report derived from the Cornwall Historic Environment Record and from local surveys and assessments carried out as part of the process of compiling the NDP. This is not an exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record frequently so it should be consulted as part of any development proposals.</p> <p>[2] All development within the Conservation Area or nearby should be informed by an appropriately detailed heritage assessment. In cases where the impact is judged to have a potentially significant effect, the Design and Access Statement accompanying the application should include an assessment of the impact upon the character of the Conservation Area, describe how the proposal has been informed by this assessment, and demonstrate how any mitigation will be effectively incorporated into the development.</p> <p>[3] In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.</p> <p>[4] In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, a proportionate</p>

archaeological and heritage assessment is accepted, and any subsequent archaeological investigation and heritage impact mitigations are agreed. For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).



Photo: Declining Grade II Listed Buildings, Lucket Hill.

Policy Reference:	HCD 3 General Design Principles
Intention:	9.2.21 To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions.
Justification:	9.2.22 NPPF 2024 Para 131 emphasizes that high-quality, beautiful, and sustainable buildings and places are central to effective planning and development. Good design is crucial for sustainable development, creating better living and working spaces that communities accept. Para 135 highlights that developments should enhance area quality, be visually appealing, respect local character, and foster a strong 'sense of place'. They should create safe, inclusive, accessible environments that promote well-being

and quality of life. Planning policies should ensure that new residential developments integrate effectively with the natural, built, and historic surroundings.

9.2.23 There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK's housing crisis and potential for advances in improving quality and energy efficiency. However, there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctiveness.

9.2.24 Cornwall Local Plan Policy 13: 'Design,' Policy 14: 'Development Standards,' and the Cornwall Design Guide 2021 outline requirements for design-related matters. However, in line with NPPF guidance development proposals in the Parish should consider specific local characteristics typical of the area. These include narrow lanes within and leading to settlements, a significant reliance on private vehicles to access work, services and schools, many older properties with no or inadequate parking, an 'organic' pattern of development with irregular and symmetrical layout, building plots varying in size and shape, streets, pathways, and public areas scaled for pedestrian use.

9.2.25 Although Stoke Climsland Parish is a low crime area, it is still appropriate to consider how crime and fear of crime can be 'designed out' of new development by thoughtful design that reflects the rural nature of the area.

9.2.26 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

	<p>to the protection of dark skies.</p> <p>9.2.27 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.</p>
Policy Text:	<p>New sustainable development will be supported where the design of the proposal seeks to</p> <ul style="list-style-type: none"> a) ensure that the proportions and positioning of the new buildings complement the character of the area, reflecting the curtilage, scale, density and roofline of adjacent buildings; and b) Maintains adequate privacy and daylight access for neighbouring properties. c) 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. a) Provides sufficient car parking in line with the standards set out in Cornwall Council guidance, 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]. b) Allows sufficient road width in its layout to allow for vehicle maneuvering and prevent obstructions from parked vehicles, and ensure access for delivery and emergency vehicles. c) Maintains and improves the permeability and safety of pedestrian routes.

	<ul style="list-style-type: none"> d) Uses design that withstands Cornwall’s climate and climate change effects. e) If using Modern Methods of Construction (MMC) is of a format that reflects local character f) Avoids visually exposed areas like ridges or steep valley sides unless effective landscape mitigation is implemented. g) 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.
Notes:	<p>[1] For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom. For other levels of appropriate parking please reference the Cornwall Council Travel Plan and Parking Standards Guidance</p>

9.3 NATURAL ENVIRONMENT AND LANDSCAPE

[Click here for Evidence Overview - Biodiversity](#)

[Click here for Evidence Overview - Landscape](#)

Policy Reference:	NEL 1 Green Infrastructure
Intention:	9.3.1 Some of the ‘green infrastructure network’ is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.
Justification:	<p>9.3.2 Stoke Climsland Parish has an extensive ‘green infrastructure’ comprising extensive woodlands, including a SSSI, a registered Historic Park, County Wildlife Sites, river environments, a Country Park, and many green spaces, linked by footpaths, ancient bye-ways, Cornish hedges and hedgerows, streams and tributaries. This network supports natural and ecological processes and is integral to the health and quality of life of the community. It also provides opportunities for the protection and enhancement of biodiversity and carbon reduction. [see Map 2].</p> <p>9.3.3 Much of this ‘green infrastructure network’ is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other natural assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.</p> <p>9.3.4 In response to the impact on the Parish’s wildlife and natural spaces caused by new development it is desirable to take steps to maintain and enhance the green infrastructure network. Developments of all scales should include enhancements to promote wildlife and developments at site scale should also apply measures to link surrounding habitats.</p> <p>9.3.5 Policy G4 of the Climate emergency DPD requires that where applications are sited within or adjacent to an adopted</p>

Local Nature Recovery Network they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.

9.3.6 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.

Policy Text:

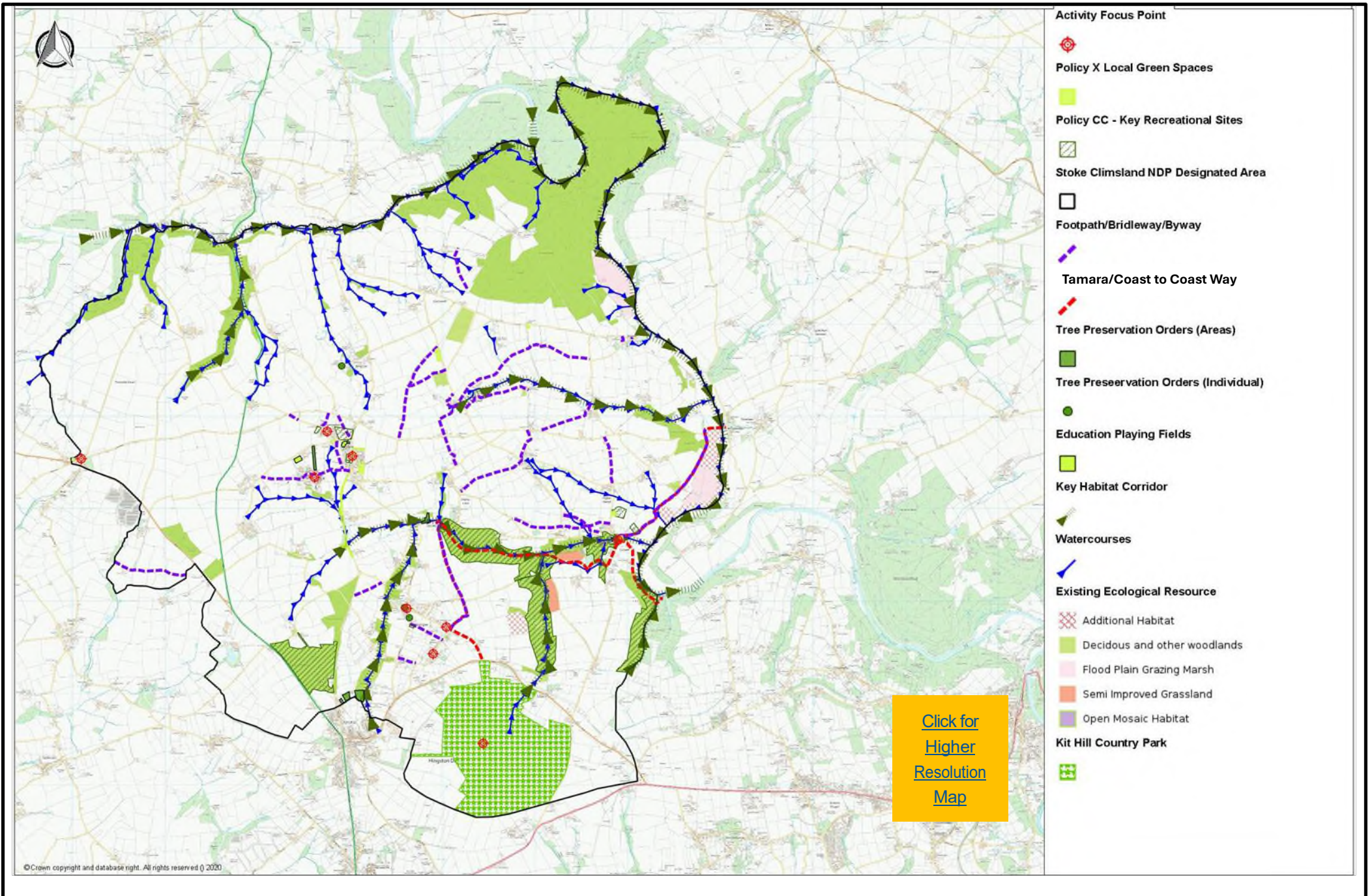
The Stoke Climsland NDP identifies a network of ‘green infrastructure’ within the Parish [See Map 3]

Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where it:

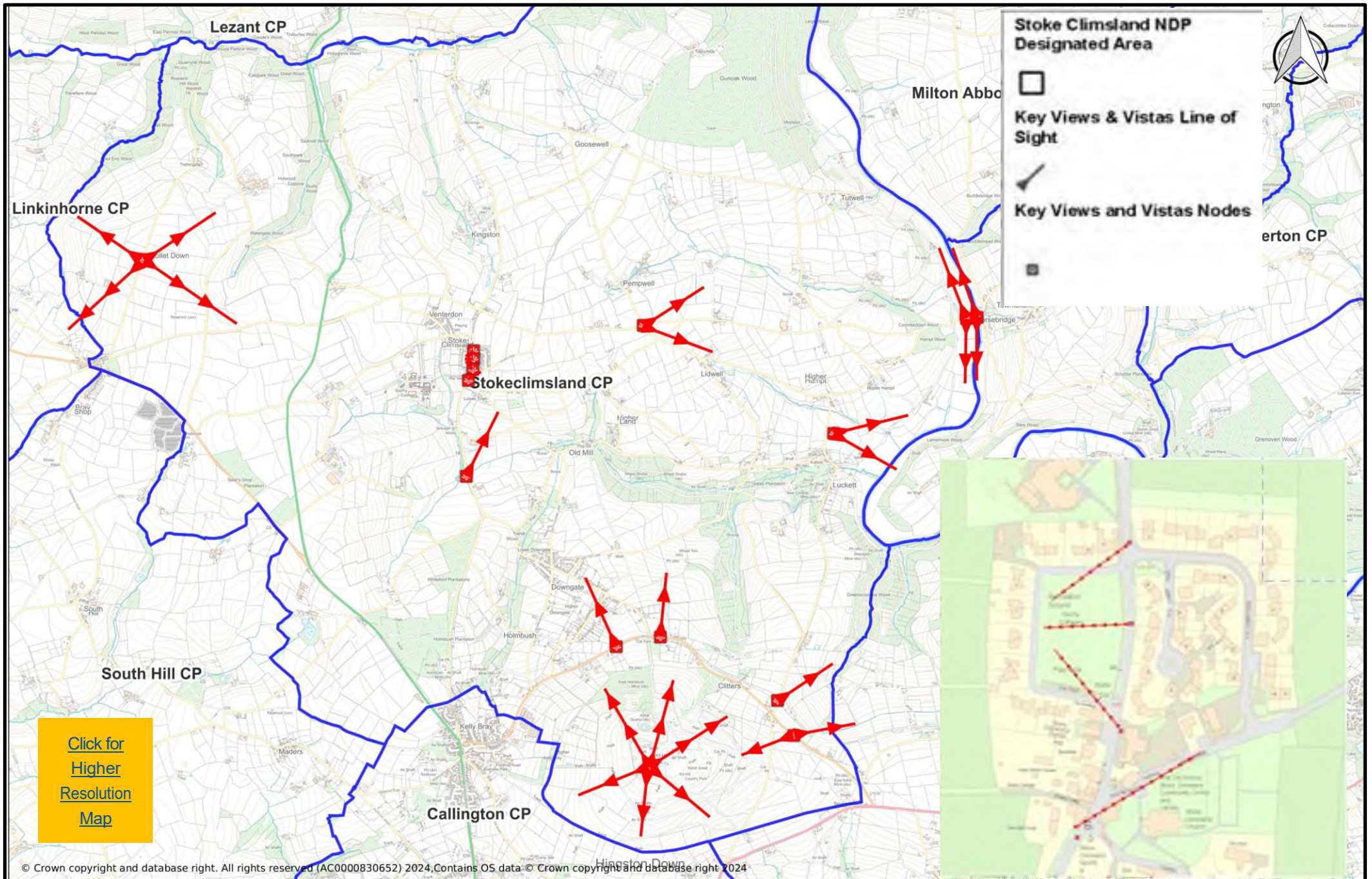
- a) **Does not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable, and**
- b) **Ensures that through landscaping schemes, layouts, access and public open space provision, it contributes to the connectivity, maintenance and improvement of the Network and**
- c) **Contributes to a biodiversity net gain as required under**

	Cornwall Climate Emergency DPD Policy G2 and NDP Policy NEL 2.
Notes:	[1]. Local Nature Recovery Network. Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve

	nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network. [2] A map showing the NRN zones in Stoke Climsland Parish can be found at the LAGAS Natural Capital Information and Management Hub. [https://lagas.co.uk/].
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Map 3: Network of 'Green Infrastructure in Stoke Climsland Parish



Map 4: Key Views and Vistas in Stoke Climsland Parish

Policy Reference:	NEL 2 Habitat and Biodiversity
Intention:	9.3.7 To protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and require biodiversity gain.
Justification:	<p>9.3.8 The protection and enhancement of biodiversity opportunities is a key principle of the NPPF. As noted earlier, Stoke Climsland Parish has some special areas that are nationally and locally significant and much valued by the local community. Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development.</p> <p>9.3.9 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.</p> <p>9.3.10 A mandatory requirement to achieve a 10% net gain for biodiversity has been introduced in the Environment Act 2021. Based on this Cornwall Council have introduced a 10% net gain in biodiversity requirement in the Cornwall Climate Emergency DPD.</p> <p>9.3.11 Net Biodiversity Gain [NBG] follows the principle of a mitigation hierarchy which seeks to enhance habitat, avoid or minimise habitat loss, and where loss is necessary, restore or compensate for the lost habitat, or as a last resort offset the</p>

	<p>habitat loss.</p> <p>9.3.12 For NBG to be effective Proposals must retain as much of the existing onsite habitat as possible and demonstrate how they have followed an approved mitigation strategy. DEFRA have published a ‘Biodiversity Metric’ to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.</p>
Policy Text:	<p>1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, in accordance with Policy G2 of the Cornwall Climate Emergency DPD.</p> <p>2. The receptor site for any local offsite biodiversity gains should have regard to the Stoke Climsland Green Infrastructure Network and the Local Nature Recovery Network.</p>
Notes:	<p>[1] Examples of appropriate methods to address NBG might include:</p> <ul style="list-style-type: none"> • purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or within the site boundaries on non-built features if this is not possible. • hedgehog access points in fences. • planting new native trees and hedges and flower-rich habitats. • the intentional use of SuDS, and drainage ponding, as habitat. • ‘re-wilding’ of areas to support drainage and create habitat. • measures to protect the integrity of any affected wildlife corridors. • mitigate any harmful impact and incorporate linkages to provide new connections between corridors.

Policy Reference:	NEL 3 Trees, Cornish Hedges and Hedgerows
Intention:	9.3.13 To protect existing trees and supports the approach set

	out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.
Justification:	9.3.14 Stoke Climsland Parish is generally not well wooded, although there are extensive woodlands on the valley sides of the rivers Tamar and Inny and the Lockett Stream north and south of the narrow central plateau. In the north much of this is commercially managed conifer and areas of ancient replanted woodlands, with broadleaved ancient and semi-natural woods towards valley bottoms. Trees are an important character forming aspect of the southern area of the local landscape with some significant hedgerow trees and tracts of substantial woodlands, typically conifer, interspaced with some broadleaved areas. The local pattern of fields and settlements is defined in many places by the pattern of Cornish hedges and hedgerows. Trees, hedges and hedgerows also help to enclose and define settlements, serve as screening, and help create well-defined spaces and help support biodiversity. The Parish also features several traditional orchards identified in the Habitat Action Plan. Together they give the Parish the character that is valued so much by local people.
Policy Text:	<p>1. Trees, Cornish Hedges and hedgerows contribute significantly to the landscape character and biodiversity of the Neighbourhood Plan Area and contribute to climate change resilience, and should be retained and extended wherever possible: All development proposals should seek to retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term.</p> <p>2. Major development proposals should:</p> <p>a) Be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a</p>

	<p>management plan in accordance with the latest version of British Standard BS 5837 ‘Trees in relation to demolition, design and development’ to demonstrate how they will be so maintained.</p> <p>b) Be accompanied by a detailed landscaping scheme which:</p> <ul style="list-style-type: none"> i. Provides for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3. ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance). iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development. <p>c) Provide an adequate buffer between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.</p> <p>3. Adverse impacts on ancient woodland and veteran trees, European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.</p> <p>4. Where appropriate when proposals involve Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.</p>
Notes:	<p>[1] CEDPD Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area.</p> <p>[2] Cornwall Council Biodiversity Guidance contains important details on new development and Cornish hedges under its Appendix D – Cornish Hedges and Development.</p>

Policy Reference:	NEL 4 Landscape
Intention:	9.3.15 To ensure that all development proposals within Stoke Climsland Parish respect and safeguard the setting of the Cornwall National Landscape (AONB) and the Cornwall and West Devon Mining Landscape World Heritage Site, and that proposals outside these areas draw design inspiration from local sources so that they sit comfortably within the existing landscape and topography in both character and form.
Justification:	<p>9.3.16 More than half of Stoke Climsland Parish lies within the Tamar Valley National Landscape (AONB), with further areas designated as the Inny Valley and Lawhitton Area of Great Landscape Value (AGLV). The remainder, including Stoke Climsland Village and Downgate, although outside designated areas, lies within the setting of the National Landscape and the Cornwall and West Devon Mining Landscape World Heritage Site (WHS).</p> <p>9.3.17 Although not all of the Parish is within the National Landscape, development anywhere in the Parish has the potential to materially affect its setting, valued views, landscape character, and ecological networks. Under the updated Section 85 of the Countryside and Rights of Way Act 2000 (“Duty of Regard”), to ‘seek to further the purpose of conserving and enhancing the natural beauty of the Area of Outstanding Natural Beauty’ (National Landscapes). Defra and Natural England require that all relevant authorities, including parish councils, consider the impact of development on the setting and special qualities of National Landscapes. The NPPF (para. 187a), the NPPG, and Cornwall Local Plan Policy 23 reinforce this, emphasising that all landscapes matter, not just those with national designations.</p> <p>9.3.18 The scale, height, siting, materials, and design of new development strongly influence whether it conserves or harms the natural beauty and special qualities of the National Landscape. Inappropriate materials, reflective surfaces, movement, or lighting can all intensify visual intrusion, while cumulative impacts from individually minor schemes may</p>

	<p>gradually erode rural character through additional traffic, lighting, noise, or visual clutter. Even where development lies beyond the National Landscape boundary, significant or tall structures can affect views and the perception of openness, tranquillity, and dark skies.</p> <p>9.3.19 Part of the Parish also falls within the UNESCO Cornwall and West Devon Mining Landscape WHS — a heritage asset of the highest global significance. Much of the remainder lies within its wider setting, which is protected under the World Heritage Convention. The UK has a duty to conserve and transmit this heritage to future generations. The UNESCO Operational Guidelines seek protection not only for the WHS itself but also for its “immediate setting”, “important views”, and “functionally important attributes”. Development within or affecting the setting of the WHS will only be acceptable where it demonstrably protects or enhances that setting, consistent with national policy.</p> <p>9.3.20 Familiar local landscapes also play a vital role in shaping community identity and well-being. They provide the backdrop for everyday life, strengthen people’s attachment to place, and contribute to the Parish’s distinctive rural character — qualities that are as deeply valued locally as nationally designated landscapes. Protecting these familiar views and local features therefore supports both environmental quality and social sustainability, aligning with the NPPF’s requirement to protect and enhance valued landscapes.</p> <p>9.3.21 The NDP identifies a series of important local views which contribute to the Parish’s character, including:</p> <ol style="list-style-type: none"> 1. Views from Sevenstones towards Kit Hill, the Tamar Valley, and Dartmoor; 2. Kit Hill with its 360° panoramic views over and beyond the Parish; 3. Old Lockett Station, Monks Cross, Shutta, Stoke Climsland Church and Duchy Green, Bray Shop to Venterdon Ridgeway, Horsebridge, Lockett Cricket Club, and Tremollet Down, all offering distinctive
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	<p>vantage points that reinforce the Parish’s visual identity.</p> <p>4. Characteristic and distinctive landscape features that must be respected in new development include:</p> <ul style="list-style-type: none"> • The prominent high ground of igneous intrusions framing the Parish to the south and west; • The open, undulating ridgeway plateau contrasts with the intimate Tamar and Inny valleys. • Narrow winding lanes, Cornish hedges and hedgerows, boundary stones, and granite gateposts; • Relict features of the mining era — smallholdings, spoil heaps, tramway routes, and industrial structures; and • Medieval field patterns and the historic trackbed of the former Bere Alston–Callington Railway. <p>9.3.22 Together, these qualities form the Parish’s distinctive sense of place. Development should protect and, where possible, enhance them — ensuring that new proposals are inspired by local character, fit sensitively within the landscape and topography, and do not harm familiar views or the Parish’s valued rural appearance.</p>
Policy Text:	<ol style="list-style-type: none"> 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

	<p>shown on, as shown on Map 4.</p> <p>3. Proposals will be supported where they demonstrate how they:</p> <ol style="list-style-type: none"> 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, tranquility, 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
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	<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>
<p>Notes:</p>	<p>[1] A Landscape and Visual Impact Assessment (LVIA) is a formal, detailed process required for major projects, often as part of a statutory Environmental Impact Assessment (EIA), to judge the significance of a development's effects, whereas a Landscape and Visual Appraisal (LVA) is a less formal, smaller-scale assessment for minor projects where a full EIA is not needed.</p> <p>For all proposals that qualify as Major Development, [defined as, for housing: development of 10 or more dwellings, or a site area of 0.5 hectares or more; for non-residential uses: creation of 1,000m² or more of additional floorspace, or a site area of 1 hectare or more] or are located within the setting of the nearby National Landscape and are likely to have a substantial impact on the surrounding landscape, it is expected that:</p> <ul style="list-style-type: none"> • A Landscape and Visual Assessment (LVA) will be undertaken to a level of detail proportionate to the scale and nature of the proposal. • This assessment must be carried out by a suitably qualified professional. • The findings must be clearly integrated into the design and layout of the final proposal, demonstrating that the landscape has been properly assessed and understood in line with current best practice. <p>Major developments of a scale and nature that require Environmental Impact Assessment (EIA) under the EIA Regulations will be likely to need a Landscape and Visual Impact Assessment (LVIA).</p>

<p>Policy Reference:</p>	<p>NEL 5 Dark Skies</p>
<p>Intention:</p>	<p>9.3.23 To encourage design that will help to secure the tranquility and dark skies quality of the landscape for current and future generations.</p>
<p>Justification:</p>	<p>9.3.24 The dark nighttime sky [see Map 5] is a natural asset which is enjoyed and appreciated by the community of the Parish and visitors such as tourists, as part of the experience of living in the area and its quality of life. It can also bring several other benefits such as enhanced conditions for astronomy, acting as an educational resource, providing creative inspiration etc.</p> <p>9.3.25 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This can cause a sky glow and a significant light ‘bloom’ on misty nights. [See Figure X below that also includes parts of surrounding Parishes]. In Stoke Climsland Parish light spills over from the urban area of Callington to the south, but otherwise the Parish has a particularly dark sky.</p> <p>9.3.26 Taking steps to encourage development to protect the night sky can preserve its benefits, and add to them, including energy saving by avoiding unnecessary or excessive lighting, promoting improved sleep patterns and reducing stress and providing a more natural environment for both nocturnal and diurnal animals.</p>
<p>Policy Text:</p>	<p>Proposals for development which demonstrate that if external lighting is required it protects the night sky from light pollution through:</p> <ul style="list-style-type: none"> a) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and use of baffling and adaptive controls to limit impact of unshielded lighting; and b) Use low colour temperature lighting with a limit of 3000k (kelvins) or less; c) Use landscaping to reduce glare and reduce

	<p>unnecessary light throw to a minimum;</p> <p>d) Reduce light spill from within buildings by avoiding or recessing large areas of vertical fenestration and avoiding large areas of glazing which is face upwards.</p>
Notes:	<p>[1] All Cornwall Council-run streetlights in Cornwall are in the process of being replaced with energy saving LEDs as part of a programme to cut carbon emissions and reduce electricity consumption. The new LED streetlights will be remotely controlled so they can be adapted to the needs of local areas. Cornwall Council is rolling out a programme of turning off or dimming some of its streetlights when most residents are asleep between the hours of midnight and 5am.</p> <p>[2] More information on tackling light pollution can be found at: https://www.cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies/ and https://darksky.org/</p>

Water Quality

9.3.27 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.

9.3.28 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.

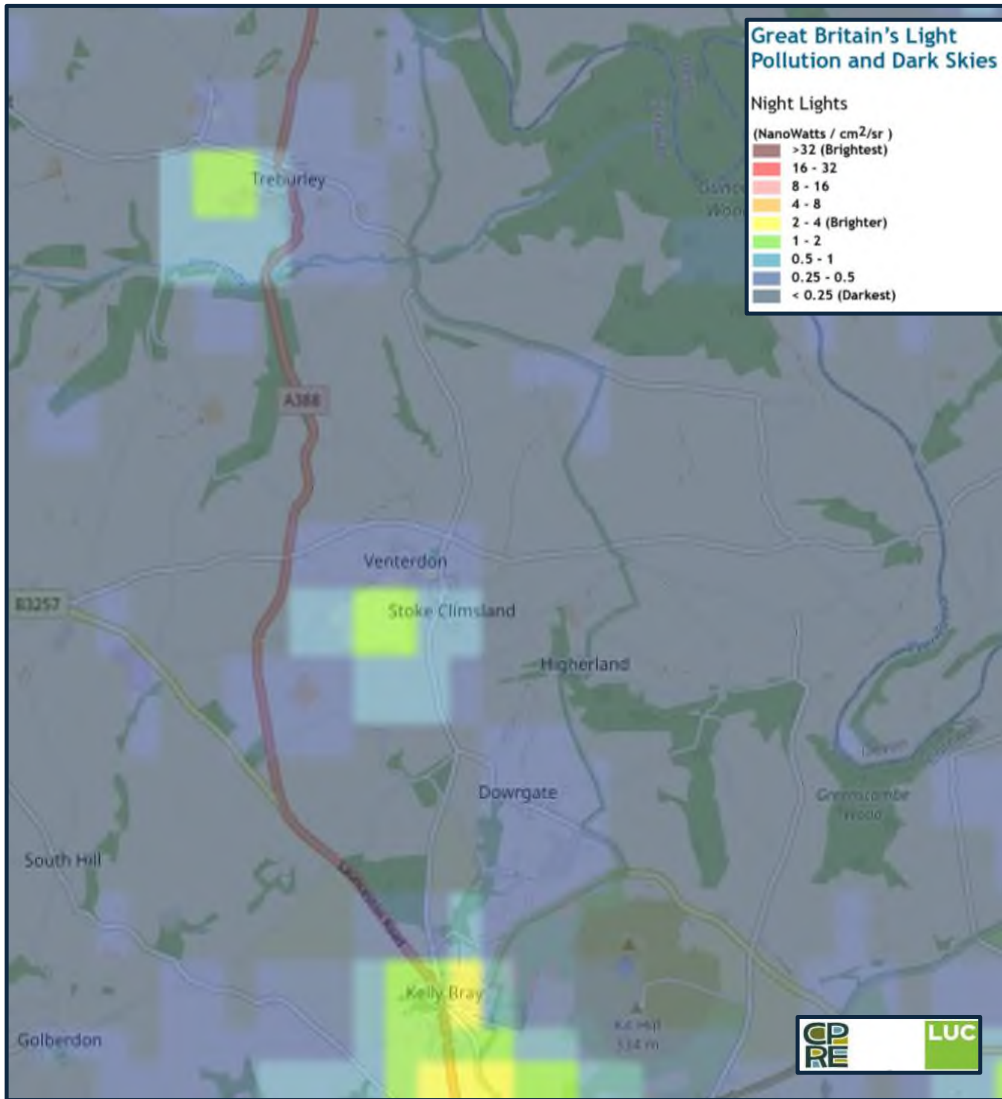
9.3.29 South West Water expects surface water and foul water to be kept in

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.

9.3.30 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 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.

9.3.31 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.

9.3.32 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.



Map 5: CPRE Dark Sky Map

9.4 COMMUNITY FACILITIES AND INFRASTRUCTURE

[Click here for Evidence Overview – Community](#)

[Click here for Evidence Overview - Connectivity](#)

Policy Reference:	CF 1 Protection and Enhancement of Community Facilities
Intention:	9.4.1 To ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.
Justification:	<p>9.4.2 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. For example, the Stoke Climsland Village Post Office and Shop provides essential financial services and top up shopping, which help to reduce the need to travel to Callington or elsewhere outside the Parish, and provide a source of basic employment, community focus, and informal meeting. Stoke Climsland Parish’s community is well supported with community organizations, community halls and meeting places. Ongoing maintenance and improvement is a typical issue for such facilities, and any additional population, and therefore additional use, will put them under pressure by causing additional wear and tear on fabric and facilities. It is appropriate therefore to identify the key community facilities for safeguarding and to build on their viability and sustainability.</p> <p>9.4.3 Many of these facilities are potential assets of community value that could be nominated for further protection under Cornwall Council’s Register of Assets of Community Value.</p> <p>9.4.4 The Cornwall Local Plan Policy 4 (Shopping, Services and Community Facilities) says that community facilities should, wherever possible, be retained and new ones supported, and that loss will only be acceptable where the proposal shows there is no need for the facility or service, or it is not viable; or adequate facilities or services exist or the service can be provided in accessible locations elsewhere.</p>

Policy Text:

1. The facilities listed below and shown on Map 9, 10 and 11 are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.

- 1. Sports and Social Club Stoke Climsland**
- 2. Village PO and Shop Stoke Climsland**
- 3. Parish Hall Stoke Climsland**
- 4. Old School Community Centre Stoke Climsland**
- 5. Scout Hut Stoke Climsland**
- 6. Sports Pavilion Stoke Climsland**
- 7. Methodist Chapel Venterdon**
- 8. Church Stoke Climsland**
- 9. Parish Council Car Park Lucket**
- 10. Social Club Lucket**
- 11. Stoke Climsland School**
- 12. Ducklings Pre School**

2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties.

Developers are encouraged to:

- a) Encourage the use of active travel or public transport.**
- b) Improve the viability of established community uses of buildings and facilities.**
- c) Provide a well-designed public realm.**
- d) Increase the range of everyday facilities and services within reasonable walking distance of**

<p>residential areas.</p> <p>e) Provide additional parking incorporating EV charging facilities, so that outlying residents are able to visit the villages to access services,</p> <p>f) Incorporate opportunities for informal gatherings in a safe and clean environment.</p>

Policy Reference:	CF 2 Local Green Spaces
Intention:	9.4.5 To identify and protect the key green spaces that are of local significance in the Parish.
Justification:	<p>9.4.6 There are 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"> 1. Is in reasonably close proximity to the community it serves. 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. 3. Is local in character and is not an extensive tract of land. <p>9.4.7 Full details of the assessments establishing why the sites are considered to be of importance are given in the Local Green Space Assessment.</p> <p>9.4.8 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>

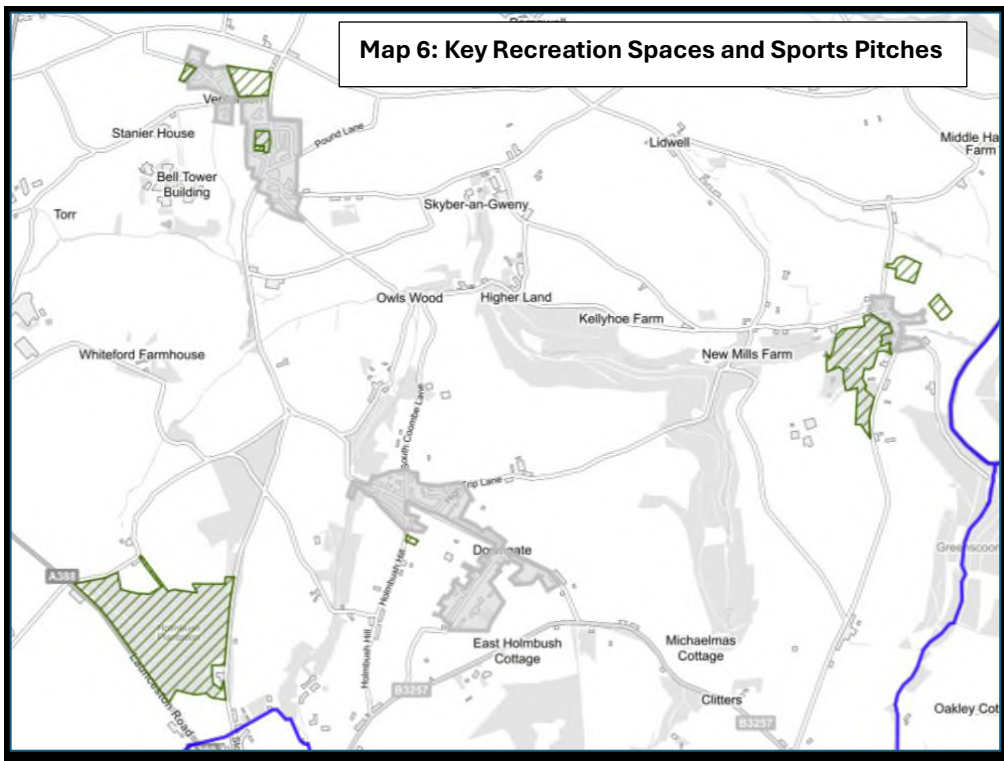
Policy Text:	<p>1. The neighbourhood plan designates the following locations as local green spaces (as shown on the Maps 9, 10, and 11).</p> <ol style="list-style-type: none"> 1. Cemetery, Bray Shop 2. Land North of The Old Blacksmiths Bray Shop 3. Cemetery, Lockett 4. Car Park Setting, Lockett 5. Small area with bench on the corner between Luck Lane & Lockett Hill 6. Cemetery, Stoke Climsland 7. Verges alongside hill into Stoke Village, Stoke Climsland 8. Stoke Road / South Coombeshead Lane / road from Stoke Road to Higher South Coombe junction, Stoke Climsland 9. Stoke Climsland War Memorial Setting, Stoke Climsland 10. S Entrance of Kyl Cober Parc, Stoke Climsland 11. N Entrance of Kyl Cober Parc, Stoke Climsland 12. Tree belt N of Kyl Cober Parc, Stoke Climsland 13. Land between Kyle Cober Parc & Westcountry Rivers Trust, Stoke Climsland 14. Venterdon duck pond, Venterdon 15. Venterdon Notice Board Patch, Venterdon <p>2. Development of these designated locations will not be supported except in very special circumstances.</p>
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Policy Reference:	CF 3 Key Recreation Spaces and Sports Pitches
Intention:	9.4.9 To help to secure recreation and open space facilities for current and future residents and help to preserve their roles, identify the provision standards for the levels and types of facilities required in the future and help prioritise and manage public and private sector investment into new and existing provision.

Justification:	<p>9.4.10 A basic assessment of the deficit and surplus of open space based on the Parish population as at 2011 and 2030, based on national standards but constrained to reflect local circumstances, shows that there is a general surplus of formal open space across the Parish. There will be a small deficit of equipped children’s playspace by 2030 and there is currently no equipped young person’s space. The provision is also unequally distributed, with most being located around Stoke Climsland. Enhanced equipment, and an equipped teenage provision, at the existing play sites would be sufficient to meet this deficiency. It is also important, in the interests of community well-being, that there is no loss of existing provision.</p> <p>9.4.11 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 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>9.4.12 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> <p>9.4.13 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</p>
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	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.
Policy Text:	<p>Development which would lead to the loss of, or harm the quality and accessibility of the existing [listed below] and any new recreation and open space provision will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p> <ol style="list-style-type: none"> 1. Allotments, Venterdon 2. Allotments, Luckett 3. Playground Duchy Cottages, Stoke Climsland 4. Playground, Luckett 5. Playground (and kickabout), Lower Downgate 6. Playing Field, Venterdon 7. Playing Field (Cricket), Luckett 8. Park/ Recreation Ground, Duchy Cottages, Stoke Climsland 9. Natural (Woodland walks etc), Luckett Mine (CiC) <p>The provision of new, or the enhancement of existing community equipped Playspaces for Children (Type 4) and Equipped Provision for Teenagers (Type 5) facilities will be supported.</p> <p>Generally any new facilities should reflect the needs of older residents, by encouraging seating, picnic tables, and other small-scale, inclusive facilities.</p>
Notes:	[1] The location of existing open spaces is shown on Map 6 opposite.

9.4.14 When new development occurs developers will be required to contribute to the provision of additional facilities taking into account the requirement and distribution set out in Policy CF3, in accordance with Policy 28 of the CLP.



Map 6: Key Recreation Spaces and Sports Pitches

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) allows local authorities to raise funds from new building projects undertaken in their area. CIL is charged as a fixed rate per square metre of new floor space created, and the money raised can be used to help fund a wide range of infrastructure that is needed to support development. A development is liable for CIL if it:

- creates a new dwelling of any size; or
- creates over 100sqm of gross internal floorspace (new build, and before making deductions for existing floorspace that is to be demolished); and
- involves new buildings or floorspace into which people normally go.

The CIL Charging Schedule sets out the rates that will be charged on new development in Cornwall, and also details the types of development that will not be charged and those that can apply for exemption from paying CIL. Stoke Climsland Parish is within Value Zone 3 (out of 5) for CIL charging and is therefore subject to the middle rate of CIL charge.

How does it Work?

Parish Councils will receive 15% of any CIL raised from development within their area. This is capped at £100 per existing Council Tax paying dwelling. Where there is an adopted Neighbourhood Development Plan, the Parish Council will receive 25% (uncapped) of any CIL raised in their area. This ‘Neighbourhood Portion’ can be used ‘support the development of the local council’s area, or any part of that area, by funding: a) the provision, improvement, replacement, operation or maintenance of infrastructure: or b) anything else that is concerned with addressing the demands that development places on an area’. In other words it can fund a very broad range of facilities such as affordable housing transport, schools, play areas, parks and green spaces, cultural and sports facilities, community heating schemes and community safety facilities. It is for the Parish Council to decide how the funds will be deployed.

The CIL ‘Strategic Share’ that is retained by Cornwall Council is going to be made available to communities, organisations, and other Council services, via a bidding process.

More information can be found on Cornwall Council’s website at www.cornwall.gov.uk/cil

Policy Reference:	CF 4 Transport and Highways
Intention:	9.4.15 To assist in delivering the Cornwall Transport Plan to 2030 and the South West Rural Mobility Strategy in ways that suit local conditions in parish of Stoke Climsland and sit alongside and work with CEDPD Policy T1.
Justification:	9.4.16 The Cornwall Transport Plan to 2030 envisions a carbon-neutral, reliable, efficient, safe, and inclusive transport system that connects people and communities while encouraging environmentally low-impact travel. The South West Rural Mobility Strategy complements this by improving rural connectivity through enhanced digital infrastructure, support for local services, and the development of integrated rural hubs and networks of settlements that share resources. 9.4.17 However, in rural areas like the Parish, limited bus service frequencies result in a high reliance on cars and vans for commuting and accessing services. To address sustainability, a balanced approach is needed, promoting

	<p>active travel (e.g., walking and cycling) and public transport access while recognizing the continued necessity of car use.</p> <p>9.4.18 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</p> <p>9.4.19 Policy T1 of the Cornwall Environmental Development Plan Document (CEDPD) emphasizes reducing the need to travel by encouraging development close to workplaces and services. While effective in some areas, this is harder to achieve in rural locations where such facilities are distant. Therefore, new developments should focus on:</p> <ul style="list-style-type: none"> • Design for active travel and public transport access • Minimizing the impact on the local road network • Addressing the needs of vulnerable groups • Incorporating traffic calming measures • Including provisions for public service vehicles in the design hierarchy <p>9.4.20 This approach aims to promote sustainability while addressing the unique challenges of rural mobility include public service vehicles in the design hierarchy.</p>
Policy Text:	<p>1. Residential Development: Major residential development will be supported where it:</p> <ul style="list-style-type: none"> a) Promotes active travel and public transport access. b) Is within safe walking distance to public transport, with paths for walking and cycling that link to local facilities and accommodate wheelchair access. c) Avoids cul-de-sacs and encourages interconnected streets.

	<ul style="list-style-type: none"> d) Includes a Transport Assessment and Travel Plan as appropriate. e) Where appropriate addresses the needs of groups with protected characteristics (e.g., elderly, disabled). f) Uses layouts prioritizing pedestrians, cyclists, and public transport, and incorporates traffic-calming measures where appropriate. g) Ensures air quality standards are met and provides any necessary mitigation. <p>2. Non-Residential Development will be supported where it includes:</p> <ul style="list-style-type: none"> a) Parking in line with Cornwall Council’s Travel Plan and Parking Standards guidance. b) Where appropriate, space for loading, unloading, and material storage. c) Measures to prevent adverse effects on traffic and parking in the local area. <p>3. Traffic Calming: Appropriate traffic-calming measures are encouraged both within and near development sites.</p>
Notes:	[1] Reference should be made to the Manual for Streets, Cornwall Council Design Guide, and LTN 1/20.

Policy Reference:	CF5 Development Layout, Parking and Links
Intention:	9.4.21 To encourage sustainable forms of travel and integrate new residential developments into the connectivity network in the Parish without aggravating existing issues, whilst rectifying problems wherever reasonable.
Justification:	9.4.22 Accessibility to services and facilities is a key issue in the parish. The road and footpath network links settlements reasonably well, but the roads are constrained by vertical and horizontal alignment restrictions. Public transport links are reasonable at least from Stoke Climsland Village and Venterdon, but they are declining and reliance on jobs in major

	employment centres means the parish has a high car dependency and car ownership is much higher than Cornwall averages. Within the villages the unclassified roads are often congested from parked vehicles. Parking, speeding and speeding road safety are perceived by the local community as significant issues.
Policy Text:	<p>1. New residential development should:</p> <ul style="list-style-type: none"> a) Seek to maximise 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) Not significantly increase traffic pressure on school or commuter traffic sensitivity areas; and c) Apply the principle of ‘least restrictive access’ to enable mobility wherever possible . d) Encourage the use of low emission vehicles by including an appropriate standard of passive electric vehicle charging points built into individual dwellings and charging points within on-street parking areas. <p>2. Proposals for major development will be supported if, in addition to the above criteria:</p> <ul style="list-style-type: none"> 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. b) Appropriate traffic calming measures are provided within, alongside, or off site on roads approaching the site [1]. c) Any shared spaces or surfaces are designed to take into account the needs of people with visual impairment.
Notes:	[1] **Rural Minor Road Traffic Calming, Sustrans, 2004

	http://satintest.uk/Documents/71-Rural-Minor-Road-Traffic-Calming--- Sustrans-Routes-for-People-Information-Sheet-FF38.pdf
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Policy Reference:	CF 6 Footpaths, and Bridle-Ways.
Intention:	9.4.23 To ensure that footpaths and bridleways are retained and not made less convenient or comfortable for users as a result of development.
Justification:	<p>9.4.24 In view of the important contribution that footpaths, bridleways and cycle paths can make to sustainable connectivity, the reduction in greenhouse gas emissions, to healthy activity and leisure, and tourism in the Tamar Valley, it is essential that they are retained and not made less convenient or comfortable for users. Such routes are only useful if they are perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home, holiday accommodation, or arrival point) to where people want to be. Such routes may also be wildlife corridors through fields and developed areas.</p> <p>9.4.25 Implementation should prioritise inclusive path design, surfacing, gradients, seating, crossings and wayfinding where relevant.</p>
Policy Text:	<p>1. Where development proposals require the rerouting or realignment of foot or cycle paths, they should be incorporated into the development as a through route which is:</p> <ul style="list-style-type: none"> a) Not diverted to an unreasonable degree, b) Designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network, and c) Accessible to all including people with disabilities, applying the principle of ‘Least Restrictive Access’.

Policy Reference:	CF 7 Digital Infrastructure, Resilience and Investment
Intention:	9.4.26 To enhance communication links, reducing needs to

	travel and associated environmental issues, preventing digital disadvantage and ensuring that communities in rural areas can access emergency support when required.
Justification:	<p>9.4.27 Social interaction, health, well-being, employability and business activity are now all increasingly dependent on the internet to access information, services and support. Absence of such access in rural areas can lead to significant isolation, ‘digital disadvantage’, socio-economic disadvantage and reduced business investment. Good digital communications can also help reduce the need to travel and therefore help tackle climate change. Looking forward, the demand for digital data is increasing rapidly and seen as the enabling infrastructure that drives economic growth.</p> <p>9.4.28 Quality digital communications are therefore essential in a rural area such as Stoke Climsland Parish. There is ‘Superfast Broadband’ throughout most of the parish, but speeds can vary whilst 4/5G mobile signal varies considerably according to topography, with very poor signal in low-lying valley areas.</p> <p>9.4.29 A policy which aims to ensure that new development has the capability to connect to the internet and mobile communications with the best available speed and clarity and with realistic future proof upgrade capability, is therefore strongly justified, subject to NPPF 2024 Para 59 and NPPG on viability and deliverability.</p> <p>9.4.30 There is currently a very real concern that the replacement of traditional phone landlines with Voice Over Internet Protocol (VoIP) services will present real challenges in areas with poor digital signals and during power cuts:</p> <ul style="list-style-type: none"> • In areas with poor internet connectivity, calls via VoIP may experience dropped connections, latency, or poor audio quality, leaving users without a reliable communication channel. • During power cuts, VoIP systems become inoperable unless backed by a battery-powered system or an alternative power source. This poses significant risks during

	<p>emergencies when communication is crucial.</p> <ul style="list-style-type: none"> • Location tracking for emergency calls can also be less precise with VoIP leading to delayed or failed emergency responses which could endanger lives. • The transition to VoIP could marginalize individuals who struggle to adapt, leaving them disconnected or reliant on less familiar systems. • New equipment, such as routers or handsets, and technical setup, can be costly and complex for users and may disproportionately affect rural and older residents who may already face economic challenges. • In areas with poor network coverage, mobile networks cannot always serve as a reliable backup to VoIP, leaving users isolated during outages or emergencies. • VoIP systems require users to maintain and troubleshoot their equipment (e.g., routers), unlike traditional systems, where the telephone provider ensures operability, so users in rural areas with limited technical knowledge or access to support services may face significant challenges in resolving issues. <p>9.4.31 To mitigate these impacts it will be necessary to provide for:</p> <ol style="list-style-type: none"> a) Improved Broadband Infrastructure b) Battery Backup Systems c) Education and Support - offering training and technical support to rural residents to ease the transition and ensure they remain connected. d) Testing Emergency Provisions – to ensuring that emergency services are easily accessible and reliable through VoIP in the local area. <p>9.4.25 The Stoke Climsland NDP may be able to incorporate policy that supports a) and b) above, but c) and 4d) will require local authority/Parish Council action.</p>
Policy Text:	1. Development proposals involving new housing or business premises which demonstrate how they will

<p>contribute to improving local broadband and digital signal infrastructure will be encouraged.</p> <p>These should include measures to support power resilience ensuring uninterrupted VoIP functionality during power outages and emergencies, which may include:</p> <ul style="list-style-type: none"> a) Installation of battery backup systems for VoIP-enabled devices and routers. b) Access to alternative power sources, such as solar or generator backups, where feasible. c) A minimum broadband speed of 30 Mbps. d) Infrastructure to enhance mobile signal coverage as a backup for VoIP systems, such as community signal boosters or small-cell technology, particularly in areas with poor mobile reception.
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Policy Reference:	CF8 Mobile Signal Infrastructure
Intention:	9.4.32 To enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.
Justification:	<p>9.4.33 Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts located within the Parish’s sensitive natural and historic landscape are located and designed to keep visual impact to a minimum.</p> <p>9.4.34 An updated Code of Best Practice for Mobile Phone Network Development was published in 2022. This document provides guidance to mobile network operators, their agents, contractors, and local planning authorities in England on the development of wireless network infrastructure. It aims to balance the need for high-quality communications infrastructure with environmental considerations.</p> <p>9.4.35 Whether or not a planning application is required, the</p>

	<p>Code of Practice emphasizes the importance of engaging with local communities and stakeholders during the planning and development process. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.</p> <p>9.4.36 There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. This NDP wishes to encourage designs such as these in Stoke Climsland Parish.</p>
Policy Text:	<p>Proposals for mobile phone masts and satellite dishes which require planning permission will be supported where:</p> <ul style="list-style-type: none"> a) The siting of any mobile phone masts or other communications infrastructure seeks to minimise its visual impact, both within the Parish, and on views from outside the Parish; and b) The design of the mobile phone mast and associated equipment or other communications infrastructure seeks to minimise visual impact and blend in with the background in accordance with NDP Policy NEL 4; or c) The new mast is to be grouped with existing masts; and d) If it involves sharing of a mast the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.

9.5 HOUSING

[Click here for Evidence Overview](#)

NDP Housing Requirement

9.5.1 By June 2024 the rural areas of the Launceston Community Network Area had already surpassed the Cornwall Local Plan minimum requirement of 500 dwellings to be delivered by 218 dwellings. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still need to address local affordable housing needs and remain responsive to the local housing market.

9.5.2 In December 2024, the National Planning Policy Framework (NPPF) was updated, introducing a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase to Cornwall's housing targets. On 9 January 2025, Cornwall Council (CC) announced that its current Local Plan (covering the period to 2030) would be unable to meet these new targets. As a result, the Local Plan's housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered 'out of date.'

9.5.3 By law, the Neighbourhood Development Plan (NDP) must demonstrate general conformity with the strategic policies of the adopted Local Plan to 2030, while also having regard to national policies and advice such as the updated NPPF. Consequently, it cannot rely on out-of-date housing supply policies, but it must continue to align with those strategic Local Plan policies that remain consistent with the revised NPPF. In practical terms, this means the NDP must plan for increased housing figures, rather than relying on the superseded Local Plan policies, to ensure it meets the Basic Conditions.

9.5.4 Para 70 of NPPF says that in these circumstances the neighbourhood planning body can request an 'indicative' requirement figure from the Local Planning Authority. In response, Cornwall Council has employed the National Planning Policy Guidance 'Standard Method' which uses the number of existing homes in an area and applies a multiplier, adjusted for local affordability, to give a housing requirement. **This gives an indicative figure of 54 from which existing planning permissions ['commitments'] can be deducted leaving 42.**

9.5.5 Although the indicative figure incorporates an affordability multiplier, regard must still be had of local affordable housing need data, including information relating to the size and tenure mix required to meet local housing needs. It is also appropriate

to assess whether the Parish community would benefit from planning for a greater number of homes based on local circumstances.

9.5.6 **Local Affordable Housing Need.** In November 2023 there were 24 households seeking affordable rented accommodation according to the HomeChoice register. By January 2025 requirement had reduced to 21. By February 2025 the figure had further reduced to 17, but has returned to 25 by July 2025, indicating how these numbers can be dynamic and likely to fluctuate during the Plan period. It is likely that there will be a continuing need for affordable housing. In July 2025 the need was for 13 [52%] one-bed, 9 [36%] two-bedrooms and 3 [12%] were for three or more bedrooms. 8 households are aged 55 or over requesting 7 x 1 bed accommodation and 1 x 2 bed accommodation. Against this the existing social housing stock of 37 homes to meet the housing need, but only 7 'turnover' lettings have occurred since 2018. No current planning permissions capable of being implemented for the delivery of affordable homes.

9.5.7 **Size and Tenure Mix.** The current housing tenure mix in Stoke Climsland Parish is heavily biased in favour of owner/occupation compared to Cornwall generally, and much less on the private and public rented sectors. There are 37 social and affordable homes in the parish in the form of 6 one-bed, 18 two-bed and 13 three-bed, which is around 5% of the total housing stock compared to a Cornwall average of 10-12%.

9.5.8 The Parish has a higher proportion of larger (4 to 5 bedroom) dwellings than has Cornwall and England, and a lower proportion of medium (2 to 3 bedroom) dwellings. However, household size is predominantly small (1 to 3 people) so there is a mismatch between dwelling and household size. The proportion of under-occupation may indicate that there are elderly people who may be assisted if smaller market or social dwellings were available so that they could 'downsize' without having to leave the Parish.

9.5.9 Affordability threshold assessment [see 'Stoke Climsland NDP Evidence Overview Report No 4: Housing', Figure 6] shows that the affordable and social rented sector could perform a vital function in Stoke Climsland Parish as the only option for a large segment of those in the greatest need.

9.5.10 Looking ahead, the notably ageing population in the Parish will require housing

provision suitable for older people, whilst to address the decline in the proportion of younger people, smaller affordable dwellings may be appropriate, including self-build.

9.5.11 Possible **Local Community Benefits of Increasing Housing Supply above the Assessed Need.**

1. Affordability. A review of local estate agent listings indicates a healthy turnover of properties and sustained demand across the Parish, driven primarily by commuting to employment hubs such as Plymouth, which serves as a major administrative and economic center. The presence of Plymouth University and Duchy College further influences local housing demand, affecting both house prices and rental rates. Additionally, the area's rural setting, proximity to the coast, and location within the Tamar Valley National Landscape and World Heritage Site make it highly desirable, attracting buyers seeking a lifestyle change. This continued demand exerts pressure on the local housing market.

While increasing supply theoretically improves affordability by placing downward pressure on prices, the Parish's median house price-to-income ratio remains around 9:1, far from the affordability target of 5:1 suggested by the NPPG 'Standard Method'. Achieving this would require median house prices to drop by approximately 45%, a shift unlikely to result from moderate increases in supply. In constrained, high-amenity locations like this Parish, house price elasticity is low, meaning that even significant increases in supply would have a limited impact on reducing prices. Empirical studies suggest an elasticity of 0.1 to 0.3, indicating that a 10% increase in supply may only reduce prices by 1% to 3%. To achieve a 45% price reduction, housing stock would need to increase by 150% to 450% - an impractical and unsustainable scale. Therefore, additional housing provision beyond the assessed requirement is unlikely to meaningfully improve affordability.

More effective provision of affordable housing is likely through targeted interventions such as rural exception sites, establishing a community land trust, and affordability covenants).

2. Supporting Local Services. Even a small number of additional homes occupied by new residents can help sustain existing local services by increasing demand within their walkable catchment. Appropriately located housing could also support local agricultural and other industries by providing accommodation for specialist staff. However, establishing new local services requires a substantial critical mass of development to generate sufficient demand, which could result in disproportionately large developments in sensitive areas.

Evidence from UK rural planning and retail studies suggests that several hundred new homes—typically 700 to 1,000+—are needed to ensure the viability of a

standalone shop in a competitive environment. The feasibility depends on local factors such as existing retail options, tourism footfall, and community ownership models. A development of this scale would be out of proportion with existing settlements in the Parish and could have significant environmental and infrastructure impacts. Therefore, additional housing provision beyond the assessed requirement is unlikely to meaningfully increase provision of local services.

3. Support for Infrastructure. New development should directly fund infrastructure provision needed to allow a development to proceed. However, funding infrastructure provision that does not arise directly from the needs of a development may bring negative impacts such as character change, pressure on infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning 'gain' benefits. It is possible that the developer of a smaller site may be willing to help fund a local facility if the new population creates additional demands and offers the opportunity for a 'planning gain' that benefits on-site, local needs and wider sustainable development objectives.

4. Specialist Housing Needs. The Parish population mix is getting much older. The housing market is delivering much less specialist housing for older people than is needed with the result that many people need to move to suitable accommodation or care-homes away from their own neighbourhoods, families and friends. Therefore, some provision for specialist affordable housing for the elderly is advisable, but this can be found within normal provision rather than a special allocation.

5. Second Homes. Generally external market pressure drives up local house prices in the owner-occupier and private rented sectors, creating a situation where local people can no longer afford to live locally. This can be particularly acute in 'high amenity' areas with significant second homes demand. Whilst Stoke Climsland Parish is in broad terms within a 'high amenity' area, it is not noted as location under significant pressure for second homes, and the wider impacts of non-primary residences such as winter time 'hollowing-out' due to homes sitting empty until the holiday season or weak social capital are not experienced.

9.5.12 **Housing Requirement.** The conclusion of this analysis is that the Stoke Climsland NDP should **support the delivery of about 45 new dwellings** over the period 2025 to 2030, with a mix of size and tenure better aligned to the community needs, including rural exception affordable housing sites and social rented tenures.

Delivering the Stoke Climsland Housing Requirement

9.5.13 In response to the impact of the NPPF December 2024 changes, Cornwall Council have issued an ‘Interim Policy Position Statement’. This explains that Policies 2 and 3 of the Local Plan continue to provide clarity on how decision-makers should determine the most sustainable locations for growth. Policy 2 states that this is intended to “maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place.” While Policy 3 is considered out of date in terms of restricting growth to certain named settlements, the approach to understanding the role and function of place remains. This ensures that the scale and type of development to be planned for are appropriate to meeting the housing needs of each settlement in sustainable locations.

9.5.14 The Interim Statement explains that Sustainable locations are typically characterised by settlements that offer a wider range of services, facilities, and employment opportunities. To maintain vibrant local communities and support essential services, it says that growth and investment will be directed towards larger, well-connected settlements, reinforcing their role as hubs for employment, community, leisure, and retail activities. These include both the named towns formerly identified in Policy 3 of the Local Plan and other larger settlements with a strong mix of shops, services, and facilities.

9.5.15 In contrast, the Interim Statement says that smaller and more rural settlements, with fewer services and limited access to active travel options, will accommodate proportionately less growth. However, meeting local housing needs remains a priority in these areas. To support this, development will focus on affordable-led rural exception sites and community-led housing schemes. These will deliver a mix of affordable and market homes in line with Policy 9 of the Local Plan and paragraphs 73, 76, 82 and 83 of the NPPF. Any development in these settlements must be appropriately scaled to ensure it remains in proportion to the existing community.

9.5.16 A Settlement Assessment has been carried out in support of this NDP which examines which settlements may be suitable to accommodate further development. It concludes that there are 4 recognised ‘village’ settlements in the Parish are distinguishable as a defined cluster of homes, the remainder of settlements being very small, at most being describable as a hamlet or a ‘low density straggle of buildings.’ It concluded that Stoke Climsland with Venterdon, Lucketts and Downgate are capable of supporting a small scale of new development proportionate to their size and range of facilities.

9.5.17 Therefore, in accordance with the NDP’s Settlement Assessment, NPPF guidance, and the ‘Interim Policy Position Statement’ new residential development will

be concentrated at Stoke Climsland village and Venterdon, as the most sustainable locations with a range of village facilities and services, while development at Downgate and Lucketts will be more restricted due to their lack of amenities and relatively limited accessibility. No specific housing land allocations are proposed; instead, development will primarily occur through village infill, appropriate rounding-off, and the reuse of brownfield (PDL) sites. The focus at all four settlements will be on affordable housing needs met via small-scale ‘rural exception sites’ under CLP Policy 9. It is anticipated that up to 30 of the 45 new dwellings forecast will be in this form.

9.5.18 Strong community views are held that most new homes should be from infill, at the current rate of completion and that clear development limits should be established. However, to conform with NPPF 2024 and the Cornwall Local Plan, precise development boundaries, and restriction of development to infill are not possible. Instead, the NDP will set local criteria to ensure that new residential development is proportional to each settlement’s scale, respects its setting and character (including heritage and natural environment criteria), contributes to the needed mix of housing types, and is commensurate with and will help to support and enhance the social and community facilities available.

9.5.19 A mismatch between household size and dwelling size highlights the need for more smaller homes, and high median house prices are unaffordable for many younger residents. The NDP therefore supports a mix of tenures and sizes, especially smaller, more affordable dwellings, to address local social housing needs and accommodate the growing elderly population. Affordability threshold data indicate that shared-ownership with low-percentage shares and social-rented housing are high priorities.

Policy Reference:	H1 Infill, Rounding-Off and Brownfield Land Development
Intention:	9.5.20 9.5.18 To ensure that any new housing development occurs at the most sustainable locations in a form which is appropriate to the settlement scale, facilities, and environment.
Justification:	9.5.21 NPPF 2024 is clear that Plans should promote a sustainable pattern of development that seeks to meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change and adapt to its effects and be directed to sustainable locations [NPPF Paras 11a, 11d ii; and Para 110]. 9.5.22 Cornwall Local Plan Policy 2 – ‘Spatial Strategy’ says that ‘New development should provide a sustainable approach

to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits. This should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place’.

9.5.23 NPPF para 82 says that in rural areas, planning policies and decisions should address local needs, support community-led housing developments, and encourage rural exception sites for affordable housing..., whilst Para 83 says that to promote sustainable rural development, housing should be located where it will support community vitality, allow villages to grow and thrive, and enhance local services. Para 84 says that, subject to specific exceptions, planning policies and decisions should avoid the development of isolated homes in the countryside.

9.5.24 Local Plan Policy 3 allows for development through rounding off, infill and rural exception sites and point to the need to conserve and enhance National Landscapes [AONB]

9.5.25 Paragraph 1.65 of the CLP defines ‘infilling’ as the filling of a small gap in an otherwise continuously built-up frontage that does not physically extend the settlement into the open countryside. Successful infill development generally integrates well into the existing neighbourhood in terms of density, scale, building features, landscaping, parking arrangements etc. and can often enhance a settlement. Brownfield land is defined in the NPPF 2024 as ‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure’. Rounding-off is development of land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that acts as a barrier to future growth (such as a road) and which does not visually extend building into the open countryside. The very rural nature of the Parish and its settlements is such that rounding off opportunities are likely to be rare and must be very carefully designed to avoid being disproportionate to their small scale and character.

	<p>9.5.26 The Stoke Climsland NDP Settlement Assessment concluded that Stoke Climsland, Venterdon, Lockett and Downgate are appropriate locations for additional development that is proportional to the scale of the settlement and commensurate with and will help to support and enhance the social and community facilities available.</p> <p>9.5.27 The HRA of the Cornwall Local Plan revealed the potential for Likely Significant Effects (LSE) on the features of the Plymouth Sound and Estuaries SAC to a possible increase in recreation and in combination effects. Stoke Climsland parish lies within the ZOI for the Plymouth Sound and Estuaries SAC and therefore, under the terms of Local Plan Policy 22, a financial contribution is taken from new development to fund mitigation measures.</p>
<p>Policy Text:</p>	<p>1. Proposals for residential development at the settlements of Stoke Climsland, Venterdon, Lockett and Downgate as shown on the Proposals Maps 9, 9 and 11 will be supported the proposal:</p> <ul style="list-style-type: none"> 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 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 c) Contributes to the mix of housing types and tenures needed by the community of the Parish; and d) Incorporates or connects to safe and convenient pedestrian and 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

- e) Is either:
- 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
 - 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
 - iii. the development of previously developed land [1] within or immediately adjoining the settlement of a scale appropriate to the village, or
 - 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.

2. Elsewhere residential development will not be supported unless it is:

- a) for a rural exception scheme in accordance with Policy 9 of the Local Plan; or
- b) for the replacement or subdivision of dwellings; or
- c) the reuse of suitably constructed redundant, disused or historic buildings; or
- d) temporary accommodation for workers to support established and viable rural businesses; or
- e) Full time agricultural and forestry and other rural occupation workers where there is an essential need; or
- f) 'Regenerative, Low Impact Development' in accordance with CEDPD Policy AL1; or
- g) small scale infill within established hamlets and

small groups of dwellings that complies with NDP Policy H4.

3. Where appropriate proposals will need to provide mitigation in accordance with Policy 22 of the Cornwall Local Plan and the Cornwall European Sites SPD.

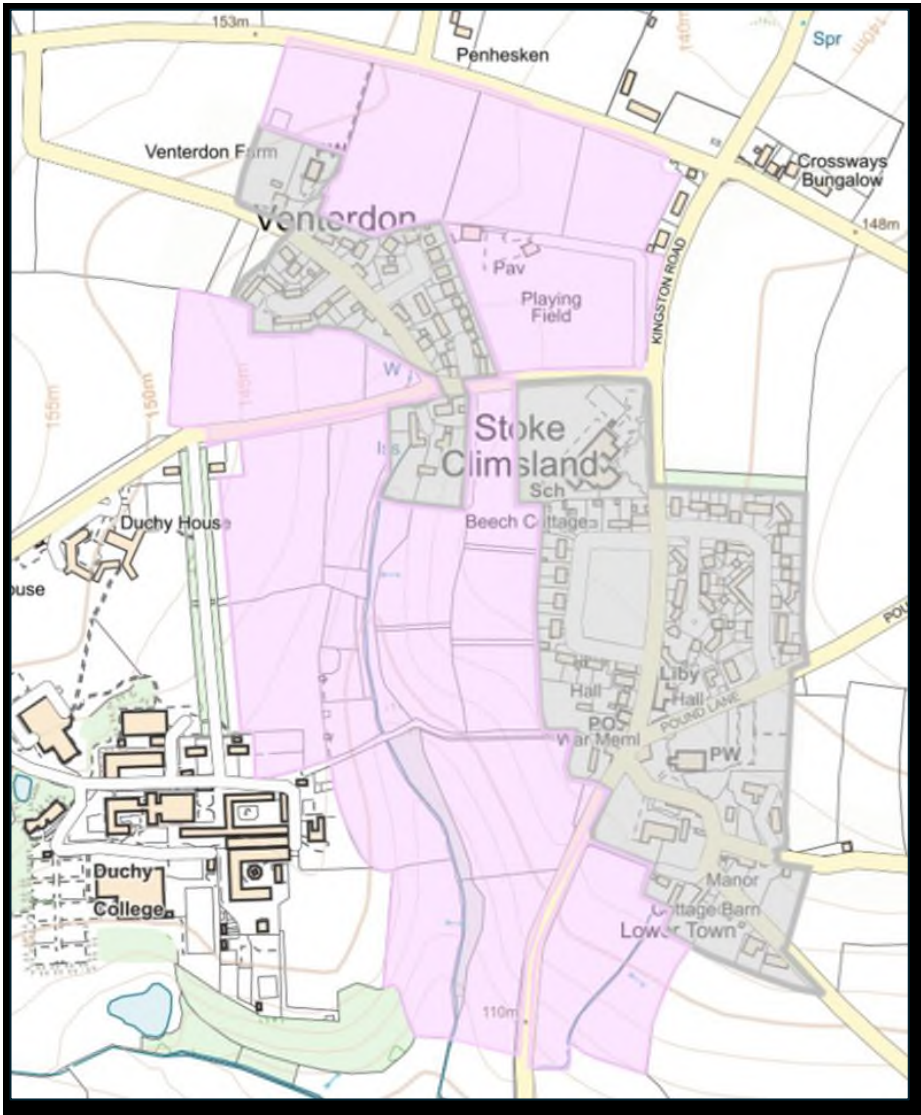
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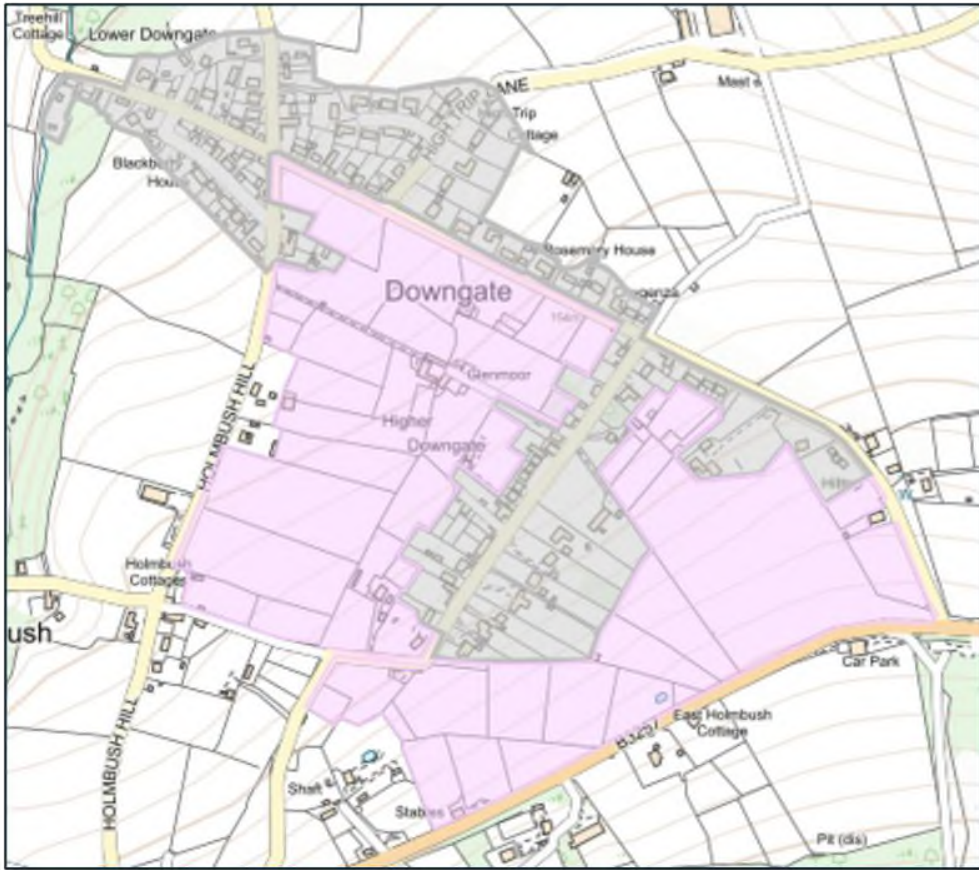
[1] Previously developed land is defined in NPPF as: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage 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.

Policy Reference:	H2 Open Areas of Local Significance
Intention:	9.5.28 To identify landscape important to the setting of settlements and ensure that any development that does take place preserves the openness and landscape character that makes them important.
Justification:	9.5.29 Adjacent to some settlements are areas of open land which although not meriting a formal landscape designation in a National or Countywide context are important to the setting and character of those settlements in that they provide the most attractive views of the settlement, or form attractive areas of

	<p>countryside which can be viewed from within the settlement. A clear gap, or green wedge, between settlements and adjoining development contributes to the openness and character of their setting. Land between settlements that are physically close can also help to prevent coalescence and maintain a separate identity and sense of place for residents of the settlements on either side of the gaps. Where settlements have experienced ribbon development that has created roadside ‘limbs’ there is a risk that land between the limbs could become fragmented and vulnerable to development, leading to a level of creeping development beyond the capacity of the area to sustainably support and to the detriment of its character and setting. Such areas of land also provide recreational access to the surrounding countryside for local people, through public rights of way, and can contribute to well-being. They can also include areas of valuable biodiversity and provide green infrastructure corridors, as well as forming part of the historic setting for a settlement that helps with our understanding of the landscape and the evolution of the settlements concerned.</p> <p>9.5.30 In Stoke Climsland Parish there are areas of land north of, between and alongside the settlements of Stoke Climsland and Venterdon, and alongside the limbs off development formed by extended roadside development at Downgate, which are judged to have local significance in the terms described.</p> <p>9.5.31 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 landscape character that makes the OALS important to local people.</p>
<p>Policy Text:</p>	<p>1. Open Areas of Local Significance are defined adjacent to the settlement areas of Stoke Climsland Village, Venterdon and Downgate, as shown on Maps 7 and 8..</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</p>

	<p>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, enhancements to the landscape character); and</p> <p>f) Avoiding interference with obvious wildlife corridors and incorporating additional links.</p> <p>g) Respecting the character or setting of heritage assets and historic routes located between settlements.</p>
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Map 8: OALS at Downgate



Photo: The proposed OALSat Stoke Climsland Village and Venterdon



Photo: Well-designed village housing at Kyl Cober Parc

Policy Reference:	H3 Housing Mix
Intention:	9.5.32 To help ensure that any new build development responds in terms of its size and layout to local needs in the parish, irrespective of whether
Justification:	<p>9.5.33 NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it. It says that Housing needs assessments should explicitly consider the needs of those requiring social rent and expects a positive approach to development proposals that have a mix of tenures and types, through both plans and decisions.</p> <p>9.5.34 The affordability threshold assessment in the Evidence Base Report shows that:</p> <ul style="list-style-type: none"> • Homeownership is out of reach for lower-income households unless heavily subsidized (e.g., 10%-25% shared ownership or First Homes schemes). • Affordable and social rental housing plays a crucial role in providing housing security, as it is the only option consistently viable across all income groups. • Market rents are more accessible than market house purchases, but affordability challenges remain, especially for single lower-income earners. • Significant disparities in affordability highlight the need for more affordable housing initiatives, particularly for lower quartile income households who struggle to access both market and many shared ownership schemes. <p>9.5.35 9.5.28 Stoke Climsland Parish has around 5% social housing stock compared to a Cornwall average of 10-12%.</p> <p>9.5.36 9.5.29 In 2011 the 64% of people in 1 and 2 person households were matched by only 23% of dwellings that were</p>

	<p>1 and 2 bedrooms implying a significant level of ‘under occupation’ of larger dwellings. The evidence also reports that the population in the Parish is ageing, likely to increase the need for smaller, more appropriate housing provision which is suitable for older people, offering ‘downsizing’ opportunities. Providing more smaller dwellings could also help address the decline in the proportion of younger people, many of whom may be leaving to find smaller, more affordable dwellings. The needs of growing young families are also apparent from the data.</p> <p>9.5.37 Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments, is also appropriate.</p> <p>9.5.38 The Evidence Base Report also notes that community survey respondents focused on a need for retirement type housing ranging from ‘downsizing’ to more specific requirements around ‘accessibility’ such as no stairs and easy to maintain. Starter homes (mentioned in relation to children settling in the parish) and family homes (for those expecting to increase in size) were the next most frequently mentioned alternative properties. Self-build is also a popular selection for several respondents along with affordable housing.</p> <p>9.5.39 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.</p>
Policy Text:	<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</p>

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.)

- b) Homes that provide enhanced opportunities to ‘work from home’
- 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.

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.

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.

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)’.

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.

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 bedroomed units in socially rented tenure taking into account the current assessed housing need for the parish.

7. Where appropriate proposals will need to provide mitigation in accordance with Policy 22 of the Cornwall Local Plan and the Cornwall European Sites SPD.

Notes:

[1] Housing for the Over 55’s and 1.5 bedroom properties - the inclusion of 1.5 bed 2 person dwelling type in developments will be welcome as they will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m2 as a minimum, but should also be less than 61m2, with the second bedroom being smaller than 7.5m2.

Policy Reference:	H4 Rural Exception Affordable Housing Sites
Intention:	9.5.40 To help meet local housing need.
Justification:	<p>9.5.41 Rural exception sites are ‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing (NPPF 2024, Glossary), which in the case of the Stoke Climsland NDP means sites outside of, but adjacent to, the settlements identified in Policy H1 above.</p> <p>9.5.42 Such sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. The target is for 100% of the homes to be affordable, but a proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment (CLP Policy 9).</p> <p>9.5.43 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to</p>

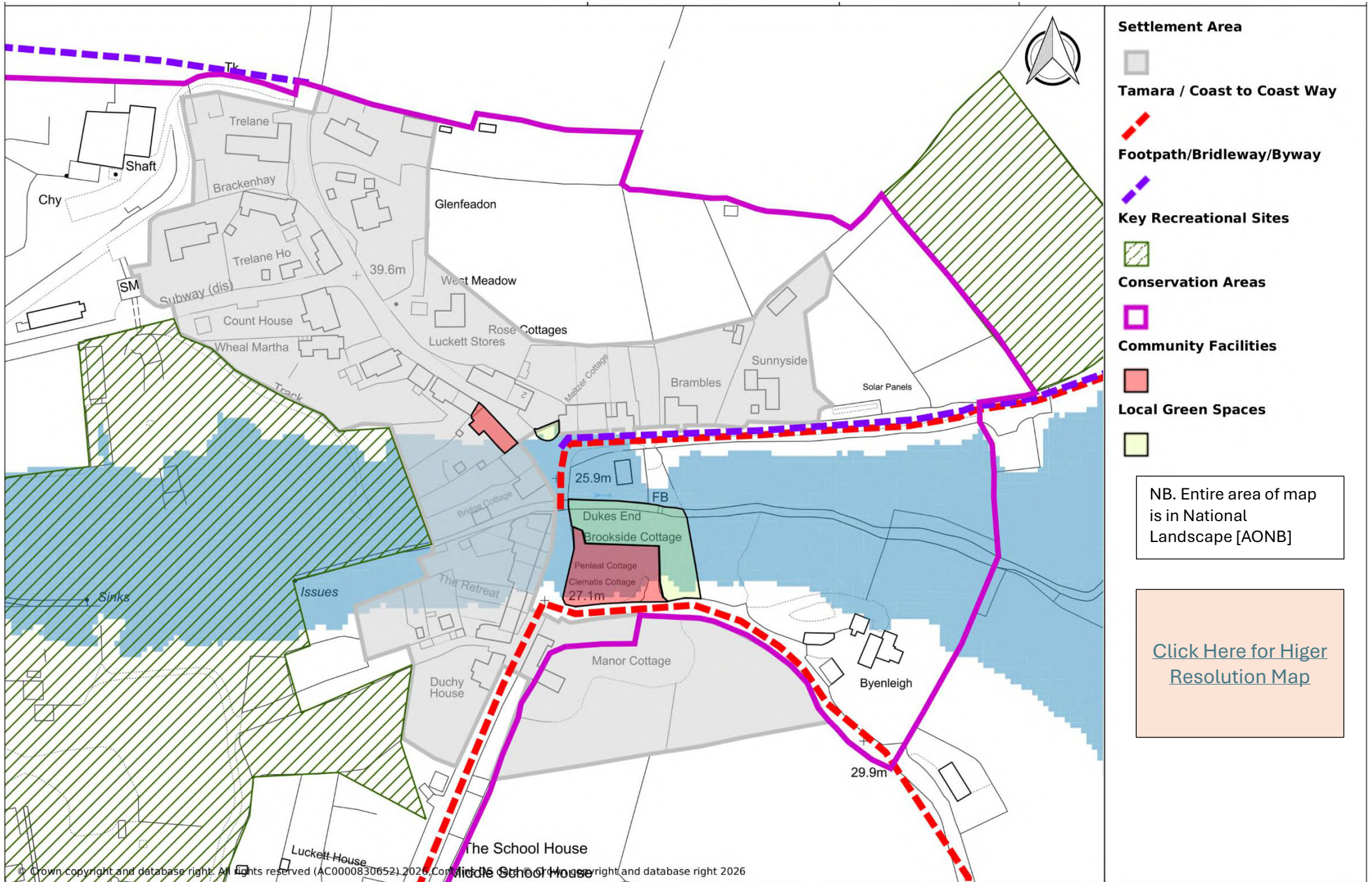
	<p>bring them forward in response to local need. Thus it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside which they are likely to occur, and to guide their development away from the most sensitive areas.</p> <p>9.5.44 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of ‘sweat equity’ (personal labour) which can provide the equivalent of a further 10% on the value of the property above what would usually be allowed for an affordable home, so it may provide an “other affordable routes to home ownership” [NPPF definition] solution. However, self-build homes may risk becoming unaffordable detached dwellings unless appropriate long-term affordability restrictions are secure. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term. Self build can be provided on CLP Policy 9 ‘exception’ sites in the form of low cost serviced plots offered to self-builders in local housing need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals) or off-site financial contribution in lieu of on-site or part on-site provision.</p>
<p>Policy Text:</p>	<p>1. Proposals for Rural Exception Sites in accordance with Policy C9 and other policies in the of the Cornwall Local Plan will be supported where they respect the setting, scale, form and character of the settlement and the criteria set out in SCPNDP Policies HCD 2 and 3.</p> <p>2. Proposals that include self-build or self-finish serviced plots to be offered at a discount to self-builders in local housing need will be sup-ported if:</p>

	<p>a) They are secured as locally restricted affordable dwellings on all future resales and as primary residences through a planning obligation or covenant on the land exchange;</p> <p>b) They are no larger than the relevant Nationally Described Space Standard (NDSS) for the property type +10% and no larger than 3 bedroom homes;</p> <p>c) A Design Code for the whole self-build element is agreed with the Local Planning Authority.</p> <p>4. If in the National Landscape [AONB], the development conserves and enhances its landscape character and natural beauty, addresses the National Landscape’s [AONB’s] sensitivity and capacity, and if major development meets the tests of exceptional circumstances set out in NPPF.</p> <p>5. Where appropriate proposals will need to provide mitigation in accordance with Policy 22 of the Cornwall Local Plan and the Cornwall European Sites SPD.</p>
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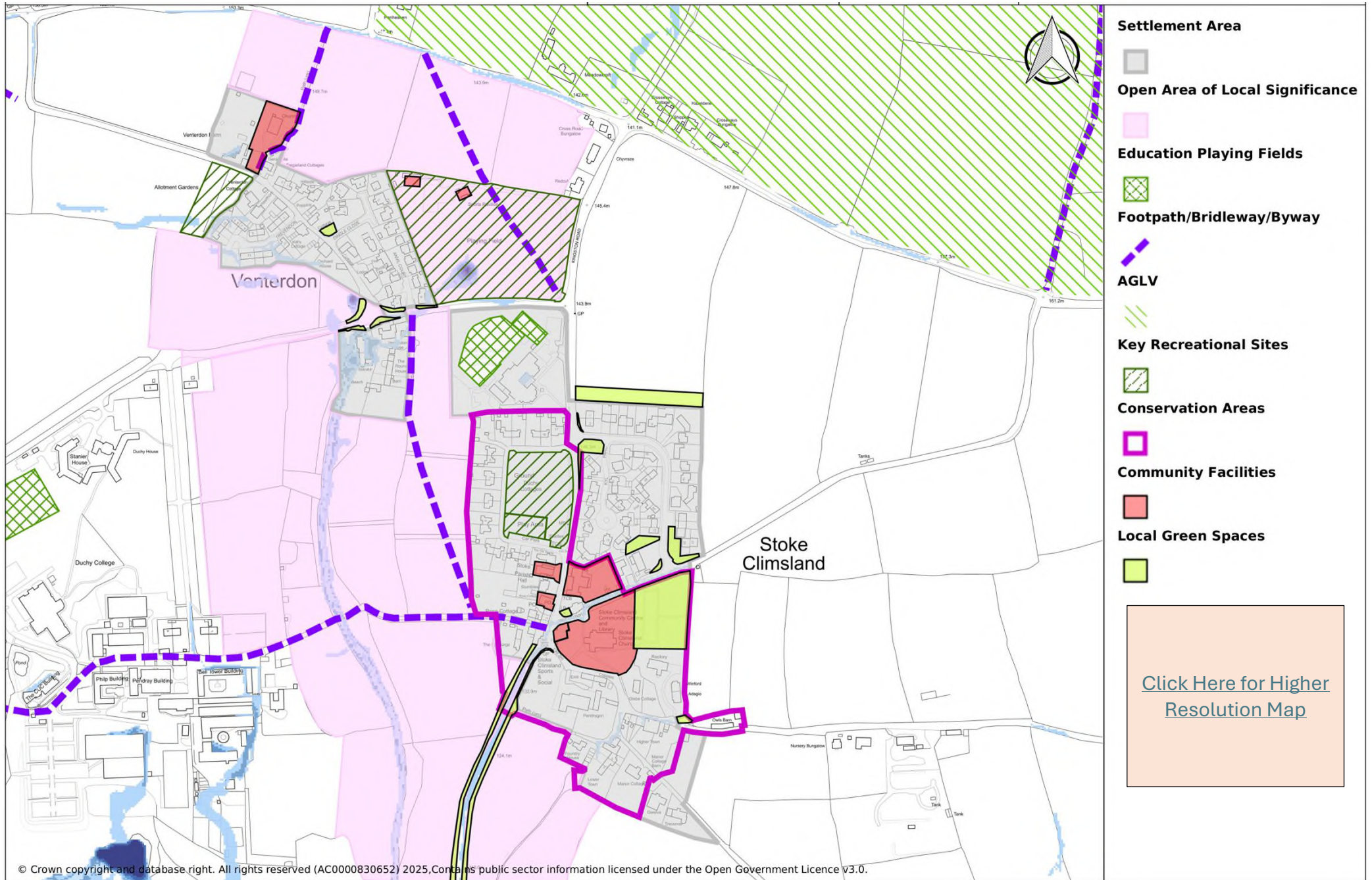
<p>Policy Reference:</p>	<p>H5 Infill Within Hamlets and Small Groups of Dwellings.</p>
<p>Intention:</p>	<p>9.5.45 To ensure that residential development in the countryside and in hamlets and groups of dwellings is sustainable and of a scale and form suitable for their location.</p>
<p>Justification:</p>	<p>9.5.46 In the ‘open countryside’ housing development is strictly controlled and is limited to dwellings for rural workers, replacement dwellings, house extensions and, within established hamlets and small groups of dwellings, small scale infill.</p> <p>9.5.47 Hamlets and small groups of dwellings which lack local facilities and have limited or no access to public transport. These are considered to be suitable only for a very small scale of development [whether market, affordable exception or brownfield development] in order to avoid creating additional rural isolation and creating financial pressure on new residents to find ways to access facilities elsewhere. Such ocations should not be ‘just a low density</p>

	<p>straggle of development’ and Cornwall Local Plan Paragraph 1.67 notes that the large gaps between the urban edge of a settlement and other isolated dwellings are not appropriate locations for infill development. Furthermore, their proximity, accessibility and relationship to other settlements, facilities, employment and services required for day to day living are important considerations.</p> <p>9.5.48 Regenerative Low Impact developments are proposals that seek to enable off-grid lifestyles that minimise the ecological footprint of the inhabitants to sustainable levels. It is broadly self-sufficient in terms of energy, water and waste, whilst also providing a significant proportion of food and income directly from the land. It can achieve very low impact and high sustainability in ways that respect, conserve and enhance the landscape and cultural heritage of a site and its surroundings, whilst improving and increasing biodiversity, carbon sequestration, air, water and soil quality and other bringing relevant environmental enhancements. Policy AL1 of the Climate emergency DPD sets out an approach to Regenerative Low Impact development in Cornwall. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.</p>
Policy Text:	<p>1. Small scale infill developments of 1 or 2 dwellings within rural hamlets and small groups of dwellings will be supported where:</p> <ul style="list-style-type: none"> a) The hamlet / group of dwellings has a form and shape with clearly definable boundaries; and b) The development would fill a gap in an otherwise continuous frontage [which will normally be a road frontage]; and c) The design of the development is in accordance with NDP Policy 10; and d) The development will not diminish open land that is considered important to the character of the hamlet /

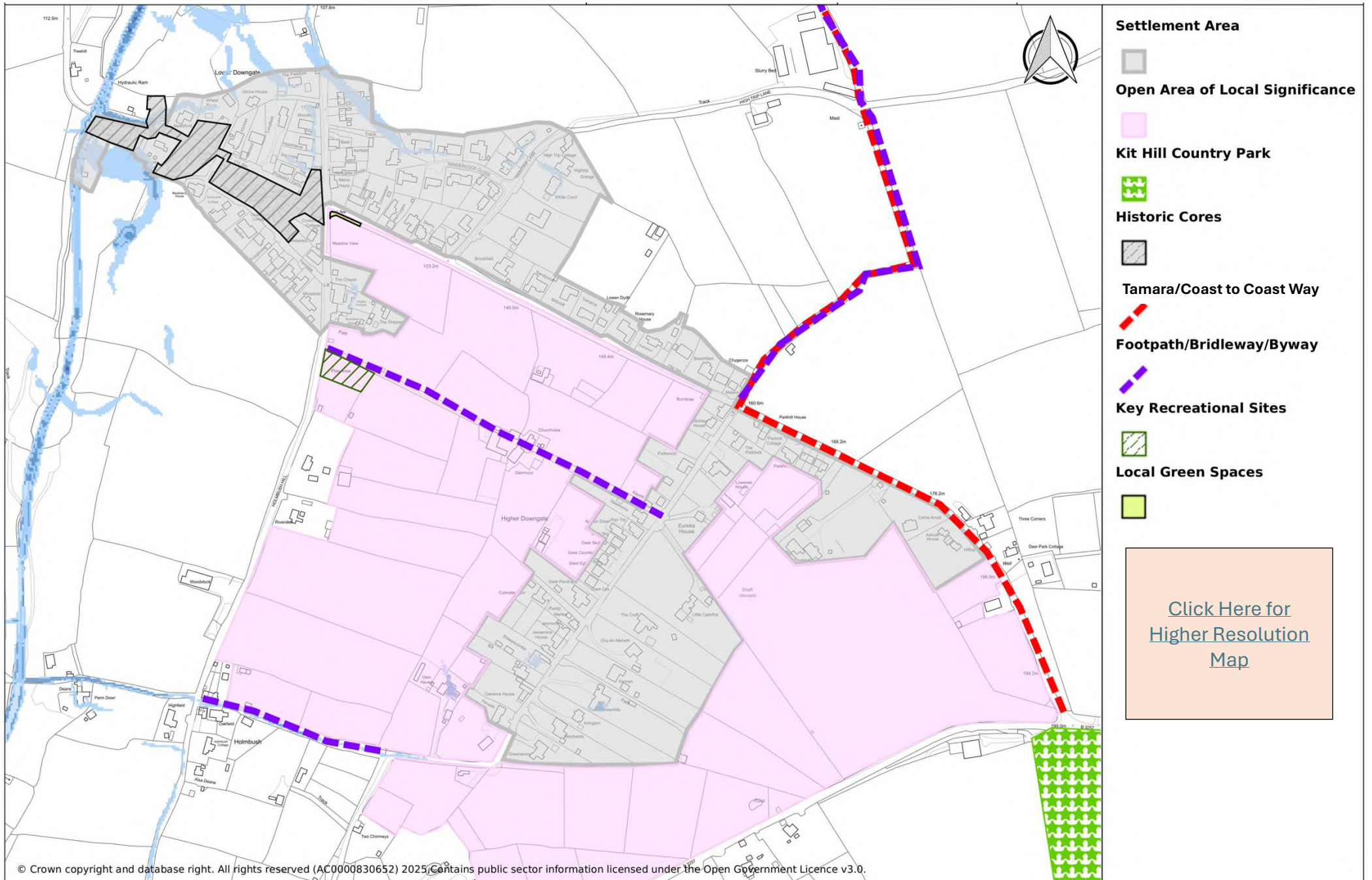
	<p>small group of dwellings or setting of a nearby settlement or historic environment asset.</p> <p>2. In order to ensure that such developments are sustainable and that rural isolation is not increased, account should be taken of:</p> <ul style="list-style-type: none"> a) The proximity, accessibility and relationship of the hamlet / small group of dwellings to facilities, employment and services required for day to day living; and b) Whether opportunities exist to minimise the number or length of car trips including; and c) The availability of superfast broadband for home working; and d) Access to bus links to nearby settlements and towns for employment and services, and the ability to make short journeys on foot or bicycle.
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Map 9: Lockett Settlement Area



Map 10: Stoke Climsland Village and Venterdon Settlement Area and OALS



Map 11: Downgate Settlement Area and OALS

9.6 ECONOMY AND EMPLOYMENT

[Click here for Evidence Overview](#)

Policy Reference:	EE1 New Commercial Space and Business Expansions
Intention:	9.6.1 To ensure that new or expanding business developments are environmentally appropriate and support sustainable business activity. To support extensions to existing businesses where relocation is impractical and promote community projects that provide critical services.
Justification:	<p>9.6.2 Duchy College is the main employer in the parish, with additional jobs provided by the SW Rivers Trust. However, overall local employment opportunities are limited, leading 62% of residents to commute for work, often to professional or managerial roles in nearby towns or Plymouth. About two-thirds of local jobs are self-employed roles, supported by good internet connectivity for remote services. Employment in agriculture is minimal and often family-based.</p> <p>9.6.3 The lack of local jobs and high housing costs drive younger and working-age residents to leave the area, reducing this demographic and potentially affecting the viability of local services. Encouraging local business development and creating small workshops could help provide jobs, reduce commuting, support rural diversification, and boost local prosperity.</p> <p>9.6.4 The CLP Policy 5 supports well-integrated business development in villages, areas with good public transport, or small rural settlements, provided it matches the scale and character of its location. Policy 21 favours sustainably located proposals that repurpose previously developed land or buildings but discourages business conversions that result in the loss of housing, whilst Policy 2(h): Supports live/work units where workspaces dominate, even in locations unsuitable for standalone residential use.</p> <p>9.6.5 NPPF Paragraphs 88-89 encourage sustainable rural business growth through conversions or well-designed new</p>

	<p>buildings which may be beyond existing settlements but should remain sensitive to surroundings, minimize road impacts, and utilize previously developed land where possible.</p> <p>9.6.6 The Cornwall Good Growth Plan (which builds upon the foundations of the 2017-2030 Strategic Economic Plan) shifts the focus of investment 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.</p>
Policy Text:	<p>1. Proposals for new commercial spaces and expansions to existing commercial premises will be supported if they meet the following criteria:</p> <ul style="list-style-type: none"> a) They provide attractive, flexible, and adaptable spaces suitable for modern manufacturing, innovation, evolving processes, and other commercial activities. b) They are located in close proximity to existing settlements or, if not, include measures to enhance sustainability by improving access on foot, by bicycle, or via public transport. c) The proposed use does not significantly harm the environment or the amenity of neighbouring residential properties, particularly with respect to

noise, emissions (effluent or fumes), and traffic impact.

- d) The scale, form, bulk, and overall design are appropriate for the location.
- e) Sufficient on-site or nearby on-street parking is provided to meet the needs of the business without creating unacceptable road hazards, as determined by the Highway Authority.

For conversions of existing buildings:

- f) The building must be suitable for conversion without requiring significant extension or reconstruction.
- g) Adequate water supply, sewerage, sewage treatment, and waste disposal systems must be in place.
- h) Any extensions must retain the character of the original building and harmonize with the surroundings in terms of scale, design, and materials.
- i) There should be no net loss of residential dwellings as a result of the proposal.

2. Proposals for Live/Work Units will be supported where they meet the following criteria:

- a) The criteria outlined in Section 1 (a–f) are met.
- b) The residential use is secondary to the business use, with at least 60% of the total infrastructure dedicated to employment purposes.
- c) In rural locations, the necessity for the live/work unit in that specific location must be justified, along with evidence demonstrating the long-term viability of the business.
- d) The residential component must only be occupied by a person working full-time in the associated business and their immediate family.
- e) The development must remain restricted to live/work use, with no conversion or change of use to fully residential purposes permitted.

Notes:

[1] In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings. [<https://letstalk.cornwall.gov.uk/cornish-distinctiveness>].

Policy Reference:	EE2 Rural Business Diversification
Intention:	9.6.7 To ensure that sustainable initiatives which allow farmers to diversify can be supported through the planning system without having an adverse effect on the local community and environment.
Justification:	9.6.8 Stoke Climsland Parish is generally rural in character, with a rolling open agricultural topography on which are located small farms that form the backdrop to and an essential part of the brand image for the successful tourism businesses that have gathered in the area. Farmers are important stewards of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. Therefore, the business viability of the agricultural sector locally needs to be supported. 9.6.9 A proven successful approach to the development of the rural economy in accordance with NPPF para 83 is to support the diversification of agricultural and other land-based rural businesses. This approach also supports the stewardship of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. The average income from farming enterprises is low in comparison to other industries and also unpredictable, being easily affected by currency exchange rates, supply and demand factors, and climate change impacts. The uncertainty over the future of farming after Brexit means there is a need to sustain existing businesses by providing more predictable revenue

	streams. Diversification of agricultural product and extended processing or into other land-based activity and local retailing can be of great assistance. However, diversification generally requires significant investment and commitment to a long payback period. It can also have negative environmental and amenity impacts. Given the distinctive historic environment and landscape identified in the NDP Evidence Base, it is therefore necessary to support the diversification of agricultural and land based rural businesses in ways that protect and enhance the special qualities of the area. This can support specialisation according to local strengths, for example in small scale ‘added value’ food processing by farm producers, traditional crafts, and advanced ‘digital businesses’ and also encourage the formation of new businesses.
Policy Text:	<p>1. Farm business diversification proposals requiring planning permission will be supported if they meet the following criteria:</p> <ul style="list-style-type: none"> a) They comply with Policies AG1 and G2 of the Cornwall Climate Emergency Development Plan Document (DPD). b) They are complementary to the core activities of the farm and contribute to its long-term sustainability. c) They do not hinder the operation of the farm or its land management practices; and d) They are located within or closely related to existing building clusters or where an alternative location can be justified; and e) The proposed activities and structures: <ul style="list-style-type: none"> i. Are appropriately scaled for their surroundings. ii. Do not negatively impact the environment, tranquility, wildlife, or landscape. iii. Avoid placing an undue burden on local infrastructure.

	<p>f) Where practicable, they incorporate water efficiency and sustainable drainage measures.</p> <p>g) They demonstrate alignment with Neighbourhood Development Plan (NDP) policies, with specific attention to design considerations.</p>
Notes:	[1] CEDPD Policy TC5 aims to support new rural service and employment hubs, including small scale day to day retail facilities to meet the needs of the settlement or cluster of settlements. This NDPs Policies EE 1 to 3 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism and are intended to sit alongside and work with CEDPD Policy TC5.
Policy Reference:	EE3 Rural Tourism Development
Intention:	9.6.10 To support tourism development that makes best use of the area’s assets whilst providing care for them and maximising accessibility for residents whilst offering protection to the special landscape and heritage character of the area.
Justification:	<p>9.6.11 Tourism has great potential for growth, particularly in the post Brexit and COVID-19 scenario where holidays overseas are likely to be restricted for some years to come. Such growth can benefit the community by bringing employment and additional spending in the local economy, help to maintain the fabric of many important buildings and provide facilities which can also be used by local residents.</p> <p>9.6.12 However, excessive levels of tourism can damage the special local heritage, biodiversity and landscape qualities which are the reason that visitors and tourists come to the area, add to traffic congestion and pollution and create competition for resources. CLP Policy 5 encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits.</p> <p>9.6.13 Therefore it is appropriate to support tourism</p>

	development that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity. New businesses serving touring caravans, ‘glamping’ and farm tourism huts/cabins will be considered on their merit and must have regard to the impact such a development may have on the character of the area.
Policy Text:	<p>Subject to compliance with other policies in this Plan, proposals for new or extended high-quality tourism facilities, attractions, and accommodation will be supported if they:</p> <ul style="list-style-type: none"> a) Capitalise on the parish’s unique features, including its landscape, river and heritage elements, geodiversity and biodiversity, attractive rural settlements, and local food production, while encouraging cycling, walking, and public transport use. b) Are within or adjoining existing settlements at a scale appropriate to the settlement. c) In open countryside, are part of a farm diversification scheme or associated with an existing employment site, proportionate to the surroundings. d) Are physically accessible to people with impaired mobility and other disabilities, such as visual or hearing impairments wherever possible; and e) Facilitate use by a broad spectrum of users, including tourists and members of the local community. f) Achieve small-scale sustainability improvements, such as recycling waste, using renewable energy, and sourcing materials and produce locally. g) Do not cause significant adverse impacts on nearby residents or sensitive land uses due to noise, traffic,

	<p>odours, or other nuisances associated with tourism activities.</p> <ul style="list-style-type: none"> h) Ensure traffic impacts are acceptable, given local road network conditions. i) Enhance local biodiversity by creating or supporting new habitats. <p>2. Within the National Landscape (AONB), proposals must conserve and enhance the landscape character and natural beauty, be appropriately located and designed to respect the AONB’s sensitivity and capacity and comply with the most recent AONB Management Plan.</p>
Notes:	[1] A new permitted development right was introduced in July 2023 allowing for the temporary use of land for recreational campsites for up to 60 days per calendar year. It is subject to limitations and conditions, including an annual prior notification to the Local Planning Authority before land is used as a campsite and prior approval in Flood Zones 2 and 3.

Policy Reference:	EE4 Working from Home [WHF] and Home Based Businesses
Intention:	9.6.14 To provide a criteria-based approach to impact assessment of planning applications, when they are required for working from home activity, to support a balanced consideration of the impacts that might occur in different situations.
Justification:	<p>9.6.15 Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home, but a large proportion of their activity is conducted either at the client’s premises or at outdoor sites.</p> <p>9.6.16 In Stoke Climsland Parish the 2021 Census suggests that up to 233 people work from home [31.8% of all those in employment]. There is a high prevalence of home working among senior and professional roles, with 47% of managers, directors, and senior officials working remotely. Additionally, 52.4% of administrative and secretarial workers engage in home working, making it the occupational category with the</p>

highest proportion of remote workers. This is likely due to their knowledge-based and digital nature. The data reflects a growing divide in work-from-home feasibility based on occupation, emphasizing that remote work opportunities are not evenly distributed across all sectors, but it demonstrates how important WFH activity is to the community, with important implications for social and economic well-being.

9.6.17 Working from Home has the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in nearby business districts may be harmful. It can also enhance individuals' work-life balance and help improve economic independence and well-being for people who have limited mobility.

9.6.18 The shift towards home working has been significant and is likely to continue. In 2019, 27% of working adults in the UK had experienced some form of home working. This figure rose to 37% during the COVID-19 pandemic. Post-pandemic, the trend has stabilized, with 41% of UK workers engaging in remote work at least part of the week as of October 2024; 28% adopted a hybrid model, and 13% worked from home full-time. In late November 2024, more than one in five (21%) private sector businesses reported they are either using or intending to use increased home working as a permanent business model going forward. Additionally, 85% of employees currently working from home expressed a desire to maintain a hybrid approach in the future.

9.6.19 Given these developments, it is anticipated that the prevalence of home-based businesses and remote working will continue to grow, driven by the recognised advantages and the evolving preferences of both employers and employees.

9.6.20 This trend places a greater focus on the ability of people to work from home and highlight the requirement for appropriate home office or work process space and sufficient broadband speeds. People may not have a suitable space within their home from which to run a business or 'WFH', or they may wish to distinctly and deliberately separate their work

and living space. There could also be the need, on occasion, for ancillary workers such as managers, book-keepers or accountants to visit home workers. Thus, to maximise the opportunity for home run enterprises to be created and supported in the long term there is a need to support the construction of extensions, the conversion of outbuildings, and the development of new free-standing buildings in gardens from which businesses and home workers can operate.

Policy Text:

1. Where planning permission is required, the use of part of a dwelling for office Use [Class E (g) (i)] and/or light industrial uses [Use Class E (g)(iii), and the erection of small-scale free-standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that: :

- a) Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling;**
- b) No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and**
- c) Are not likely to generate a significant level of additional traffic (staff, deliveries, collections) or result in parking congestion around the site or on approach roads;**
- d) Any extension or free-standing building shall be designed having regard to policies in this NDP and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

2. Proposals for development to provide small-scale employment opportunities in residential areas will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.

Notes:	[1] In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required. N.B. for purpose built live/work units see NDP Policy EE 1
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10. MONITORING AND REVIEW

10.1 The Plan includes a variety of policies that address the future development of the Parish until 2030. The Parish Council recognises that circumstances will change within the Plan period. In addition, some policies will deliver as intended and others may not do so.

10.2 On this basis the Parish Council will monitor the effectiveness of the Plan on an annual basis. In doing so it will take account of the annual health check process for ‘made’_neighbourhood plans. This monitoring will have a particular focus on the delivery of new housing.

11. JARGON BUSTER

Article 4 Direction

Article 4 Directions that remove permitted development rights, requiring planning permission for certain changes of use that would otherwise be allowed. See also General Permitted Development Order and Use Classes Order.

Building for Life

The latest edition of the “Building for Life” design toolkit is titled “Building for a Healthy Life”, published in 2020. This iteration updates and renames the previous “Building for

Life 12” guide, reflecting advancements in legislation and incorporating insights from the NHS England’s Healthy New Towns Programme. The core 12-point structure and principles remain, focusing on creating well-designed, healthy neighbourhoods. This edition was developed in partnership with Homes England, NHS England, and NHS Improvement.

Community Plans (also known as Parish Plans)

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

CLP or Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our NDP must conform to the strategic principles and policies of the Local Plan.

Design and Access Statement

A short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

General Permitted Development Order.

This grants automatic planning permission for specific types of development, eliminating the need for individual applications to local planning authorities. These permitted developments typically encompass minor alterations and extensions to existing properties, changes of use, and certain temporary structures.

Green Infrastructure

Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Habitats Regulation Assessment

This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

Homeworking [also known as WFH]

This is defined as a householder working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Levelling-up and Regeneration Act 2023. This Act introduced significant reforms to the planning system, aiming to expedite development processes, enhance local governance, and promote regeneration efforts across the country. It encompasses provisions for levelling-up missions, the establishment of county combined authorities, and the introduction of a new Infrastructure Levy, among other changes.

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom. In Cornwall it is Cornwall Council.

Localism Act

The Localism Act 2011 includes five key measures that underpin the then Government's approach to decentralisation: Community rights, Neighbourhood planning, Housing, General power of competence, Empowering cities and other local areas.

NPPF or National Planning Policy Framework

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. It is frequently updated.

NPPG or National Planning Practice Guidance.

This is an extensive online resource provided by the UK government to support the implementation of the National Planning Policy Framework (NPPF). The NPPG consolidates and streamlines over 7,000 pages of previous planning guidance into a single, accessible platform. It offers detailed advice on various aspects of the planning system in England, including topics such as housing, green belt policy, environmental impact assessments, and more. The guidance is designed to be read in conjunction with the NPPF, providing practical direction to local planning authorities, developers, and communities to ensure consistent and effective application of planning policies.

As a living document, the NPPG is regularly updated to reflect legislative changes, emerging issues, and best practices in the planning sector.

Neighbourhood area

A neighbourhood area is the formally designated area covered by a neighbourhood development plan.

NDP or Neighbourhood Development Plan

This is a type of plan introduced by the Localism Act, prepared by town/parish councils, which includes detailed planning policies for the area which must be in general conformity with the council's Local Plan and have regard to NPPF.

Planning Advisory Service

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better-quality planning services. See www.pas.gov.uk

Permitted development

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

Prior approval process

Prior approval is a light-touch process which applies where the principle of the development has already been established. Prior approval means that a developer must seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed.

Qualifying Body

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan.

Sense of Place

The term sense of place has been used in many different ways. It is a multidimensional, complex construct used to characterize the relationship between people and spatial settings. It is a characteristic that some geographic places have and some do not, while to others it is a feeling or perception held by people (not by the place itself). It is often used in relation to those characteristics that make a place special or unique, as well as to those that foster a sense of authentic human attachment and belonging.

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations.

Steering Group

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

Strategic Environmental Assessment

An assessment of certain plans and policies on the environment.

Social Capital

This refers to the networks, relationships, and social interactions that enable individuals and communities to access resources, support, and opportunities. It encompasses trust, reciprocity, and shared norms that facilitate cooperation and collective action for mutual benefit. Social capital can exist at different levels, from close personal relationships to broader community connections and institutional trust. It plays a crucial role in fostering social cohesion, economic development, and overall well-being, as strong social networks can enhance access to jobs, education, and civic engagement. Communities with high social capital tend to experience lower crime rates, better health outcomes, and greater resilience in times of crisis.

‘Sui Generis’ Use

Not all uses of land or buildings fit within the Use Classes Order (see below). When no use classes order category fits, the use of the land or buildings is described as sui generis, which is Latin and means ‘of its own kind’. Examples of sui generis uses include: scrap yards, petrol stations, taxi businesses, casinos, etc. Where land is or buildings are being used for different uses which fall into more than one class, then overall use of the land or buildings is regarded as a mixed use, which will normally be sui generis.

Sustainability Appraisal (including Environmental Appraisal)

This is an appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

Town and Country Planning Act 1990

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales. It has been amended multiple times to address evolving planning needs and policies.

‘The Regs’

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

Use Classes Order

This is a component of the UK’s planning system that categorizes various uses of land and buildings into specific classes. This classification determines whether planning permission is required for changing the use of a property. Generally, transitioning between uses within the same class doesn’t necessitate planning permission, while changes between different classes might.

As of February 2025 the key use classes are:

Class C: Residential Uses

C1: Hotels

- Hotels, boarding, and guest houses where no significant element of care is provided.

C2: Residential Institutions

- Residential care homes, hospitals, nursing homes, boarding schools, residential colleges, and training centers.

C2A: Secure Residential Institutions

Prisons, young offenders’ institutions, detention centers, secure training centers, and custody centers.

C3: Dwellinghouses

- Use as a dwellinghouse by:
 - A single person or a family.
 - Up to six residents living together as a single household where care is provided.
 - Up to six residents living together as a single household not receiving care (e.g., co-housing).

C4: Houses in Multiple Occupation (HMOs)

- Use as a dwellinghouse by between three and six unrelated individuals who share basic amenities.

Class E: Commercial, Business, and Service

E(a): Display or Retail Sale of Goods

- Shops selling goods other than hot food, such as supermarkets and retail stores.

E(b): Sale of Food and Drink

- Restaurants and cafés where food and drink are consumed mostly on the premises.

E(c): Provision of Services

- Financial services (e.g., banks), professional services (excluding health or medical services), and other services appropriate for a commercial area.

E(d): Indoor Sport, Recreation, or Fitness

- Gyms, indoor sports facilities, and fitness centres (excluding motorized sports or firearms).

E(e): Medical or Health Services

- Doctors' surgeries, clinics, and health centres (excluding residential uses).

E(f): Creche, Day Nursery, or Day Centre

- Childcare facilities and non-residential adult day centres.

E(g): Uses Which Can Be Carried Out in a Residential Area Without Detriment

- Offices for operational or administrative functions.
- Research and development of products or processes.
- Light industrial processes.

Class F: Local Community and Learning**F1: Learning and Non-Residential Institutions**

- Educational establishments such as schools and colleges.
- Museums, public libraries, and exhibition halls.
- Places of worship and law courts.

F2: Local Community Uses**F2(a): Shops**

- Small shops (under 280 square meters) primarily selling essential goods, where there is no other such facility within 1,000 meters.

F2(b): Community Halls or Meeting Places

- Village halls, community centers, and other venues for local community gatherings.

F2(c): Areas for Outdoor Sport or Recreation

- Parks, sports fields, and other open spaces for non-motorized outdoor sports and recreation.

F2(d): Indoor or Outdoor Swimming Pools or Skating Rinks

- Facilities for swimming and skating, accessible to the general public.

Sui Generis: Unique Uses

Certain uses do not fall within the specified classes and are termed “sui generis,” meaning “of their own kind.” Changes to or from sui generis uses typically require planning permission.