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St Cleer Parish Neighbourhood Development Plan Steering Group - Notes from Formation Meeting

Public Meeting: Thursday 18th July 2013

Displays and Refreshments from 6:30 pm, Meeting from 7:30 pm

Notes:

The meeting was advertised via an invitation leaflet drop to the dwellings of the parish and via banners located on the access roads.

From 6:30 pm to 7:30 pm: Various maps of the Parish were on display including a map showing the 5 sites where land owners had registered with Cornwall Council, land in the parish for possible development. A poster board and flip chart, where the public could leave comments and questions was also available.

Refreshments were served during this period. The 4 members of the Steering Group and Representatives of the proposed developments (Horizon Farm Site Bakers Hill and Hendra Site Darite) were available to discuss and answer questions from the public.

The poster note comments are published on the “Derris Watson” “Comments from the Neighbourhood plan meeting” website.

(There were 65 attendees at the meeting)

The meeting opened at 7:30pm.

Cornwall Cllr. Derris Watson opened the meeting by welcoming and thanking everyone for their attendance. Representatives of two of the proposed development sites in the parish were in attendance. (Two other possible developers had declined to attend).

Cllr (Mrs) Watson reported that she spoke at the Cornwall Council Planning Committee Meeting as the Ward Member (and for the Parish Council) re the Planning Application for 30 dwellings at the Penhale site. The speech is published on the “Derris Watson” “No room for Local Voices” website.)

Mr Steve Keeley (who spoke as a member of the public at the Planning Committee meeting) was invited to make his report:

The Planning Application was **Approved**. The votes were 7 for and 7 against, the chairman of the committee then gave his casting vote in favour of the application.

During the discussion at the committee meeting it was pointed out that St Cleer did not have any written evidence showing that a Neighbourhood Development Plan was being progressed. Also the Housing Officer reported that there were 30 applicants for the remaining 3 available dwellings at the Caradon View development site. These were considered as being significant factors affecting the decision of the committee.

Disappointment was expressed that the Parish Council had not sent a member to speak at the committee meeting.

Comments from the floor expressed that public objections to the application appeared to have been a waste of time.

The importance of progressing a Neighbourhood Development Plan was emphasised.

There was a call for a vote for the requirement to progress a NDP. A show of hands indicated that the majority were in favour of progressing the NDP (There were no votes against).

Attendees were then invited to join the Steering Group. 14 parishioners offered to assist with the NDP (as detailed on the attached attendance list) and have joined the existing 4 parish council members on the Steering Group.

Following questions from the floor, it was explained that:

The NDP would take approximately two years to produce and that the final stage would involve a Referendum of the Parish to accept or not the proposed plan.

It was explained that the plan required a bottom up approach and that Community involvement was essential at ALL stages.

It was further explained that in the interim period and before final adoption, that the further the plan is developed with documentary evidence, that the greater the weight would be given to it, when planning applications were being considered.

Cllr Watson reported that an application for funding to cover part of the costs of the NDP would be made.

It was suggested that George Truebody, who is coordinating the Rame Penisular NDP, be invited to give a presentation to the members of the community on the subject.

A call for a vote re this suggestion was made. Again a show of hands indicated that the majority were in favour and that there were no votes against.

Representatives of St Neot Parish Council indicated that St Neot would be willing to work together with St Cleer on common issues for the development of the NDPs and that there could be some mutual advantages by working together. It was also suggested that Warrleggan could also be included. This matter would be decided after further consideration.

It was reported that the community would be kept up to date with the progress of the NDP via regular public meetings (say every 2 months) and the Derris Watson 5 Face book, where they could also post comments.

Details would be published via the next leaflet distribution.

The meeting closed at 8:35pm.

Comments collected on Post-its at Public Meeting 18.7.2013

Behind Trecarne View is regularly visited by deer. It is also extremely wet land

Increase in traffic flow will endanger pedestrians as the lanes are very dangerous. This will probably not be taken into consideration but it SHOULD.

With all the sites will St Cleer School be expanded and do they have the money to do it?

Egg Farm Site Band E properties required! Call it Horizon View. No high rise units

I am looking to buy in St Cleer parish, currently rent here. Considering that the facilities, the villages already seem very overdeveloped with housing. Yet there is no employment land (units) or live- work houses for self-employed. Many houses have built new houses in their gardens hence village centre looks cramped and any new houses should have gardens for people to grow veg, have poultry etc. The parish is south facing-all houses should be built to very high energy efficiency levels. I am not adverse to wind energy small-scale and which does not affect wildlife. Do not forget impacts on historic areas. Please keep politics out of parish plan.

Bus doesn't run on Sundays

Need to look at infrastructure before plans go ahead. Where will the children go to school

Recognise and provide for local need without destroying the nature of the area i.e. village environments

Street names in Cornish this is not England

Will the local people be listened to? Why spoil the village if there isn't the demand

If housing is mainly affordable, those on low incomes will need decent public transport in order to get to work, in Plymouth for example, (at present you can't get to Plymouth to work for 9 AM by public transport from Darite).

Do people want to live in a village or a town More housing will make it into a poorly functioning town

Any development at the Water Works is very close to St Cleer downs - important for wildlife-a haven in amongst farming land. Also an entrance to site at the road is dangerous

Infrastructure? How will they cope? Roads, sewers, shops, jobs?

Roads are congested and dangerous enough already. There are often accidents along the road through Darite

Local people should be able to decide what we want in our area, but have to accept the natural consequences-that way and only that way can our country become more sustainable by more and more small area is becoming sustainable.

Transport links?! Where are they

Why is the Council planning five sites when there isn't the demand

Nature, recreation tranquillity-balance or is it just about cash over opinion

This is our village when will they start listening to us

Not wanted. Not needed. Not listened to

As a resident of Jasper Parc, I am shocked and disappointed to learn of the proposed development behind their homes in Penhale Meadow and Jasper Parc. It will ruin the village!

True democratic accountability? This is a sham

If any more houses are built in St Cleer, it is absolutely VITAL that the infrastructures are setup properly-electric water-GAS? And good access roads for lorries etc

Why are there so many sites planned if the demand is 28

St Cleer is a village, and the amount of housing, extending to the border will turn it into an extension of Liskeard. I believe there is a huge over estimation of the affordable Housing need in this area

Few facilities, fewer jobs. This is not sustainable development. What about carbon emissions? Are we now a suburb of Plymouth?

New housing should be sustainable not put strain on existing communities that are already over populated. There is no local "right" to a house. The parishes targeted because no local planners live here

Roads in the district are already full of potholes, how will they cope with the additional traffic

Insufficient access narrow roads no pavements increasing traffic from Liskeard / other town or city centres insufficient public transport

Field behind Penhale Meadow is farmland with sheep and cattle. It is also visited regularly by deer.

Such a shame to lose this lovely patch of land to houses

There are a limited resources for children in St Cleer.

Are you allowed to take down a perfectly good Cornish hedge to erect a wall that looks like a toy fort.

What about the village's natural beauty! What about the wildlife

How high are you allowed to erect a wall/fence between existing homes

Who decides whether their village becomes a suburb

There are no NHS facilities in the parish

Why are these developments needed, with plans for 1000+ homes in Liskeard 2 miles away

Is affordable housing relevant in rural areas when times are dying

The Steering Group set up after this meeting started work, the minutes of their meetings can be found at

<http://bodminmoorplans.net/parishes/stcleer/meetings-and-progress/>

All 9 sites that were known to the group were appraised. This was initially done by discussion in the meeting followed by an individual writing up the appraisal, which was then amended as necessary by the group.

There followed a consultation exercise to discover whether the people of the Parish agreed with our work. The Consultation Newsletter is shown below followed by the analysis of the replies

St Cleer Neighbourhood Plan

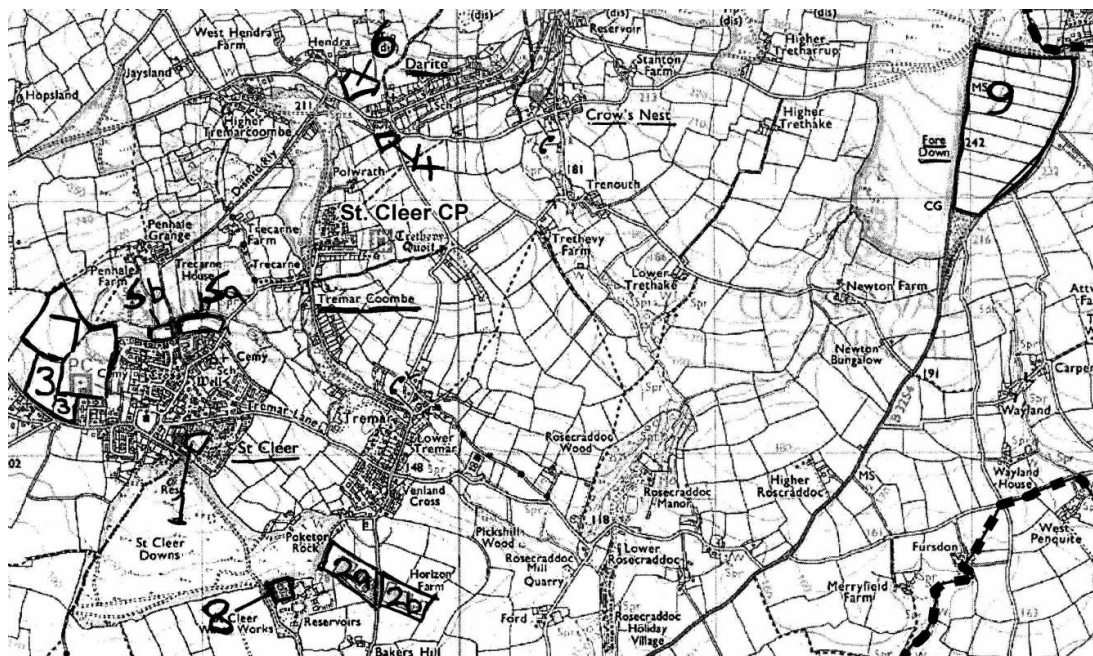
Report and Consultation November 2013

Why do we need a Neighbourhood Development Plan?

The Caradon Local Plan has now been replaced by the National Planning Policy Framework (NPPF) and the Draft Cornwall Local Plan. The policies included in these documents have a **Presumption in favour of sustainable development**.

Currently in accordance with the Draft Cornwall Plan it is proposed to build around 2000 new dwellings in the Liskeard Looe Community Network Area (CNA) by 2030. (1000 in Liskeard and 1000 in the remainder of the CNA). The details for each parish are not specified but it is estimated that St Cleer Parish's **fair share** would be around 120 further new homes by 2030 and these should be sufficient to meet our local needs. **Without a Neighbourhood Development Plan, many more homes could be built in the parish.** You may well have noted that there are currently several planning proposals (at various stages) to build large developments in the area. However on the bright side, the **Localism Act 2011** is now in force. This devolves some powers from central government to local authorities and from local authorities to town and parish councils. These include the right to produce Neighbourhood Development Plans (NDP) which, when adopted, must be taken into consideration during the planning process. NDP cannot conflict with the NPPF and Local Plans but can be more detailed and can deal with local issues. NDP's can set out policies in relation to the use and development of land in a neighbourhood.

Without a NDP we would be at the mercy of developers who would wish to build in the parish.



The next public meeting will be held at the Memorial Hall, St Cleer on Thursday, 28th November at 7.00pm Tea and biscuits will be served while displays are viewed and the formal meeting will start at 7.30pm

What follows is a condensed version of the plan but includes all the main points

The first draft of the plan has been published on-line at www.bodminmoorplans.net and will be continually updated. We have successfully bid for funding to pay for essential items like this newsletter. We ask, that when you have read it, you answer the questions at the end so that we know whether you agree with what we have done so far. We need this feedback to ensure that our thoughts are shared by the whole community, as if this is not so the whole plan will fail at the referendum stage. We also need to gain some insight into the community views on some other issues

If the plan is passed by the referendum of the people of St Cleer then it will become the planning policy which must be followed on all applications within the parish. This will mean that houses and other developments can only be built in the numbers and places we decide on. The website contains even more detail and we urge you to look at it if you are able to.

Please return the questionnaire By **Friday December 13th** either by bringing it to the meeting, by post to Jensome, Higher Tremar, PL14 5HP or by placing in the collection boxes at the Farm Shop, Market Inn, The Stag, the Memorial Hall, Open Doors, Darite Hall or either of the schools

St Cleer Parish – Character and Landscape

St Cleer lies in the southern half of Bodmin Moor between the town of Liskeard, on the A38 and the A30 which bisects the Moor. Although it is only 3 miles from the town it retains a very rural character. It is part of the Liskeard and Looe Community Network Area as designated by Cornwall Council.

The main village, after which the Parish is named, lies relatively close to the border with Liskeard. It has a number of satellite hamlets each set at a distance and separated from the village by wide green spaces. These green spaces are highly valued and were treated as rural gap by the previous Caradon Local Plans (including the last adopted in 2007)

A large part of the southern area containing the hamlets of Crows Nest, Darite and parts of Tremarcoombe and Higher Tremar as well as the trackbed of the dismantled Liskeard and Caradon Railway are part of the **World Heritage Site for Cornish Mining**.

The northern part is all in the Bodmin Moor Area of Outstanding Natural Beauty, including the hamlet of Commonmoor, and almost all of this is open moorland comprising registered common land. There are further areas of commons close to the village (St Cleer Downs) and amongst the hamlets, which are of particular value. **County Wildlife Sites** abound on the commons and in the river valleys and much of the World Heritage Site is also of **Special Scientific Interest**.

There should be no development north of the line of the C0037 and C0043, Redgate to Fore Down, as this area lies within these special designations. The line drawn by these roads is clear and easily defended to stop encroachment onto the protected landscape.

Rapid expansion took place with the building of estates, mainly bungalows, in the 1970s and 1980s and there are currently approx. 1500 houses.

The mining heritage is clear in the rows of small cottages built by the miners during the boom years, although many have been extended and altered over recent years and the agricultural heritage is evident in the narrow winding lanes with high hedge banks/walls, which serve the village and hamlets.

The area has evidence of human occupation dating back to Neolithic times and the Bronze Age with many scheduled ancient monuments within its landscape. Trethevy Quoit being an example of this.

St Cleer Parish – Land Use

There are currently 52 permissions for houses within the parish which have yet to be built.

We have identified three sites for housing which we feel can provide approximately 120 new homes over the life of the plan and a further 5 acres at Horizon Farm, which should be developed for employment or retail use together with the proposed site at the entrance to St Cleer Water Works.

We believe that the Horizon could accommodate up to ten units of varying sizes from starter to expansion units and a further five at the Water Works.

Site 1-Land behind the Stag - recommended

This site is to the south of the settlement of St Cleer but lies within the established village boundary. It sits behind The Stag public house and is enclosed by existing development at Gwelmeneth Park to the East, Tom Nicolls Close to the North and The Stag, St Cleer Motors and two residential properties to the South West.

The site is currently agricultural land comprising of two fields laid to pasture. There are some derelict agricultural buildings immediately behind The Stag public house. The fields are surrounded by a mature natural boundary and it is envisaged that this would be retained in order to provide habitat for wildlife and providing the estates with privacy.

Access to this site would be via a road through Gwelmeneth Park. The nature of this existing road and the houses at the end of it lead to the supposition that it was always intended to be an access road for further development. Gwelmeneth Park is a wide road with pavements. This continues where it joins Tremar Lane and up as far as Tom Nicolls Close. Tremar Lane then narrows and the pavement ends. Increased traffic on this section of road will cause further congestion at the constricted junction with Well Lane and at the junction between Well Lane and Fore Street.

The land slopes gently to the North and is unlikely to present any flooding issues. This plot is large enough for approximately 10 houses of a similar nature to the existing development at Gwelmeneth Park or approximately 25 affordable 2/3 bedroom houses.

It is considered that this site presents an excellent opportunity for development. It is within the village boundary and as such will not increase the size of the village or encroach on the rural gap. It poses no threat of damage to historic or World Heritage Sites and although the land is pasture, it is seldom used as it is surrounded by development. Except for the impact on the centre of the village the access is good and the increased traffic is separate from village amenities such as the school and village hall.

Site 2- Horizon Farm, Bakers Hill - recommended

The site is surrounded mainly by green space and is located in the parish of St Cleer, to the south of Tremar (one of the villages that make up the parish) and 1/2 mile north of the parish boundary between the parish and the expanding market town of Liskeard.

It is divided by a narrow lane (C0043), with 5.12 acres to the east (Grid Reference SX 25785 67435) and 6.5 acres to the west (Grid Reference: SX 25580 67540) of the road. The lane continues to the north and is part of the main access route from Liskeard to the village of Tremar and also to the other villages and hamlets beyond. The lane is narrow with several sharp and dangerous bends and with sections where there is insufficient room for vehicles to pass. It is also part of the 573 bus route between Liskeard and Callington. Never the less it was used as access to the site by the many large vehicles that serviced the Horizon Farm. To cope with any additional traffic on the lane due to additional developments in the parish, improvements to this route should be taken into consideration. There is a clear gap to the north, comprising green fields, between the settlement of Tremar and the site. Green fields also extend to the east and south. The valued St Cleer Downs open space abuts the west of the site and the SWW Water Works is separated from the site by a narrow track at the south west corner.

The site is within an Area of Great Landscape Value. The dismantled historic Liskeard and Caradon Railway Track, (part of the World Heritage Site for Cornish Mining), runs 100m to the east. Horizon Poultry Farm was an intense egg production and distribution complex. Consequently there are several large buildings on both sites including large poultry houses and egg packing units. Clearly they are previously built on sites although there appears to be some debate as to the current official classification. There is no doubt that it would be extremely difficult to return the land back to growing crops. There is one dwelling currently on the site to the west of the lane comprising a chalet style bungalow.

The large buildings are clearly visible on approaching the parish from the south and could be described as a scar on the landscape. Their removal or replacement by more sympathetic structures would be an improvement to the visual impact.

The sites are mainly on level ground; there is a slight gradient sloping down from west to east. The sites are connected to the main electricity supply.

Subject to certain conditions, the sites are considered to be suitable for redevelopment.

It is recommended that the western site be allocated for the provision of up to 50 dwellings. A mix of dwellings may be considered subject to compliance with policies 6, 7, 8, 9 and PP15 of the proposed Cornwall Local Plan.

It is recommended that the eastern site be allocated for commercial and industrial/retail use so as to provide the opportunity for job creation in compliance with policy 5 of the proposed Cornwall Local Plan.

Conditions for consideration:

The visibility on the lane from the parish boundary to the sites (C0043) should be improved, particularly in the region of the narrow and sharp bends sections.

A safe pedestrian route from the sites to the local primary school and services within St Cleer is considered to be of importance.

The maintenance of bus route 573, providing public transport to Liskeard and Callington, is also considered to be of particular importance.

It should be noted that the sites are separated from the existing developed areas by rural gaps.

Site 3- Two Fields opposite Hockings House - recommended

Hockings House is a very small hamlet almost adjoining the village boundary of St. Cleer. There are a number of houses of mixed tenure and several micro businesses operate from these. The historic listed Hockings House Chapel lies within this hamlet, together with its converted Sunday School. St. Cleer Sportsfield, with Pavilion, all-weather Multi Use Games Area and skateboard park, lies at the extreme of this hamlet. It is felt that this whole area could possibly benefit from some development, particularly if as a result, a footway could be provided to allow pedestrian users of the Sportsfield to access the facilities in safety and residents of the existing properties to walk to the village.

The site proposed for eventual development is across the very narrow road that separates the hamlet from this green field site. We feel that this site may be suitable for up to 50 new homes over the longer term. If the site is brought forward we would expect a condition to provide a safe footway on the current hedge line.

The site itself is almost level agricultural land, used for grazing and hay production. There are no special landscape designations for this area. We would expect the whole of the first field (adjoining Caradon View) and the southern half of the second to be developed.

The road that passes the site is the main road through St Cleer and heavily used especially during the morning and evening travel to work times. It has no pavements until after the junction with Well Lane, but has pedestrian traffic into the village and to catch the school bus, and also young people outwards accessing the Sportsfield. If a pavement is provided to the village as a result of development here it would add considerably to the safety of this road.

The 573 bus service passes this site, currently with an hourly service during the daytime on weekdays. It is within easy walking distance of all the facilities in the village of St Cleer.

Site 4 - Land behind Railway Terrace - recommended

This site was granted planning permission in 2007 and this was later renewed. This site is considered suitable for the expansion of Darite in the medium term when true housing need arises.

The site is below the main road and so on lower ground and less visible in the wider landscape.

Due to its position in the World Heritage Site design would be an important consideration in relation to reserved matters. For this reason the community should be consulted before a decision is made when this site is brought forward for further consideration.

Site 5- Horizon Farm, Well Lane - not recommended

The site is in the valued green space between St Cleer village and the hamlets of Penhale and Trecarne. The green spaces are considered essential to preserve the character of the moorland village, a main settlement surrounded by, but separated from small hamlets.

The site contains part of the remaining track bed of the Liskeard and Caradon Railway, an element of the World Heritage Site for Cornish Mining, which should be preserved and rejuvenated as part of an educational and tourist attraction. Development in this area would impact on the Outstanding Universal Value thereof by hiding its existence in the wider landscape.

The land is sloping and there are several springs which rise from it flowing into the stream at the bottom of the field which becomes increasingly damp as the ground falls. The proposal to drain this site by increasing the bore of pipe work under the adjacent road will only move water from this wetland further down the valley to Lower Tremar, which already has a flooding problem.

Although we would welcome the demolition of the chicken sheds at the end of this field we do not consider the area suitable for any form of replacement development

Having looked at access to the site we feel that the only safe way to reach it would be from the current entrance in Penhale Lane which is unsuitable for any higher volume of traffic, as it is a single track Cornish lane enclosed by high banks with heavy pedestrian use, especially at school times.

We feel that access onto Well Lane would only add to the current difficulties posed by this narrow (in places single track) road with no pavements, blind bends and other junctions (Trecarne, Memorial Hall, Cemetery, Clairemont Place and school). The proposal to widen the road and provide pavements is not a practical one as it would not ease the traffic problem at the Northern end of Well Lane and would potentially encourage speeding in a section of road which has already had multiple traffic calming measures as speed has been a continued problem in this area in relation to the school entrance.

Traffic at school times is particularly heavy and compounded by inconsiderate parking.

Local opinion is strongly opposed to development of this site, which is evidenced from the extremely high number of objectional letters on the Cornwall Council web site.

Site 6 - Off Hendra Close, Darite - not recommended

This site lies within the World Heritage Site to the north of the line of the C0043 and is outside the plan development boundary. Access to the site is unsuitable for any increase in traffic and although Darite has an excellent community hall and a school, the hamlet has no other facilities to make it sustainable.

There is currently no need for further housing in Darite as none of the people on the register have expressed an interest in Darite. Public opinion is strongly against development of this site which would also decrease the rural gap between the hamlets of Darite and Higher Tremar

It is also a requirement of the Caradon Local Plan Policy HO13 that the size, layout and design of the development is appropriate in scale and character to the environment of the village concerned, and that it does not harm the landscape setting of a village. This site is in an elevated position and is highly visible within the landscape. The recent adjacent development stands out like a sore thumb, being overbearing in its impact both locally and from further afield (including Liskeard), and it detracts substantively from the moorland aspect of the area and its mining heritage. Any additional development will inevitably compound this.

Because of the elevated position of the site water run-off from the adjacent development is already causing flooding problems, as is the sewage system; drains in Darite frequently become blocked. Water also drains down the hill towards Tremarcoombe and Lower Tremar, which also have an existing flooding problem.

A full appraisal of this site can be found on www.bodminmoorplans.net in the St Cleer Draft Plan

Site 7 - West of Penhale Meadow - not recommended

Situated to the West and outside the established Parish boundary this large site lies behind Penhale Meadow and Jasper Parc. The site is agricultural land laid to pasture and used extensively for the rearing of livestock. It is bisected by footpath 15. Sloping gently to the North, where the ground becomes very boggy, the fields are bounded by mature natural hedges and trees. Access to the site is available through a short stub of road purpose built during the development of Penhale Meadow and a stub off the new development off Caradon View, both these are narrow estate roads unsuited to either construction traffic or the increase in vehicles the development would bring about. The route out of the village would take the over whelming increase in traffic from this site, through the residential heart of St Cleer.

A development of this size would have a severe impact on the village of St Cleer. The infrastructure and few existing facilities would be swamped by the proposed enormous increase in the population of the village. As stated above the traffic from this development would wind its way through a number of residential streets and into the centre of the village. The upper end of Well Lane and Fore St is narrow and already suffers from heavy congestion. Having negotiated St Cleer the road to Liskeard has a number of narrow and dangerous stretches which cannot cope with a huge increase in traffic. This road is already an accident hotspot and the volume of traffic would only cause further incidents.

St Cleer has one small shop, no Post Office, doctor, dentist or health facilities of any kind. The school could not cope with the huge influx of children that a development of this size would bring. There are no employment opportunities in St Cleer.

This site is unacceptable for development because it is outside the village boundary, a green field site and the proposed number of houses would have a huge detrimental impact on the village of St Cleer.

Lost forever would be the almost intimate atmosphere of village life so cherished by those who chose to live in a village rather than a small town.

Site 8 - St Cleer Waterworks - recommended

This site is currently an industrial area and we should wish the site to remain for employment use for the future. We would be happy to see either light industrial or retail units on this site. We feel that up to 5 units of various sizes might be accommodated here.

Site 9 Site on B3254 at Fore Down - not recommended

This site is totally divorced from the main settlements of St Cleer parish and is not sustainable. It would be development in what is now open countryside and greenfield agricultural land.

There are no facilities locally and although the bus route is adjacent to the northern boundary anyone living in this location would be dependent on personal transport.

If the site were developed it would have an adverse impact on the common land at Foredown and the open moorland of Caradon Hill and its prominence would have a detrimental effect in the wider landscape.

The site is so large that development of this area would be severe overdevelopment amounting almost to an entirely new village. The site would also impact on the setting of the World Heritage Site purely because of the scale encroaching onto the landscape of Caradon Hill.

In light of the above statements we consider development here to be unacceptable

The impact would fall mostly on the parish of St Ive and it's main village of Pensilva. It would be appropriate for consultation to take place with that parish as well as St Cleer if any development were to be brought forward for this piece of land.

Please return the questionnaire By **Friday December 13th** either by bringing it to the meeting, by post to Jensome, Higher Tremar, PL14 5HP or by placing in the collection boxes at the Farm Shop, Market Inn, The Stag, the Memorial Hall, Open Doors, Darite Hall or either of the schools

We need your help and input for the next steps

Before we can write the policies you want to see in the plan there are some areas where we need to know what you think so that what we write reflects your views.

Please state where in the Parish you live in eg Darite or St Cleer.....

Renewable Energy Please ring your answer



I think wind turbines are Good Bad OK any size OK if small

I think wind turbines are OK singly OK if in groups never acceptable

I think wind turbines should/should not be allowed in Areas of Outstanding Natural Beauty

I think ground mounted solar panels are Good Bad OK if hidden from view

I think ground mounted solar panels are OK in domestic sites and scale

OK in larger solar farms

I think solar arrays should/should not be allowed in Areas of Outstanding Natural Beauty

I think our rivers should/should not be investigated for feasibility of hydroelectric generation

We also need to know what other issues are important to you

Please rank in order of importance 5 being most important 1 being least

Historic buildings and Landscape

Wildlife and environment

Employment

Affordable Homes

Roads and public transport

Please return by Friday, December 13th

We need your feedback and input

It is essential that the majority of St Cleer residents agree with the plan as at the end of the process there will be a referendum. Only if this is passed by a majority vote will the plan become the Planning Policy to be applied in St Cleer Parish. We ask you please to complete this short questionnaire and return it as soon as possible.

We have identified three sites in the parish marked * which we we believe are suitable for the 120 new homes which we are likely to be required to see built over the next 20 years. There are others we do not agree with. Please see the appraisals in the earlier pages where each site is discussed

Please show your views by placing an X in the box which matches your thoughts

Site	Location	No of dwellings	Agree	Disagree	No Opinion
1	Field behind the Stag St Cleer*	20			
2	Horizon Site Bakers Hill West Housing* East Industrial/Retail Approx 10 units*	50			
3	Fields opposite Hockings House*	50			
4	Land behind Railway Terrace	6			
5	Horizon Site off Well Lane – current additional	30 10			
6	Hendra Close Darite additional	15			
7	Fields at St Cleer adjacent to Penhale Meadow	210			
8	St Cleer Waterworks 5 units* Industrial/Retail				
9	Land at Foredown Pensilva	unknown			

No development is not an option, if we do not accept some then we will get whatever the developers want

We distributed 1400 questionnaires by hand and by post to ensure we reached every household in the parish. Those which were sent by post included a stamped addressed envelope to encourage return. There were also 8 collection boxes at public venues throughout the parish. We received 285 completed questionnaires, a response rate of 20%.

Most answered all questions but not all people did. Where there was an option for no opinion those without an answer were scored that way.

The first set of questions asked whether the sites as listed should be developed

Site	Location	Agree	Disagree	No Opinion
1	Field behind the Stag St Cleer	237	38	10
2a	Horizon Site Bakers Hill Housing	197	65	16
B	Horizon Site Bakers Hill Industrial/Retail	205	35	30
3	Fields opposite Hockings House	173	74	28
4	Land behind Railway Terrace	160	65	45
5a	Horizon Site Well Lane (Application passed for 30 new homes)	53	180	33
b	Horizon Site Well Lane additional	44	185	36
6	Hendra Close Darite additional	70	153	56
7	Fields adjacent to Penhale Meadow St Cleer	37	211	20
8	St Cleer Waterworks Industrial/Retail	247	24	10
9	Land at Foredown near Pensilva	45	186	40

It was interesting to note the real support for employment land in the parish with both suggested sites scoring a resounding agree. The respondents' opinion on sites suitable for housing development coincided with the appraisals produced by the steering group, with more support for some sites than others and a very strong opposition to the Penhale Meadow site.

The second set of questions related to Renewable Energy and what sites were appropriate for the installation of generating equipment

Renewable Energy Survey Results

The community's views on relevant renewable energy technologies were sought and obtained in a consultation survey which took place in November and December 2013.

1. Wind turbines

The reactions of those who responded to the consultation survey were split on the subject of wind turbines. The number of the 285 respondents who agreed with each statement in the survey questionnaire is set out below.

<u>Statement</u>	<u>Number of people who agreed</u>
Wind turbines are good	88
Wind turbines are bad	88
Wind turbines are OK if small size	84
Wind turbines are OK any size	23
Wind turbines are OK singly	108
Wind turbines are OK in groups	29
Wind turbines are never acceptable	84
Wind turbines should be allowed in AONB areas	45
Wind turbines should not be allowed in AONB areas	215

2. Solar energy

Because everyone has permitted development rights to install solar panels on their roofs, the consultation survey did not ask any questions about this but it did ask for opinions on ground-mounted solar panels and, again, the reactions of those who responded were split. The number of the 285 respondents who agreed with each statement in the survey questionnaire is set out below.

<u>Statement</u>	<u>Number of people who agreed</u>
Ground-mounted solar panels are good	53
Ground-mounted solar panels are bad	55
Ground-mounted solar panels are OK if hidden from view	162
Ground-mounted solar panels are OK if domestic in siting and scale	169
Ground-mounted solar panels are OK as solar farms	30
Solar arrays should be allowed in AONB areas	30
Solar arrays should not be allowed in AONB areas	240

Some 57% supported them if they were hidden from view, and 59% supported installations that were domestic in scale and siting. Again, there was overwhelming (84%) opposition to ground-mounted solar panels in the AONB.

3. Hydropower

There are believed to be a number of small scale hydropower installations on rivers that flow through the parish, for example at Trago Mills on the River Fowey. 222 of the 285 consultation survey responses (78%) supported hydropower feasibility investigations and 53 (19%) were against it.

Asked to score a series of issues giving 5 for most important and 1 for least the following results were obtained

Wildlife and environment	1008
Roads and public transport	894
Employment	884
Historic buildings and landscape	856
Affordable homes	715

Following the positive results of this first consultation exercise the Steering Group discussed and formulated the policies for the St Cleer Neighbourhood Plan. These were revised many times until the Group reached a consensus on the content of the policies.

Boundaries

There was much discussion as to the inclusion of preferred sites within the boundaries for development but the Group felt that keeping them outside of the recognised boundaries strengthened the conditions which made such development acceptable.

Heritage

The group felt strongly that it was essential to provide some distance between the edge of development and any of the archaeological and heritage assets of the Parish. They originally set a 50M buffer zone for the WHS and Scheduled Monuments but English Heritage provided comments at the Screening Opinion stage and Cornwall Council Heritage Environment Service provided advice in the light of which the policy was revised.

Housing

Following advice from Cornwall Council officers it was decided that each development site should have its own site specific policy.

Green Assets

The policy has received no negative comments.

Economic Development, Employment and Community Facilities

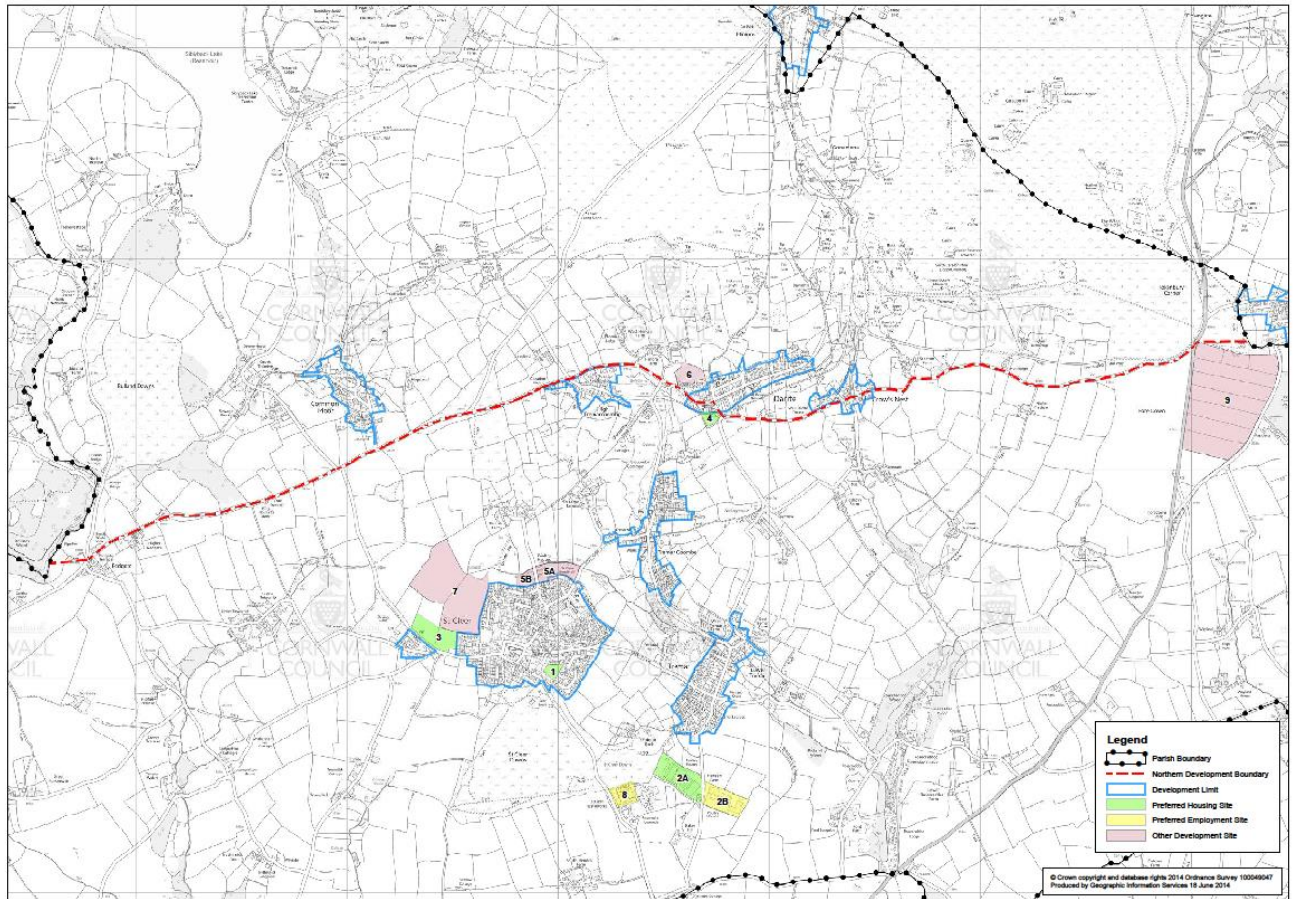
The policy has received no negative comments

Renewable Energy

A small addition (Including renewable energy) was added to ECR1 at the request of Natural England.

Policy names: ECR is the unique identifier for the St Cleer Parish electoral wards and it was felt appropriate to use this for our policy numbering

Map showing sites considered both preferred and rejected



Housing Need in St Cleer Parish

We asked Cornwall Homechoice for the figures from the register. We asked how many people with a local connection to St Cleer had expressed the wish to live in the parish of St Cleer and which part of the parish they wished to live in.

The figures we received are copied below

1st Preferred area	Applicant type	Band	Council min bed need				Total
			0	1	2	3	
Common Moor	Transfer	Band B	1	0	0	0	1
Common Moor	Transfer	Band D	1	1	0	0	2
St Cleer	General	Band B	0	1	0	0	1
St Cleer	General	Band C	0	0	1	2	3
St Cleer	General	Band E	3	4	9	3	19
St Cleer	Transfer	Band B	0	1	0	0	1
St Cleer	Transfer	Band C	0	0	0	1	1
St Cleer	Transfer	Band E	0	0	1	0	1
Tremar	General	Band E	0	0	2	0	2
Total			5	7	13	6	31

There are in total 100 homechoice applicants with a connection to St Cleer parish but many have expressed a desire to live elsewhere, often many miles distant.

If we enable a further 120 homes at a ratio of 60% open market to 40% affordable, with 70% of the affordable homes being for rent then we would achieve a further 34 new homes for rent which would enable the list to be fulfilled.

Applications for 80 new houses have already been approved since 2010. It should also be noted that this number includes an extant permission for 30 affordable homes on site 5A. We do not feel that this is a suitable site for development and would oppose any new application.

Figures for Housing growth in the Liskeard/Looe Community Network Area as shown in the Cornwall Local Plan are as shown below

Location	Target Housing Provision 2010-2030	Completions since 2010 and commitments	Remaining requirement
Liskeard	1,250	813	437
<i>Liskeard and Looe CNA residual</i>	1,400	668	732

St Cleer Neighbourhood Development Plan – Full text site appraisals

LAND BEHIND STAG BUILDING OPPORTUNITY APPRAISAL

This site is to the south of the settlement of St Cleer but lies within the established village boundary. It sits behind The Stag public house and is enclosed by existing development at Gwelmeneth Park to the East, Tom Nicolls Close to the North and The Stag, St Cleer Motors and two residential properties to the South West.

The site is currently agricultural land comprising of two fields laid to pasture. There are some derelict agricultural buildings immediately behind The Stag public house. The fields are surrounded by a mature natural boundary and it is envisaged that this would be retained in order to provide habitat for wildlife and providing the estates with privacy.

Access to this site would be via a road through Gwelmeneth Park. The nature of this existing road and the houses at the end of it lead to the supposition that it was always intended to be an access road for further development. Gwelmeneth Park is a wide road with pavements. This continues where it joins Tremar Lane and up as far as Tom Nicolls Close. Tremar Lane then narrows and the pavement ends. Increased traffic on this section of road will cause further congestion at the junction with Well Lane and at the junction between Well Lane and Fore Street.

The land slopes gently to the North and is unlikely to present any flooding issues. This plot is large enough for approximately 10 houses of a similar nature to the existing development at Gwelmeneth Park or approximately 25 affordable 2/3 bedroom houses.

It is considered that this site presents an excellent opportunity for development. It is within the village boundary and as such will not increase the size of the village or encroach on the rural gap. It poses no threat of damage to historic or World Heritage Sites and although the land is pasture, it is seldom used as it is surrounded by development. Except for the impact on the centre of the village the access is good and the increased traffic is separate from village amenities such as the school and village hall.

Site 2- Horizon Farm, Bakers Hill - recommended

The site is surrounded mainly by green space and is located in the parish of St Cleer, to the south of Tremar (one of the villages that make up the parish) and 1/2 mile north of the parish boundary between the parish and the expanding market town of Liskeard. It is divided by a narrow lane (C0043), with 5.12 acres to the east (Grid Reference SX 25785 67435) and 6.5 acres to the west (Grid Reference: SX 25580 67540) of the road. The lane continues to the north and is part of the main access route from Liskeard to the village of Tremar and also to the other villages and hamlets beyond. The lane is narrow with several sharp and dangerous bends and with sections where there is insufficient room for vehicles to pass. It is also part of the 573 bus route between Liskeard and Callington. Never the less it was used as access to the site by the many large vehicles that serviced the Horizon Farm. To cope with any additional traffic on the lane due to additional developments in the parish, improvements to this route should be taken into consideration. There is a clear gap to the north, comprising green fields, between the settlement of Tremar and the site. Green fields also extend to the east and south. The valued St Cleer Downs open space abuts the west of the site and the SWW Water Works is separated from the site by a narrow track at the south west corner.

The site is within an Area of Great Landscape Value. The dismantled historic Liskeard and Caradon

Railway Track, (part of the World Heritage Site for Cornish Mining), runs 100m to the east. Horizon Poultry Farm was an intense egg production and distribution complex. Consequently there are several large buildings on both sites including large poultry houses and egg packing units. Clearly they are previously built on sites although there appears to be some debate as to the current official classification. There is no doubt that it would be extremely difficult to return the land back to growing crops. There is one dwelling currently on the site to the west of the lane comprising a chalet style bungalow.

The large buildings are clearly visible on approaching the parish from the south and could be described as a scar on the landscape. Their removal or replacement by more sympathetic structures would be an improvement to the visual impact.

The sites are mainly on level ground; there is a slight gradient sloping down from west to east. The sites are connected to the main electricity supply. Subject to certain conditions, the sites are considered to be suitable for redevelopment. It is recommended that the western site be allocated for the provision of up to 50 dwellings. A mix of dwellings may be considered subject to compliance with policies 6, 7, 8, 9 and PP15 of the proposed Cornwall Local Plan.

It is recommended that the eastern site be allocated for commercial and industrial/retail use so as to provide the opportunity for job creation in compliance with policy 5 of the proposed Cornwall Local Plan.

Conditions for consideration:

The visibility on the lane from the parish boundary to the sites (C0043) should be improved, particularly in the region of the narrow and sharp bends sections. A safe pedestrian route from the sites to the local primary school and services within St Cleer is considered to be of importance. The maintenance of bus route 573, providing public transport to Liskeard and Callington, is also considered to be of particular importance. It should be noted that the sites are separated from the existing developed areas by rural gaps.

Site 3- Two Fields opposite Hockings House - recommended

Hockings House is a very small hamlet almost adjoining the village boundary of St. Cleer. There are a number of houses of mixed tenure and several micro businesses operate from these. The historic listed Hockings House Chapel lies within this hamlet, together with its converted Sunday School. St. Cleer Sportsfield, with Pavilion, all-weather Multi Use Games Area and skateboard park, lies at the extreme of this hamlet. It is felt that this whole area could possibly benefit from some development, particularly if as a result, a footway could be provided to allow pedestrian users of the Sportsfield to access the facilities in safety and residents of the existing properties to walk to the village.

The site proposed for eventual development is across the very narrow road that separates the hamlet from this green field site. We feel that this site may be suitable for up to 50 new homes over the longer term. If the site is brought forward we would expect a condition to provide a safe footway on the current hedge line. The site itself is almost level agricultural land, used for grazing and hay production. There are no special landscape designations for this area. We would expect the whole of the first field (adjoining Caradon View) and the southern half of the second to be developed. The road that passes the site is the main road through St Cleer and heavily used especially during the morning and evening travel to work times. It has no pavements until after the junction with Well Lane, but has pedestrian traffic into the village and to catch the school bus, and also young people outwards accessing the Sportsfield. If a pavement is provided to the village as a result of development here it would add considerably to the safety of this road. The 573 bus service passes this site, currently with an hourly service during the daytime on weekdays. It is within easy walking distance of all the facilities in the village of St Cleer.

Site Appraisal - Rear of Railway Terrace, Darite. Extant permission for 6 affordable homes

This site was granted planning permission in 2006 and this was later renewed.

This site is considered suitable for the expansion of Darite in the medium term when true housing need arises.

The site is below the main road and so on lower ground and less visible in the wider landscape. Due to its position in the World Heritage Site design would be an important consideration in relation to reserved matters. For this reason the community should be consulted before a decision is made when this site is brought forward for further consideration.

Site Appraisal – 15 houses at Darite

Darite village – history and heritage

Darite developed in the 19th century as a mining village within a landscape comprising open moorland and agricultural land. It is served by lanes that are for the most part winding and narrow with sections of single-track road. Its architecture largely reflects its mining heritage. Most of the village lies on either side of a no-through road climbing up a fairly steep hill to end in open moorland. The lanes around Darite are therefore frequented by walkers (with and without dogs), cyclists and horse riders for the purpose of accessing the moor.

Darite is within the Cornish Mining World Heritage Site, which has a high concentration of historical and archaeological sites and features of national and international importance.

Darite is also designated as an Area of Great Landscape Value (AGLV); the aim of the Cornwall Structure Plan was to identify the particular characteristics that made a landscape distinctive for the people that live there, and to provide a framework within which the visual, natural and historic aspects of the landscape are brought together.

One characteristic feature of the local landscape is the way in which moorland villages developed in the 19th century around the mines, surrounded by smaller, separate hamlets. The green spaces separating the villages and hamlets are deemed essential for the preservation of the intrinsic and historic character of this moorland area.

The area is remarkably unpolluted and lichens abound.

Physical impact

It is a requirement of the Caradon Local Plan Policy HO13 that development does not reduce an already narrow rural gap between settlements. This site lies in the valued green space between Darite and the hamlet of Higher Tremarcombe. The development of this site would significantly reduce the narrow rural gap between Darite and Higher Tremarcombe.

It is also a requirement of the Caradon Local Plan Policy HO13 that the size, layout and design of the development is appropriate in scale and character to the environment of the village concerned, and that it does not harm the landscape setting of a village. This site is in an elevated position and is highly visible within the landscape. The recent adjacent development stands out like a sore thumb, being overbearing in its impact both locally and from further afield (including Liskeard), and it detracts

substantively from the moorland aspect of the area and its mining heritage. Any additional development will inevitably compound this.

It is also a requirement of the Caradon Local Plan Policy HO13 that, if more than 6 affordable dwellings are to be permitted, the settlement must have sufficient community facilities and services to avoid undue dependence on the need to travel, especially by car. There are almost no community facilities available locally and public transport is very limited (see below), so residents would largely be reliant on cars. Allowing for an average of 2 cars per household this would mean approximately 30 additional cars undertaking daily journeys and parking locally, representing a huge increase that is likely to have a significant environmental impact in respect, for example, of increased carbon emissions (contrary to Cornwall Council's Local Development Framework Core Strategy) and the amount of litter being thrown from cars onto the verges, which is becoming a problem with the already increasing volume of traffic using the local lanes.

Because of the elevated position of the site water run-off from the adjacent development is already causing flooding problems, as is the sewage system; drains in Darite frequently become blocked. Water also drains down the hill towards Tremarcombe and Lower Tremar, which also have an existing flooding problem.

Access

Access to the site is from a narrow, winding lane that incorporates many blind bends and some single-track sections of road. Numerous springs pass under the roads, potholes develop easily and the edges break up where vehicles pull over in order to pass each other. There is in particular a blind bend between the site and the main village of Darite where cars regularly overtake the walkers, cyclists and horse riders who frequent the local lanes, despite the fact that they are unable to see if any traffic is coming in the opposite direction. (There is no pavement on this bend, which must be negotiated to access such facilities as there are in Darite including the school and bus stop, but, even if there were, it would not assist in respect of the cyclists and horse riders). An additional 30 or so vehicles using and parking on the local roads would put pressure on the road infrastructure that it was not designed to take. The roads would deteriorate more quickly and the danger of accidents would increase significantly.

Amenities

Darite has a primary school and a village hall, but there are no other amenities within walking distance. For most facilities it is necessary to travel some 4 miles into Liskeard. Public transport is confined to a limited bus service between Liskeard and Callington; during rush hours the buses are frequently full by the time they reach Darite and do not stop to pick up passengers waiting there. It is understood that Western Greyhound will not put larger buses on the route because the winding, narrow lanes damage them. Darite is unsuitable for people who do not have their own transport to enable them to access amenities elsewhere which, as stated above, brings development into conflict with the Caradon Local Plan Policy HO13.

Employment

There is no industry in the area providing employment opportunities. There are also limited employment opportunities in Liskeard so residents are likely to have to travel further afield, to Plymouth, Bodmin, or even St Austell or Truro to find work.

Public opinion

Local residents have lodged a number of objections (but not a single letter of support), and St Cleer Parish Council objects to the proposed development. There are several recurring themes in the

objections, including many of the comments made above and also the absence of any evidence of local need.

It is a requirement of the Caradon Local Plan Policy HO13 that there is an identified local housing need within the local community and that the number, type and size of dwellings will meet that need. Comments on the plans from the Affordable Housing consultee indicate (inter alia) that the development needs the support of the local community. To date no evidence of any further housing need in Darite, and no support for the proposal, have been identified in the local community.

Site Appraisal - Two fields opposite Hockings House.

Hockings House is a very small hamlet almost adjoining the village boundary of St. Cleer. There are a number of houses of mixed tenure and several micro businesses operate from these. The historic listed Hockings House Chapel lies within this hamlet, together with its converted Sunday School. St. Cleer Sportsfield, with Pavilion, all-weather Multi Use Games Area and skateboard park lies at the extreme of this hamlet. It is felt that this whole area could possibly benefit from some development, particularly if as a result, a footway could be provided to allow pedestrian users of the Sportsfield to access the facilities in safety and residents of the existing properties to walk to the village.

The site proposed for eventual development is across the very narrow road which separates the hamlet from this green field site. We feel that this site may be suitable for up to 50 new homes over the longer term. If the site is brought forward we would expect a condition to provide a safe footway on the current hedge line.

The site itself is almost level agricultural land, used for grazing and hay production. There are no special landscape designations for this area. We would expect the whole of the first field (adjoining Caradon View) and the southern half of the second to be developed.

The road that passes the site is the main road through St Cleer and heavily used especially during the morning and evening travel to work times. It has no pavements until after the junction with Well Lane, but has pedestrian traffic into the village and to catch the school bus, and also young people outwards accessing the Sportsfield. If pavement is provided to the village as a result of development here it would add considerably to the safety of this road.

The 573 bus service passes this site, currently with an hourly service during the daytime on weekdays. It is within easy walking distance of all the facilities in the village of St Cleer.

Site Appraisal Horizon Farm Rearing Sheds SHLAA 718b

The site is in the valued green space between St Cleer village and the hamlets of Penhale and Trecarne. The green spaces are considered essential to preserve the character of the moorland village, a main settlement surrounded by, but separated from small hamlets.

The site contains part of the remaining track bed of the Liskeard and Caradon Railway, an element of the World Heritage Site for Cornish Mining, which should be preserved and rejuvenated as part of an educational and tourist attraction. Development in this area would impact on the Outstanding Universal Value thereof by hiding its existence in the wider landscape.

The land is sloping and there are several springs which rise from it flowing into the stream at the bottom of the field which becomes increasingly damp as the ground falls. The proposal to drain this site by increasing the bore of pipe work under the adjacent road will only move water from this wetland further down the valley to Lower Tremar, which already has a flooding problem.

Although we would welcome the demolition of the chicken sheds at the end of this field we do not consider the area suitable for any form of replacement development

Having looked at access to the site we feel that the only safe way to reach it would be from the current entrance in Penhale Lane which is unsuitable for any higher volume of traffic, as it is a single track Cornish lane enclosed by high banks with heavy pedestrian use, especially at school times.

We feel that access onto Well Lane would only add to the current difficulties posed by this narrow (in places single track) road with no pavements, blind bends and other junctions (Trecarne, Memorial Hall, Cemetery, Clairemont Place and school). The proposal to widen the road and provide pavements is not a practical one as it would not ease the traffic problem at the Northern end of Well Lane and would potentially encourage speeding in a section of road which has already had multiple traffic calming measures as speed has been a continued problem in this area.

Traffic at school times is particularly heavy and compounded by inconsiderate parking.

Local opinion is strongly opposed to development of this site, which is evidenced from the extremely high number of objectional letters on the Cornwall Council web site.

Site Appraisal Horizon Poultry Farm, Tremar Liskeard, PL14 6EA.

The site is surrounded mainly by green space and is located in the parish of St Cleer, to the south of Tremar (one of the villages that make up the parish) and ½ mile north of the parish boundary between the parish and the expanding market town of Liskeard.

It is divided by a narrow lane (C0043), with 5.12 acres to the east (Grid Reference SX 25785 67435) and 6.5 acres to the west (Grid Reference: SX 25580 67540) of the road. The lane continues to the north and is part of the main access route from Liskeard to the village of Tremar and also to the other villages and hamlets beyond. The lane is narrow with several sharp and dangerous bends and with sections where there is insufficient room for vehicles to pass. It is also part of the 573 bus route between Liskeard and Callington. Never the less it was used as access to the site by the many large vehicles that serviced the Horizon Farm. To cope with any additional traffic on the lane due to additional developments in the parish, improvements to this route should be taken into consideration. There is a clear gap to the north, comprising green fields, between the settlement of Tremar and the site. Green fields also extend to the east and south. The valued St Cleer Downs open space abuts the west of the site and the SWW Water Works is separated from the site by a narrow track at the south west corner.

The site is within an Area of Great Landscape Value. The dismantled historic Liskeard and Caradon Railway Track, (part of the World Heritage Site for Cornish Mining), runs 100m to the east.

Horizon Poultry Farm was an intense egg production and distribution complex. Consequently there are several large building on both sites including large poultry housed and egg packing units. Much of the remaining areas are cover in concrete. Clearly they are brown field sites although there appears to be some debate as to the current official classification. There is no doubt that it would be extremely difficult to return the land back to growing crops. There is one dwelling currently on the site to the west of the lane comprising a chalet style bungalow.

The large buildings are clearly visible on approaching the parish from the south and could be described as a scar on the landscape. Their removal or replacement by more sympathetic structures would be an improvement to the visual impact.

The sites are mainly on level ground; there is a slight gradient sloping down from west to east. The sites are connected to the main electricity supply, with emergency generators on site. Water is available from a bore hole and water tanks. Foul drainage is disposed of via an old septic tank and soakaway. Other drainage is also via soakaways.

Subject to certain conditions, the sites are considered to be suitable for redevelopment.

It is recommended that the western site be allocated for the provision of up to 50 dwellings mainly to meet the local need. A mix of dwellings may be considered subject to compliance with policies 6, 7, 8, 9 and PP15 of the proposed Cornwall Local Plan.

It is recommended that the eastern site be allocated for commercial and minor industrial use so as to provide the opportunity for job creation in compliance with policy 5 of the proposed Cornwall Local Plan.

Conditions for consideration:

The lane from the parish boundary to the sites (C0043) should be improved, particularly in the region of the narrow and sharp bends sections.

Footpaths and pavements should be considered, so as to provide safe pedestrian access to the village of Tremar and to the limited services available in the village of St Cleer. A safe pedestrian route from the sites to the local primary school at St Cleer is considered to be of particular importance.

The maintenance of bus route 573, providing public transport to Liskeard and Callington, is also considered to be of particular importance.

It should be noted that the sites are separated from the existing developed areas by rural gaps. Their development is likely to create a separate sub community. In addition, the rural gap between the expanding town of Liskeard and the developments in the parish will be reduced. This may run the risk of there being a continuous built up area between Liskeard and Tremar, should further developments be approved in the future.

Site Appraisal Land opposite Foredown

This site is totally divorced from the main settlements of St Cleer parish and is not sustainable. It would be development in what is now open countryside.

There are no facilities locally and although the bus route is adjacent to the northern boundary anyone living in this location would be dependent on personal transport.

If the site were developed it would have an adverse impact on the common land at Foredown and the open moorland of Caradon Hill

The site is so large that development of this area would be severe overdevelopment amounting almost to an entirely new village. The site would also impact on the setting of the World Heritage Site purely because of the scale encroaching onto the landscape of Caradon Hill.

In light of the above statements we consider development here to be unacceptable

The impact would fall mostly on the parish of St Ive and the main village of Pensilva. It would be appropriate for consultation to take place with that parish as well as St Cleer if any development were to be brought forward for this piece of land.

St Cleer Neighbourhood Development Plan - Consultation July 2014

St Cleer Neighbourhood Development Plan Steering Group Questionnaire

This questionnaire is from the St Cleer Neighbourhood Development Plan Steering Group. We first contacted you in November 2013 and gave you some information about a Neighbourhood Development Plan for the Parish of St Cleer. We also asked you some questions about development in the Parish. We have used this information to start work on the Plan.

We have continued this work on your behalf and we are getting close to the position where we will show the plan to everyone in the parish and ask you to approve it before we take it to Cornwall Council for endorsement.

Before we get there we need to ask you some more questions to make sure that the plan represents what the people of St Cleer Parish want. We would also like to invite you all to one of three exhibitions that will give us the opportunity to tell you more about the Neighbourhood Development Plan and the evidence we have based it on.

First, the answers to a few questions that you may ask:

What is a Neighbourhood Development Plan?

The government have decided that the development of an area should be shaped by the people who live in that area. A Neighbourhood Development Plan is our opportunity to influence development in and around St Cleer and to help decide what our parish will look like in the future.

Why do we need a Neighbourhood Development Plan?

Cornwall plans to build 47,500 new houses over the next 20 years to provide homes for everyone. A fair proportion of these new houses will be built in St Cleer so we need to show where we want these houses to be. The Neighbourhood Plan can also cover other issues such as housing design, designating locally important features, heritage, landscape, recreation, community facilities, economic development and renewable energy.

Can we control development?

Yes. The Plan will show where houses can be built, along with other policies for development of the Parish. Once the Plan is endorsed by Cornwall Council, an independent examiner and a referendum of St Cleer residents, Planners will use these policies in decision making when applications come in for development in St Cleer.

The next few pages contain some questions which we would like you to answer to make sure we get the Neighbourhood Development Plan right.

You can get much more information about future development in the Parish and the evidence for the policies at one of our exhibitions and complete the questionnaire after your visit. Or you can visit the website bodminmoorplans.net/maps

Once you have completed the questionnaire you can leave it at one of the exhibitions or you can put it in a collection box. The boxes will be at the Farm Shop, Darite Village Hall, Commonmoor Chapel, the Memorial Hall, Open Doors and St Cleer School. Additional copies can be obtained from Open Doors.

The exhibitions are at: Darite Village Hall Thursday 10 July 1400—1900

Common Moor Hall Friday 11 July 1400—1900

St Cleer Memorial Hall Saturday 12 July 1000-- 1700

Please return your questionnaire by 25th July 2014

Questionnaire

Unfortunately due to space constraints the maps and Design Guide referred to are not included with this questionnaire; they can be seen at the exhibitions or online at bodminmoorplans.net/maps

About Your Household

The answers to these questions will help us to know whether we have managed to reach all areas and sections of the population of St Cleer. They are NOT compulsory but we would appreciate your help

- 1 Your Postcode please
- 2 Please fill the number of people in your household which fit the age profiles below

Previous consultations have shown that the Parish is particularly concerned about land

Age	0-5	6-17	18-25	25-60	Over 60
Number in Household	10	29	19	114	141

use and development. Planning applications are being made all the time. The Neighbourhood Development Plan would be able to influence the use and/or development of land sooner if it were confined to development issues only.

3 Would you prefer to limit the Neighbourhood Development Plan to land use and development issues as in the following policies (please circle the appropriate response)?

Results Yes 93 No 15 No opinion 12

4 What do you think the parish should look like in 20 years time?

The results of this question can be found in the appendix of comments

The following pages contain the draft policies for the St Cleer Neighbourhood Development Plan and we ask for your honest opinions on what we have written. It is a plan for our community and we want to make sure it reflects that.

Please circle the responses which reflect your household's views and add comments to tell us more.

Additional copies of the questionnaire can be obtained from Open Doors in St Cleer.

Development Boundaries

Objective - To enable controlled growth of the village of St Cleer and neighbouring settlements.

POLICY ECR1 (was ECRBOU)

Reinstate the development boundaries as per the Caradon Local Plan (August 2007) and draw a new northern boundary. NB The northern boundary is the line of the roads from Foredown to Redgate.

This policy is designed to stop the coalescence of the hamlets and the Village and prevent ribbon development. It will also provide protection for special areas of landscape such as Areas of Outstanding Natural Beauty.

Maps can be seen at the exhibitions or online at bodminmoorplans.net/maps

Question - Please circle your answer: 5 Do you agree with this policy?

Results Yes 135 No 9 No opinion 1

Heritage

Objective - To preserve and enhance the rich heritage of St Cleer Parish.

- The UNESCO World Heritage Site for Cornish Mining
- Scheduled Monuments
- Crow's Nest (also designated a Special Area of Conservation and Site of Special Scientific Interest)

POLICY ECR2 (was ECRHER)

Development will be permitted, subject to the development boundaries as stated in ECRBOU and to the following:

- a) No development will be allowed within 50m of any Scheduled Monument or any other feature deemed to constitute part of the Outstanding Universal Value of the UNESCO World Heritage Site, including the remaining trackbed route of the Liskeard & Caradon Railway.
- b) Any development permitted within the World Heritage Site must be of the highest design standard and not obstruct or otherwise interfere with views of, or detract from, the Outstanding Universal Value and setting of the World Heritage Site.

Question - Please circle your answer: 6 Do you agree with this policy?

Results Yes 138 No 9 No opinion 0

Housing

Objective - To enable sustainable housing growth whilst ensuring the siting and scale of new development is appropriate .

POLICY ECR3 (was ECRHOU)

Housing will be permitted within the development boundaries (see policy ECR1) and on preferred sites outside of those boundaries. All development should comprise at least 40% affordable homes. This should be a mix (70:30) of rented (including Social Rent) and affordable for sale with strict S106 occupancy conditions on local connection to St Cleer. The number and size of properties should be determined by the proven housing need of the Parish. Outside of those boundaries development will only be permitted where it does not result in the loss of valued green spaces or affect the setting of the World Heritage Site or any scheduled monument (see policy ECR2), subject to the following criteria being met

- . a) Permission for a further 120 dwellings in the period up to 2030
- . b) Development must deliver community benefits in the form of a mix of affordable housing for local people and other social benefits or contributions for facilities, services and infrastructure as identified in policies ECRI and ECRGA
- . c) Viability tests should be applied before submission of planning applications in order that final housing provision figures and mix are clear when those applications are considered
- . d) Every effort must be made to follow the Design Guide
- . e) Development should use the preferred sites* and only when these have been built out should other sites be considered
- . f) Do not contribute to light pollution, especially in the Bodmin Moor 'Dark Skies' area

** These may be revised in light of your replies to this questionnaire*

Maps and Design Guide can be seen at the exhibitions or online at bodminmoorplans.net/maps

Questions - Please circle your answer:

7 Do you agree with this policy?

Results Yes 115 No 23 No opinion 4

8 Do you agree with the design guide?

Results Yes 100 No 14 No Opinion 13

Please give us any comments you have about, eg. the scale/location of individual development sites, types/sizes of housing, design, mix of open market/affordable housing, self build opportunities etc.

Comments may be seen in the appendix

9 Do you have any land in the parish which you may wish to develop? If so please give details

The address of one piece of land was given but it is not felt appropriate to publish this

Green Assets

Objective - To protect our valued green spaces and special landscape designations whilst supporting future expansion.

POLICY ECR4 (was ECRGA)

To protect the identified and valued green assets, development will ONLY be permitted on the identified green assets if:

- . a) It is solely to provide play, sport, leisure or other community facilities AND
- . b) It has the support of the local community, evidenced through consultation with both the Parish Council and the wider community.

Question - Please circle your answer:

10 Do you agree with this policy?

Results Yes 136 No 9 No opinion 3

Renewable Energy

Objective - To promote the acceptable development of renewable energy sources

POLICY ECR6 (was ECRREN)

1. Wind turbines would be supported provided they are of small size (<60M) and do not adversely impact the landscape. However, proposals would not be supported in or adjacent to the AONB. Any proposals should pass a feasibility study and demonstrate how they would benefit the local community.
2. Ground-mounted solar panels would be supported provided that they do not adversely impact the landscape and provided they are of small scale. Proposals would not be supported in or adjacent to the Area Of Outstanding Natural Beauty.
3. Proposals to harness the power of our rivers for the purpose of generating electricity would be supported, provided that the impact on the landscape is minimal.
4. All new developments within the parish should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation seek to:
 - . a) Reduce the use of fossil fuels
 - . b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy
 - . c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies.

Question - Please circle your answer:

11 Do you agree with this policy?

Results Yes 108 No 32 No opinion 2

Economic Development, Employment and Community Facilities

Objective - To deliver local economic development, employment opportunities and community facilities by supporting acceptable projects that enhance St Cleer Parish as a sustainable community.

POLICY ECR5 (was ECRED)

Commercial or Community facility developments will be permitted at the two identified sites i.e.: Horizon Poultry Farm and St Cleer Water Treatment Works and other sites that satisfy the following conditions:

- A) i: Provides employment and or business opportunities within the following classes: A1- shops, A3 restaurants -cafes, B2- businesses, D1-Non-Residential Institutions and D2 assembly and/or facilities for the residents of the parish of St Cleer OR
ii: Enhances or provides diversification or expansion of existing local businesses in the parish, OR
iii: Provides or enhances community facilities in the parish, OR iv: Provides facilities that would attract tourism to the area, AND
B) it is in keeping with the local surroundings, AND
C) does not pollute the environment nor create a nuisance to the residents of nearby properties with noise, dust or smell AND
D) does not have an overwhelming visual impact on the character of a typical rural moorland landscape AND
E) does not reduce the currently available community facilities.

Questions - Please circle your answer:

12 Do you agree with this policy?

Results Yes 134 No 4 No opinion 4

13 Do you own or run a business in the parish ?

Results Yes 12

If yes please supply your contact details below and we will send a short business questionnaire

14 Would you be interested in renting or purchasing a small business unit in the Parish?

Results Yes 7

Business contact details All those who supplied business contact details were sent a separate Business Questionnaire. Three respondents replied with a wish to purchase (or rent) premises ranging from 1 acre to 100SM

Infrastructure

Objective - To ensure that the appropriate infrastructure is in place to support future development in the Parish of St Cleer.

POLICY ECRI (This policy was deleted as inappropriate following advice)

New development will be permitted where it is within preceding policies provided that

1. In relation to roads and other transport:

- . 1.1. All development proposals assess the potential impact of the increase in traffic both in isolation and as part of the larger picture of development proposals in the parish, especially in relation to road safety for all road users including non-car owners and recreational users.
- . 1.2. Development proposals demonstrate how:
 - The existing transport infrastructure will cope with increased traffic and what measures need to be taken to achieve this
 - Road safety risks will be mitigated
 - The quiet nature of the lanes will be preserved
 - They will avoid exacerbating the existing inadequacy of public transport.

2. Developers conduct an impact assessment of how their proposed development may affect the behaviour of water in the locality, including run-off and ground water, and demonstrate how they will address any issues identified to mitigate any risk of flooding.

3. In relation to all utilities (including, in particular, water, sewage and broadband) developers demonstrate that there is sufficient capacity in that location without adversely affecting the level of service provided to existing residents or, if there is insufficient capacity, that effective action will be taken to upgrade the service to ensure that the level of service provided to existing residents will not be adversely affected.

4. Proposals promote measures that will contribute to the sustainability of the local economy.

5. In relation to recreational facilities, proposals ensure that children have safe access to a play area and/or existing open space.

Questions - Please circle your answer:

15 Do you agree with this policy?

Results Yes 126 No 8 No opinion 3

16 Do you use Public transport to travel in and out of the parish

Yes Regularly 13 No Never 62 Occasionally 62

17 Are you aware of any problems with regard to the following: please circle the issue and say where *Replies can be found under the Problems in the Parish Appendix*

This page is for any young people in the household please ask them to complete it

What is done today will affect you. As you are the future, your views are very important. To assist with attempting to get things right we should like you to answer a few simple questions. Please circle your answer and write any comments that you wish to add.

1. To what age group do you belong? 5 to 10 10 11 to 16 17 17 to 18 5

2. Which school/college do you attend?

Primary Schools: St Cleer 9 Darite 4 Upton Cross 2

Secondary Schools: Liskeard 12 Callington 1 Plymouth 1

6th Form: Liskeard 2 St Austell 1 Plymouth City 1 Devonport 1

3. How do you usually travel to school/college?

School bus 13 Walk 4 Private Car 6 Public Transport 3

4. Where do you live?

St Cleer 13 Common Moor 1 Darite 3 The Tremars 3 Other (In St Cleer Parish) 5

5. Do you think that you would like to live in the parish when you get a home of your own?

Results Yes 13 No 3

6. When you start work, would you like to be able to get a job in the parish of St Cleer?

Results Yes 7 No 6

7. Do you use any of the following when not at school/college?

St Cleer Memorial Hall: 12 Darite Village Hall: 2 School Fields: 5

Sports Field (St Cleer) 11 Skate Board Park: 7 Play Area 14

8. Should a footpath from St Cleer to the Sports Field be provided?

Result Yes 17

9. What other facilities should be provided for young people in the Parish? Replies can be found in the comment appendix

10. Do you think that Renewable Energy (Wind Turbines/Solar Farms) in the countryside are good? Yes 20 No 2

11. Do you use / value the open spaces such as St Cleer Downs, the Moor, public footpaths and bridleways etc? Yes 24 No 0

St Cleer Neighbourhood Development Plan Consultation– Comment Analysis

Question 3 – Scope of plan

Results Yes 93 No 15 No opinion 12

Comments, there were 33 in all, were broadly favourable although a number (8) stated they had a problem with the question. Others highlighted areas covered later in the document or raised non-planning issues. There were no hostile comments

Question 4 What should the parish look like in 20 years time.

Generally people wanted as little change as possible only one person wanted to see it larger.

56 people wanted to see it much the same

34 wanted to keep the defined boundaries and green gaps between hamlets

22 wished to see the character of the parish preserved

18 wished to see improved facilities and infrastructure (Mainly roads)

15 were generally favourable

8 wanted small scale developments

6 wanted employment opportunities

2 were neutral

2 were concerned over design issues

3 were pro renewables

2 were anti renewables

1 expressed own issues not connected to the plan

There were no hostile comments

Question 5 Development Boundaries

Results Yes 135 No 9 No opinion 1

13 were in agreement with the policy

1 thought all applications should be judged on their merits

1 said local people should be able to build anywhere they had land

2 were neutral

2 expressed concerns over the northern boundary (possibly they did not visit the exhibition and see what this meant)

Question 6 Heritage

Results Yes 138 No 9 No opinion 0

18 agree with the policy but 12 would like the separation from Scheduled Monuments etc increased to 100M or 150M

2 think applications should be decided entirely on their merits

2 were neutral

2 commented on design

1 thought local people should be able to build anywhere

Questions 7 & 8 Housing

Results Question 7 Yes 115 No 23 No opinion 4

Results Question 8 Yes 100 No 14 No Opinion 13

16 were in agreement

8 were also in agreement as long as S106 was in place to keep affordable for local people

4 agreed that affordable was important

4 were against affordable development

5 were in favour of provision of plots for self build

4 said 120 was too high a figure for new houses

8 were concerned for road and infrastructure capacity

3 were neutral

3 commented on design

3 said development must fit with local need

2 wanted small scale developments

1 wanted no building at all

1 thought building should be unrestricted

Issues raised by individuals were : employment, open spaces, Radon and a suggestion that small gardens should be provided and the spare land used for allotments.

Question 10 Green Assets

Results Yes 136 No 9 No opinion 3

9 were in agreement

7 were neutral

1 was against

1 said that hedge cutting should be on a 3 year rota and repeated this statement throughout the questionnaire

Question 11 Renewable Energy

Results Yes 108 No 32 No opinion 2

2 were in agreement
21 were against wind turbines
2 were in favour of wind turbines
14 were against solar panels
4 were in favour of solar panels
13 comments were neutral
3 were against the policy
4 were not directly relevant
1 said all applications should be decided on their merits
1 said that much smaller turbines than 60M would be acceptable

Question 12 Economic Development

Results Yes 134 No 4 No opinion 4

8 highlighted issue of roads
2 were neutral
2 were concerned with possible take up
1 was against
individual issues were: Employment should be reserved for local people, the business use is too broad,
low rent for start-up businesses, size of units and visual impact

We also wrote to Utility companies, Schools and Surgeries in the area, with mixed success.
The answers which we did receive are shown below

Service Supplier Consultation

Appendix 1

WESTERN POWER DISTRIBUTION

Serving the Midlands, South West and Wales

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
PL14 5HP

Lostwithiel Road
Bodmin
Cornwall
PL31 1DE

Tel: 01208 892284
Fax: 01208 892255
e-mail: dbolton@westernpower.co.uk
Date
10 October 2013

Our Ref:
1786895

Dear Nicola,

RE : Proposed Development Land, Behind The Stag Inn, St Cleer.

Thank you for your enquiry regarding the proposed development of land at the above location. I am pleased to provide an initial report into the feasibility of developing the land for housing as indicated on your map. I have enclosed a copy of the WPD record map indicating our plant within the relevant area for your guidance.

The map shows low voltage overhead lines crossing the area indicated as the site.

As you have no firm layouts & load details at this stage I believe that the existing transformer capacity in the area would be insufficient to supply the development.

In summary WPD would need to upgrade the existing ground mounted transformer at Gwelmeneth Park Estate. Low voltage underground cables would be installed to feed the new development & connect to the existing network adjacent to site. The existing low voltage overhead lines would be dismantled. Relevant consents & permissions would need to be obtained from third party land owners.

I trust this information is suitable for your needs at this time.

If you require any further assistance please do not hesitate to contact me.

Yours sincerely,



Dave Bolton
Planner
Bodmin Planning Team
Bodmin



Printed on recycled paper

Western Power Distribution (South West) plc.
Registered in England and Wales No. 2366894
Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

Appendix 2

**WESTERN POWER
DISTRIBUTION**

Serving the Midlands, South West and Wales

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
PL14 5HP

Lostwithiel Road
Bodmin
Cornwall
PL31 1DE

Tel: 01208 892284

Fax: 01208 892255

e-mail: dbolton@westernpower.co.uk

Date

10 October 2013

Our Ref:

1786902

Dear Nicola,

RE : Proposed Development Land, Former Horizon Farm, St Cleer.

Thank you for your enquiry regarding the proposed development of land at the above location. I am pleased to provide an initial report into the feasibility of developing the land for housing as indicated on your map. I have enclosed a copy of the WPD record map indicating our plant within the relevant area for your guidance.

The map shows high voltage overhead lines & underground cables crossing the site adjacent to the highway & towards the far end of the housing site. There is existing high voltage ground mounted switchgear at the entrance of the proposed commercial site that fed the customers private transformer for the whole poultry site. Any low voltage cables indicated on site where customer owned & not property of WPD.

As you have no firm layouts & load details at this stage I believe that the existing network in the area would not be capable of supplying the proposed housing & commercial development.

In summary WPD would need to terminate the high voltage overhead lines on the boundaries of site & install high voltage underground cables through site. This will enable the existing high voltage overhead apparatus & ground mounted switchgear to be dismantled. A ground mounted transformer would be required in the middle of site. Low voltage underground cables would be installed to feed the housing & commercial development. If the commercial development load requirements are high a second ground mounted transformer may be required. Relevant consents & permissions would need to be obtained from third party land owners.

A development of this size may have a wider impact on the overall network so some consideration to the possible reinforcement of the high voltage network may also be required which would be chargeable to the developer.

I trust this information is suitable for your needs at this time. If you require any further assistance please do not hesitate to contact me.

Yours sincerely,



Dave Bolton

Planner

Bodmin Planning Team

Bodmin



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Western Power Distribution (South West) plc.

Registered in England and Wales No. 2366894

Registered Office:

Avonbank, Feeder Road, Bristol BS2 0TB

Appendix 3

**WESTERN POWER
DISTRIBUTION**

Serving the Midlands, South West and Wales

Nicola Ellis
Regash Cottage
Higher Westcombe
Bodmin
Cornwall
PL14 5HP

Lostwithiel Road
Bodmin
Cornwall
PL31 1DE

Tel: 01208 892284

Fax: 01208 892255

e-mail: dbolton@westernpower.co.uk

Date

10 October 2013

Our Ref:
1786933

Dear Nicola,

RE : Proposed Development Land, West of Caradon View, St Cleer.

Thank you for your enquiry regarding the proposed development of land at the above location. I am pleased to provide an initial report into the feasibility of developing the land for housing as indicated on your map. I have enclosed a copy of the WPD record map indicating our plant within the relevant area for your guidance.

The map shows high voltage overhead lines crossing the site & an existing pole mounted transformer the opposite side of the highway to the area indicated as the site.

As you have no firm layouts & load details at this stage I believe that the existing transformer capacity in the area would be insufficient to supply the development.

In summary WPD would need to terminate the high voltage overhead line on the boundary hedge of site to enable the existing high voltage overhead apparatus to be dismantled. Install a pole mounted transformer adjacent to site or a ground mounted transformer in the middle of site. Low voltage underground cables would be installed to feed the new development & connect to the existing network at St Cleer Chapel. Relevant consents & permissions would need to be obtained from third party land owners.

I trust this information is suitable for your needs at this time.

If you require any further assistance please do not hesitate to contact me.

Yours sincerely,



Dave Bolton
Planner
Bodmin Planning Team
Bodmin



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Registered Office:
Avonbank, Feeder Road, Bristol BS2 0TB

Appendix 4



Peninsula House, Rydon Lane, Exeter EX2 7HR Tel 01392 446688 southwestwater.co.uk

~~Alan Stone~~
~~Penhale Farm~~
~~Stag Inn~~
~~Stag Inn~~
PL14 5JB

Direct Line: (01392) 443702
Direct Fax: (01392) 443577
Your Ref:
Our Ref: MJD/WR2396620
E Mail: mdunn@southwestwater.co.uk

14 October 2013

Dear Alan

POSSIBLE DEVELOPMENT SITES – ST CLEER

Further to your letter dated 4 October 2013 regarding the above, the three sites you have identified could be accommodated in terms of water supply and foul sewerage networks i.e. underground pipework.

Having said this, we are of the new development approved for Loddonville and the application still pending for development at Penhale Farm. Taking these into account together with the number of smaller development having gained planning permission the majority of the sewage treatment works capacity has been taken up.

In view of this only the smaller development you are promoting on land rear of the Stag Inn could be supported.

In terms of South West Water responsibility for apparatus laid to serve new developments the water mains would be laid by us and become public upon installation.

Drainage can either be kept private or alternatively put forward for adoption by South West Water as public sewers.

I trust this advice meets your immediate needs but feel free to contact me should you require any further information.

Yours sincerely

A handwritten signature in black ink that reads "Martyn Dunn".

Martyn Dunn
Development Co-ordinator



St Cleer Neighbourhood Development Plan Steering Group

Jensome, Higher Tremar, Liskeard. PL14 5HP Tel 01579 347632

1st October 2013

Peninsula Community Health
Sedgmoor Centre
Priory Road
St Austell
PL25 5AS

Dear Sirs

The residents of St Cleer are producing a Neighbourhood Development Plan to cover the Parish for the next 20 years.

We estimate that a further 120 homes will need to be built (together with the 52 already given permission) during that time. We are aware that a large expansion is also planned for Liskeard .

We wonder how the local provision of primary care and Liskeard Hospital will be able to cope with the added demands this programme of new homes will bring.

We would be grateful for your comments, which will form part of the consultation documentation informing our plan.

Yours faithfully

There was no reply to this letter or to those to schools who stated that it was the responsibility of the principle authority to provide sufficient places. The Surgeries suggested that it was the responsibility of Health England to ensure sufficient health care was available.

Cornwall Council Screening Opinion

St Cleer Neighbourhood Development Plan

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

6th October 2014

Contents

1. Introduction	4
2. Legislative Background	4
3. Criteria for Assessing the Effects of the Neighbourhood Plan	5
4. Assessment	6
5. Screening Outcome	9

1. Introduction

- 1.1 This screening report is designed to determine whether or not the content of the St Cleer Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 The purpose of the St Cleer Neighbourhood Development Plan is to 'enable sustainable development to ensure a healthy future whilst preserving and enhancing our rural moorland landscape, character and heritage' (St Cleer NDP Vision.)
- 1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for HRA and full SEA.

2. Legislative Background

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)
- 2.2. The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.
- 2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. The Localism Act requires neighbourhood plans to be compatible with EU and Human rights legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive and unless they choose to complete a full SA plans will need to be screened for SEA separately.
- 2.4 This report focuses on screening for HRA and SEA and the criteria for establishing whether a full assessment is needed.

3. Criteria for Assessing the Effects of the Neighbourhood Plan

- 3.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

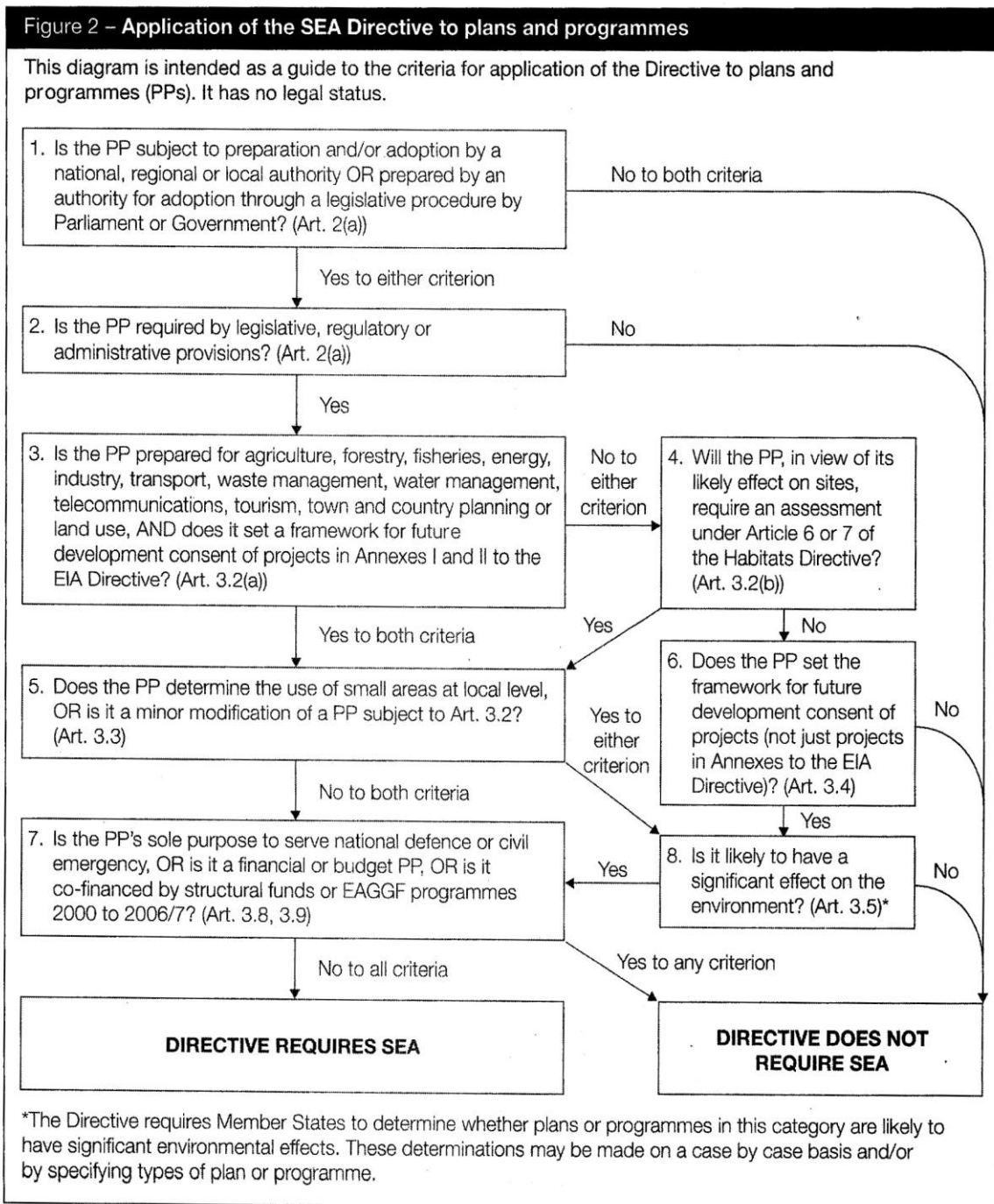
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

4. Assessment

4.1 The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required¹.



¹ Source: A Practical Guide to the Strategic Environmental Assessment Directive

4.2 The table below shows the assessment of whether the neighbourhood plan will require a full SEA. The questions below are drawn from the diagram above which sets out how the SEA Directive should be applied.

Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be adopted ('made') by the Local planning Authority as part of the planning policy framework.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Crows Nest element of the Phoenix United Mine and Crows Nest SAC is within the boundary of the NDP. The SAC is designated for Grasslands for soils rich in heavy metals. The management regime requires low intensity grazing and strict control of tipping, landscaping and motorbike scrambling. This is currently achieved through close liaison with landowners. The plan seeks to minimise further development at nearby settlements Crows Nest and Darite by drawing a tight settlement boundary and no housing sites are proposed for these settlements.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The NDP contains land use planning policies for local development and allocates housing sites for around 120 dwellings over the plan period (2010-2030)
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' as part of the local development framework.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)		N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	The scale and location of development will not impact significantly on the environment.

Table 2 likely significant effects	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The plan provides local detail in the location of development, specifying sites to meet the need identified in the Local Plan.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan has to be in general conformity with the National planning Policy framework and the Local Plan (currently the Caradon Local Plan)
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood development plan will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	The plan area contains extensive County wildlife sites, a SAC and SSSI and an area designated as part of the World Heritage Site. The allocations avoid these areas and the Heritage policy aims to minimise effect on heritage assets including the WHS.
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	n/a
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
6. the probability, duration, frequency and reversibility of the effects,	The plan period is 2010 – 2030, reflecting the plan period of the emerging Local Plan and aims to provide for development demand within that period.
7. the cumulative nature of the effects,	The proposed allocation of land for 120 houses within the plan period is commensurate with past delivery rates.
8. the transboundary nature of the effects,	The plan aims to provide employment and housing to meet need within the Parish.
9. the risks to human health or the environment (e.g. due to accidents),	n/a
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	52 dwellings are already committed and a delivery of 120 dwellings over the plan period would be commensurate with recent delivery rates (calculated over the last 20 years) The current population of the parish is approx. 3500 and there are approx. 1600 dwellings currently in the parish.

<p>11. the value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, 	<p>The plan area contains extensive County wildlife sites, a SAC and SSSI (discussed above), part of the Bodmin Moor AONB and an area designated as part of the World Heritage Site.</p> <p>The quantum of development proposed is small and limited to areas outside the designated areas. In response to earlier comments Policy ECR6 has been amended to refer to development within or affecting the setting of the AONB and WHS.</p> <p>The wording of Policy ECR2 has been amended so that its requirements will apply to all heritage and archaeological assets with reference to their setting, significance and legibility in the wider landscape. The majority of the parish area is undeveloped – large areas are registered as common land – and the plan will in no way lead to intensive land use.</p>
<p>12. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>	<p>The allocations avoid these areas; Policy ECR1 has been amended to clarify that renewable energy is included in 'development' and the Heritage policy ECR6 aims to minimise effect on heritage assets including the WHS.</p>

5. Screening Outcome

5.1 As a result of the assessment in section 4, it is unlikely there will be any significant environmental effects arising from the St Cleer Neighbourhood Development Plan. As such, the St Cleer Neighbourhood Development Plan does not require a full SEA to be undertaken.