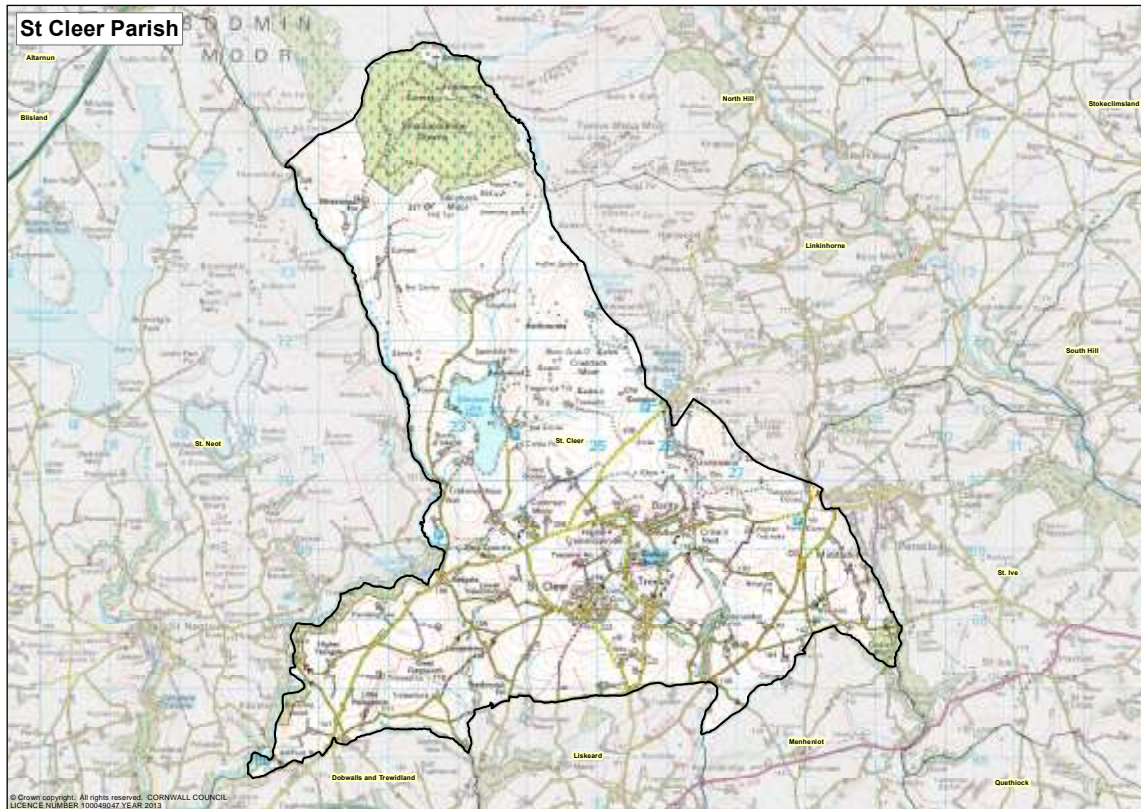


St Cleer Neighbourhood Development Plan



Consultation Statement – January 2015

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St Cleer Neighbourhood Development Plan Consultation Statement

1. Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (set out in Section 3) relating to the St Cleer Neighbourhood Development Plan (NDP).

Extensive community engagement and consultation work has been undertaken and this is summarised in Section 4.

2. Background

2.1 St Cleer is a typical moorland parish spread over 4,427 hectares south of the A30, which divides Bodmin Moor. Roughly triangular in shape the northern part is mainly common land grazed by local farmers. The broad southern base is gentler with enclosed fields and this also contains the settled areas of the parish.

The parish is rich in history having been settled since the earliest times.

There is a wealth of evidence in the 103 scheduled monuments in the Parish and parts of it also lie within Area 9 of the World Heritage Site for Cornish Mining. The population at the 2011 census was 3339 living in some 1500 houses.

2.2 The people of the Parish are determined to do all they can to protect this heritage, but they recognize the need for sustainable growth to secure a vibrant future for the Parish. Therefore they have considered what need there is for new housing and employment, and where these might best be developed. The Parish Council made the decision to register the whole parish as the NDP area.

2.3 The local town of Liskeard is only about 3 miles from the main village of St Cleer and due to this, many of the local shops and other facilities have closed. The Parish Council provides sports facilities, toilets, bus shelters, a skatepark and children's' play area, together with seats and seating areas around the parish.

The incentive to write the NDP came from the realization that St Cleer was a target area for developers. The Strategic Housing Land Availability Assessment showed areas which, had they all come to fruition, would have almost doubled the number of houses.

2.4 At a public meeting in July 2013 18 people put their names forward as willing to join a steering Group. 13 of these stayed the course and worked intensively to produce the NDP. They appraised each site (various people undertaking appraisals and bringing their work back to the group for amendment and agreement). Public consultation exercises were carried out to ensure the work was in accordance with the wishes of the residents. We were careful to ensure that every house received the consultation. It was felt that the justification for further homes in the parish was the need for local young people to obtain housing and we worked from the proven housing need figures to ensure that there would be a sufficient supply of affordable rented homes to satisfy those needs, with sufficient open market housing to enable the affordable provision. Thus we arrived at the figure of 120 further new permissions over and above those already granted.

2.5 The completed draft of the NDP was presented to the Parish Council at their meeting on 26th November 2014 and signed off for consultation. Because many organisations would be closed for at least a week for the Christmas/New Year holiday it was decided to extend the consultation period to 8 week

2.6 The community led St Cleer NDP seeks to plan for the future growth of the Parish at the same time as protecting and enhancing those features which make the Parish of St Cleer a special place.

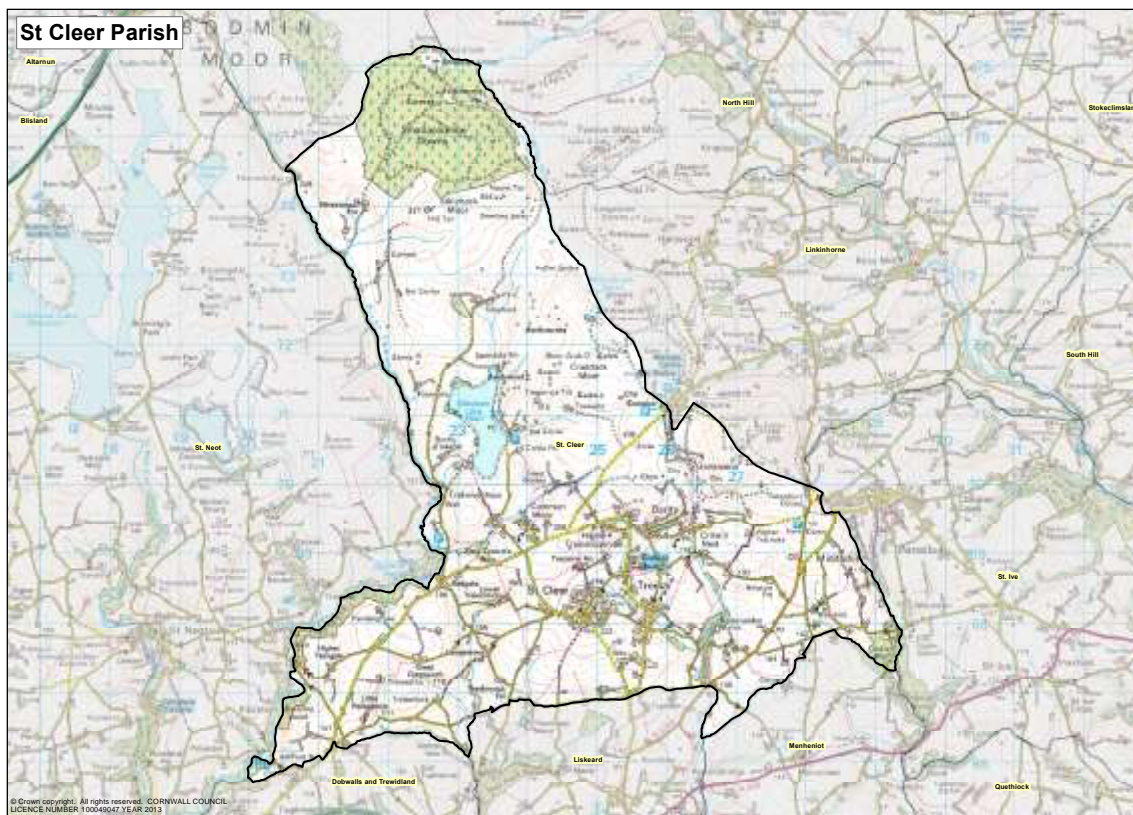


Fig 1 Map showing Parish Boundaries

3. Consultation on the proposed St Cleer Neighbourhood Development Plan – Legislative Requirements

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out what a consultation statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
- (b) explains how they were consulted;*
- (c) summarises the main issues and concerns raised by the persons consulted; and*
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*

Consultation and community engagement has been fundamental to the development of the Neighbourhood Plan and has gone far beyond the requirements of the regulations. The work that has been carried out is outlined below.

4. The Development of the St Cleer Neighbourhood Development Plan – Community Consultation

In order to attract a wide audience to the July 2013 meeting, where it was hoped a steering group would be formed, an invitation to tea and cake preceding a public meeting was hand delivered by volunteers to all the deliverable houses in the parish. This was supplemented by banners on all the approach roads announcing the time and date.

All the questionnaires for both written consultations were hand delivered by members of the Steering Group to as many of the houses as it was possible to cover, with the balance of very rural properties covered by a posted questionnaire accompanied by a stamped addressed envelope for the return.

The Steering Group realised that with an older than average demographic, who were likely to respond to consultation, it was important to engage young people in the consultation so a special page, designed by the Youth Club members was added to the second questionnaire and copies distributed at the Youth Club.

In order that people who did not have access to computers were able to see background information three one day exhibitions were held in Darite, Commonmoor and St Cleer in the first week of the July 2014 consultation.

4.1 The timeline showing the consultation process and how this informed the NDP

April 2012 Horizon Farm Development Brief submitted to the Parish Council

July 2012 St Cleer Parish Council consider the benefits of producing a Neighbourhood Development Plan

November 2012 Parish Council form a PC working party

January 2013 St Cleer Parish Housing Needs Survey Published by Cornwall Council

April 2013 Public Meeting to discuss the Horizon, Penhale planning application

May 2013 Parish Council apply for designation of the Parish as a Neighbourhood Development Plan Area

June 2013 Second Public meeting to discuss further matters in connection with Horizon, Penhale planning application

July 2013 Public Meeting to discuss NDP and set up a steering group. Displays of background information were presented and comments collected. 18 people came forward to form the Steering Group.

August 2013 Parish designated as Neighbourhood Development Plan Area

The minutes of meetings of the steering group can be found at <http://bodminmoorplans.net/parishes/stcleer/meetings-and-progress/>

November 2013 Consultation newsletter concerning development sites and renewable energy were delivered to every household in the parish either by hand or by post. Posted questionnaires were accompanied by a stamped addressed return envelope and boxes were available at seven locations for completed questionnaires. This was a 3 week consultation and a Public meeting was held in conjunction with questionnaire. Following this the results were analysed in order to gauge the level of support for the work to date and to inform the further development of the Plan.

2014 Steering Group continue to meet, with increasing frequency and working groups between, to formulate discuss and amend policies, minutes posted on website to keep residents informed

July 2014 Consultation questionnaire with draft policies distributed as before with either stamped addressed return envelopes or the opportunity to post into boxes

at six locations. Exhibitions with further background material were held at three locations in the parish to inform residents in the first week of the three week consultation period. Following this the results were analysed to discover

- a) whether there were any issues which we had not considered and which we would be able to address by policies and
- b) the level of agreement or dissent with the policies as written.

This included the transcription of all comments (see appendix 2)
There was further discussion of and amendment to policies in light of this.

October 2014 Steering Group sign off the plan for submission to the Parish Council.

November 2014 Parish Council sign off prior to 8 week formal consultation

January 2015 Steering Group ask St Cleer Parish Council to submit the plan to Cornwall Council

January 2015 St Cleer Parish Council resolve to submit the St Cleer Neighbourhood Development Plan to Cornwall Council

4.2 Consultation Questionnaires and results

These are shown below

St Cleer Neighbourhood Plan

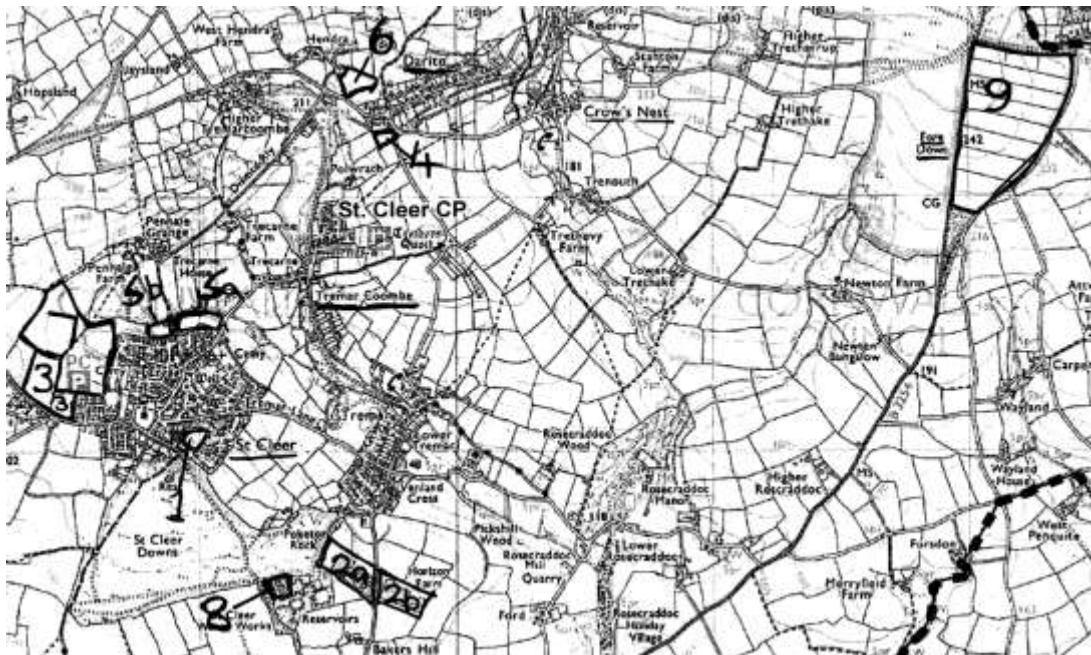
Report and Consultation November 2013

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	30			
	additional	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

Results of the Consultation Questionnaire St Cleer December 2013

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

The results obtained from this consultation exercise were used to inform policy development around land use. The divided views of residents with regard to renewable energy as a concept were not reflected in their clearly expressed wish that there should be no wind or solar generation in the Area of Outstanding Natural Beauty.

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**

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

Previous consultations have shown that the Parish is particularly concerned about land 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 and comments on other questions can be found in the appendices at the end of this Statement

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 appendix 2

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 (It was also outside the parish boundaries)

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

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 in Appendix2*

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 comments appendix 2

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

Full text may be found in Appendix 2

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

These results showed overwhelming support for the policies as written. Following this and advice from Cornwall Council officers, Natural England and English Heritage some minor revisions were made.

5. Formal Consultation on the Proposed Neighbourhood Development Plan – Dec 2014 – Jan 2015

The St Cleer NDP was submitted to St Cleer Parish Council for approval at their meeting on Wednesday 26th November 2014. The NDP then went out to formal consultation for 8 weeks, the Neighbourhood Planning Regulations call for this to be a minimum of 6 weeks and we allowed 8 weeks in order to allow for the Christmas/New Year shut down. This formal consultation began on Monday 1st December 2014.

The plan was sent to the consultees detailed in the table below, along with their responses and actions taken as a result.

The plan was also available to all members of the public to view and comment on at the Liskeard Library and the public halls in the Parish and also on the Bodmin Moor Plans website. This was publicised on the website, and in the parish magazine.

At the end of the consultation period the Steering Group met to consider any changes in light of comments received and to approve the final version. The final document was recommended to St Cleer Parish Council and they were asked to submit it to Cornwall Council to be taken through the rest of the process.

Table 1 Consultation List and comments

Consultation Body's			Consultation Response	Action Taken as a result of Consultation response
Consultation Body	Contact	Email		
Environment Agency	Shaun Pritchard	shaun.pritchard@environment-agency.gov.uk	None	Opinion provided at the screening stage was taken into consideration
English Heritage	David Stuart	david.stuart@english-heritage.org.uk	None	ECR2 was revised after consultation at the screening opinion stage
Natural England	Consultation Service	consultations@naturalengland.org.uk	<p>We have previously been consulted upon the screening assessment for Habitat Regulation Assessment and Strategic Environmental Assessment. We advised Cornwall Council, the competent authority that since the objective of the Plan was to restrict all development to South of the line of the C0037 and C0043, Redgate to Foredown road and furthermore restrict housing and employment sites to within the defined settlement boundaries and newly allocated housing and employment sites; with additional restriction applying to renewable development, this reduced environmentally significant effects to insignificant. We welcome improvements to the Plan in the light of our comments. However, we also previously commented that the wording of policy EC1 could be improved. We advise that for the avoidance of doubt the wording in the text "There should be no development including renewable energy north of the line of the C0037 and C0043, Redgate to Foredown", should be included in policy EC1 to ensure the Plan has no adverse effect on the European Site and fulfils the basic condition. We welcome that policy wording in EC6 has been included to protect the Area of Outstanding Natural Beauty and its setting. We advise the inclusion of the following additional wording at the end of policy ECR5 A iv) which respects the character of the St Cleer environment. In addition, in order to protect designated areas and undesignated environmental assets (such a priority habitat; protected species and local sites which still contribute to the area's ecosystems, we advise the inclusion of a general environmental policy. This should: 1. State that all development must avoid adversely affecting European sites. 2. Development that would cause harm to a Site of Special Scientific Interest should be refused 3. Development should avoid harm to priority habitats especially irreplaceable habitat, protected species County Wildlife Sites; important hedgerows; Ancient woodland (Rosecraddock Woods, Draynes Wood and Hendergrove Wood) and veteran trees. 4. Development should seek to enhance the natural local environment and the multiple benefits from the use of land in the rural area, recognising that some open land can perform many functions such as for wildlife, recreation, flood risk mitigation, carbon storage or food production</p>	<p>ECR1 had already been amended. ECR6 additional wording as requested. ECR5 Aiv) additional wording requested has been added. Environmental policy additional wording requested has been added to ECR4 as ECR4.2</p>

Cornwall Area of Outstanding Natural Beauty (AONB)		info@cornwall-aonb.gov.uk	thank you for your email, which I have forwarded to our AONB team members for their awareness/interest	N/A
Cornwall Wildlife Trust	Cheryl Marriott	cheryl.marriott@cornwallwildlifetrust.org.uk	None	
National Trust	Michael Calder	michael.calder@nationaltrust.org.uk	None	
Campaign to Protect Rural England (CPRE)		info@cpre.org.uk	Thank you for your email, I have today forwarded it to our CPRE branch in Cornwall as local issues are dealt with by them, they will get back to you as soon as possible. I have included their details should you wish to contact them directly. Please also visit our planning help website: http://www.planninghelp.org.uk/	N/A
Cornwall Federation of Small Businesses	Ann Vandermeulen	press@fsb.org.uk	None	
Cornwall Association of Local Council's (CALC)		enquiries@cornwallalc.gov.uk	None	
Cornwall Housing Ltd		info@cornwallhousing.org.uk	Thank you for emailing Cornwall Housing. Your message has been received by Customer Services and will be referred to the relevant team for investigation and a full response should be provided within 10 working days.	N/A
Ocean Housing Cornwall		development@oceanhousing.com	Thank you for contacting the Customer Services Team. You should receive a full response within 10 working days. Ocean Housing Ltd Stennack House Stennack Road St Austell PL25 3SW	N/A
Coastline Housing	Laura Haynes	customer.service@coastlinehousing.co.uk	None	

Sport England	Tom Bowkett	tom.bowkett@sportengland.org	<p>Thank you for consulting Sport England on the above Neighbourhood Plan. Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important. It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/ Sport England provides guidance on developing policy for sport and further information can be found following the link below: http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/ Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-tools-and-guidance/ If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>	Policy ECR4 addresses the need to protect and enhance facilities for sport and recreation. Further revision is not therefore required
Western Power Distribution	Peter Roberts	peterjroberts@westernpower.co.uk	None	
Wales and West Utilities Limited		enquiries@wwutilities.co.uk	Thank you for your email. One of our Customer Service Representatives will contact you shortly.	N/A
South West Water	Martyn Dune	devplan@southwestwater.co.uk	None	

Devon and Cornwall Constabulary	Martin Mumford	martin.mumford@devonandcornwall.pnn.police.uk	Thank you for the opportunity to comment on the St Cleer NDP. I note there is mention made of overlooking and safe routes etc within the Design Guide which is welcome but i would suggest it may still be very useful to include a line within the NDP to the effect that all new development must properly consider the need to design out crime, disorder and anti social behaviour to ensure ongoing community safety and cohesion. This in itself is i know rather vague but deliberately so as then can be applied to any type of future development be this housing, commercial, car parks, play spaces, new footpaths, public toilets etc	These comments are noted. We hope that the advice given as a result of the Statutory Consultation with the Police will be used to inform decisions on applications as presented
First Devon and Cornwall Bus		http://www.firstgroup.com/uk/buses/devon_cornwall/help_contact/contact_us/	None	
National Grid DPM Consultant	Julian Austin	n.grid@amec.com	None	
British Gas		customerservice@britishgas.co.uk	None	
EDF Energy		customer_correspondence@edfenergy.com	Thanks for your email. We're now looking into your query and will get back to you within one working day. Yours sincerely Customer Service EDF Energy	
Homes and Communities Agency		mail@homesandcommunities.co.uk	None	
Highways Agency	Ian Parsons	ian.parsons@highways.gsi.gov.uk	Thank you for providing the Highways Agency with the opportunity to comment on your draft neighbourhood plan. We are satisfied that the scale and location of your proposed policies are unlikely to have an impact on the strategic road network for which the Agency is responsible (in Cornwall this is the A30 and A38). We therefore have no specific comments to make. However, in general terms we welcome policies which seek to promote housing and employment opportunities and community facilities which meet local needs, thereby ensuring a viable and sustainable community and reducing the need to travel.	This is a positive comment and no further action is required
Historic Environment Service		hes@cornwall.gov.uk	Many thanks for your email. Within our team, the officer dealing with Neighbourhood Plans is Nick Cahill (ncahill@cornwall.gov.uk) and I have forwarded this information to him for comment.	This Officer provided advice at the Screening stage with the rewording of ECR2 which was approved by the Steering Group
Economic Development	Stephen Horsecroft	economicdevelopment@cornwall.gov.uk	Thank you for emailing Cornwall Council. Your message has been received by the Economic Development and Culture Service and will be referred to an appropriate member of staff.	N/A
Adult Care and Support Service Improvements and Contracts	Maria Harvey	serviceimprovements@cornwall.gov.uk	None	

Adult Care and Support Strategic Commissioning	Liz Nicholls	adultcommissioning@cornwall.gov.uk	None	
Out and About Service	Sue Pullen	spullen@cornwall.gov.uk	None	
Children, Schools and Families (Capital Strategy Team)		children@cornwall.gov.uk	Thank you for e-mailing Cornwall Council. Your message has been received by Children, Schools and Families and will be referred to an appropriate member of staff for a response to be relayed to your shortly.	N/A
Health and Wellbeing Board	Michelle Pearce	mipearce@cornwall.gov.uk	None	
Community Intelligence Team		intelligence@cornwall.gov.uk	None	
Community Safety and Protection (Licensing)	Bob Mears	Bob.Mears@cornwall.gov.uk	None	
Community Safety and Protection (Enforcement)	Graham Bailey	graham.bailey@cornwall.gov.uk	None	
Cormac		customerrelations@cormacltd.co.uk	None	
Conservation Team		conservation@cornwall.gov.uk	None	
Local Planning Team		localplan@cornwall.gov.uk	None	
Planning		planning@cornwall.gov.uk	None	
Affordable Housing Team		affordablehousing@cornwall.gov.uk	Policy ECR3: Housing should be permitted within the development boundaries (see policy ECR1) and on preferred sites outside of those boundaries. All development within the boundary should comprise at least 40%affordable homes, and if outside the boundary at least 50% affordable homes, where the inclusion of market housing does not represent more than 60% of the land take. In all cases the affordable housing mix should comprise This should be a mix (70:30) of rented (Affordable and 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 heritage or archaeological asset (see policy ECR2), subject to the following criteria being met	Policy does not require amendment as the preferred sites are already designated for housing and are therefore within the 40% policy. Any higher percentage might well impact on the viability of the sites which we wish to see developed

Highways	Tim Foster	tfoster@cornwall.gov.uk	None	
Cornwall Fire and Rescue Service	Sarah Kind	skind@fire.cornwall.gov.uk	None	
County Farms Service	Russell Wheeler	ruwheeler@cornwall.gov.uk	None	
Transportation	Hannah Harris	haharris@cornwall.gov.uk	<p>Preference should be given to development areas that allow good access by walking, cycling and public transport. Sites 2a/b/8 in particular do not seem to lend themselves to sustainable access to the village centre. Would support a footway linking site 3 to the village, unclear of how this would be funded in particular if the development is affordable led (developer contributions not applicable for affordable housing).</p> <ul style="list-style-type: none"> • A number of transport related issues were mentioned in the St Cleer Parish Plan (2003) including public transport information and infrastructure improvements (bus stops). The provision of improved information in particular is something that the community could fairly easily take ownership of. Has the Parish given consideration to community led transport solutions? A community transport toolkit is currently being developed that may be of interest. • The importance of local bus services is highlighted, would support greater use of the services available. • Parking - While there is no existing policy relating to the number of off street car parking spaces in new developments we have to ensure we balance the impact of parking on street with what is viable with the developer. We suggest a minimum of two off street spaces for two bedrooms and above. • Under each policy we would like to see something along the lines of; 'Consideration has been given to public transport links and pedestrian and cycle access to the village centre'. And 'The site does not have a significant impact on the surrounding highway network' 	<p>On Hockings House site the thinking of the path being in place beforehand is that it ensures safety of pedestrians during the construction and has been accepted by the agent for the owners of the site and justifies the lower 40% affordable contribution. Site 2 is served by an hourly bus service and the developer has proposed a pedestrian access to St Cleer Common which is open access land with tracks linking to Puckator Lane and thence to Tremar or St Cleer. The bus stops in the 2003 Parish Plan (5 in all) have been provided by the PC and CC have provided real time information however this are not currently operative. All preferred sites are on the bus route and were partly chosen for that reason, details are in the site appraisals in supplementary documents. As is common to the rest of the Parish there is little or no provision of pavements along these roads, some of which form part of the Caradon Trail walking and cycling route. Our concern for highways impact is in the congested heart of the village and where ever homes are built it will impact on the main routes to Liskeard, Bodmin and Launceston. The provision of public transport is supported in the supplementary documents but was not, we felt, something that we could write into policy</p>
NHS Cornwall & Isle of Scilly Health Authority		england.lsmmedia@nhs.net	None	

Cornwall Trust NHS Partnership		cftenquiries@cornwall.nhs.uk	None	
Plymouth Hospitals NHS Trust		annjames@nhs.net	None	
Peninsula Community Health		pch.communications@pch-cic.nhs.uk	None	
Healthwatch Cornwall (Cornwall Council contact)	Lyn Davey	ldavey@cornwall.gov.uk	None	
Access Cornwall		bhsaccesscornwall@btinternet.com	None	
Community Energy Plus		enquiries@cep.org.uk	None	
Cornwall Federation of Young Farmers		office@cornwallyfc.co.uk	None	
Ramblers Association		ramblers@ramblers.org.uk	Thank you for contacting Ramblers. Your enquiry is important to us and we'll aim for one of our specialist staff to answer it ASAP. You can also find more information about Ramblers on our website www.ramblers.org.uk	N/A
Cornwall Federation of Women's Institute	Frances Armstrong	cfwi@btconnect.com	None	
Cornwall Chamber of Commerce & Industry		hello@cornwallchamber.co.uk	None	
Disability Cornwall	Vaughan Temby	vaughan@disabilitycornwall.org.uk	None	
Cornwall Health Promotions Service		info@healthpromcornwall.org	None	
Young People Cornwall	Chris Hart	chrish@ypc.org.uk	None	
Rural Community Link Project		admin@rclproject.com	None	
Cornwall Rural Community Council	Peter Jefferson	peter.jefferson@cornwallrcc.org.uk	None	
Royal British Legion		knaylor@britishlegion.org.uk	None	
Youth Cornwall		youngpeople@cornwall.gov.uk	None	

Cornwall Buildings Preservation Trust		enquiries@cornwallbpt.org.uk	None	
Cornwall Playing Fields Association	Sharon Davey	sharon.davey@cornwallrcc.org.uk	None	
Locality	Peter Jones	peter.jones@locality.org.uk	None	
Altarnun PC		clerk2altarnunc@btinternet.com	None	
North Hill PC		northhillclerk@talktalk.net	None	
Linkinhorne PC		clerk@linkinhorneparish.co.uk	None	
St Ive PC		stiveparish@btconnect.com	None	
Menheniot PC		denise.whitehair@yahoo.co.uk	None	
Liskeard TC		townclerk@liskeard.gov.uk	Liskeard Town Council has considered the St Cleer Neighbourhood Plan and the following comments are submitted: • Thank St Cleer for the consultation which has been entered into with our Neighbourhood Plan team in an open and productive way. • World Heritage Site – their plan also seeks to safeguard the links between Liskeard and the Moor along the route of the old Caradon railway. • Housing – they have used brownfield sites where possible and contributed positively to the Community Network Area residential targets. • Employment – they have contributed positively to the employment target for the Community Network Area. The St Cleer Water Treatment Works site might benefit from a site specific development policy. With both the Water Treatment Works and the former Horizon Farms sites consideration should be given to extending the range of B use class activities from B2 to B1 and B8. This should be more useful to local businesses and make the development sites more commercially attractive to an investor. • Design and sustainability standards – well written section especially regarding renewable energy.	We thank Liskeard Town Council for their positive comments. Class B1 use was not included as there are permitted development rights for the change of use to housing which we do not wish to see on these sites
Dobwalls PC		dobwallspc@btopenworld.com	None	

6. Conclusion

The consultation responses that were received have been thoroughly considered and the response of the Steering Group and resulting actions detailed in the table above.

This Consultation Statement is considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations

7. Appendices - Comments from Community Engagement

Appendix 1 Comments from the Public Meeting 18th July 2013

These were collected on Post-it notes

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

Appendix 2 Comments written in Consultation Questionnaire July 2014

3. Limit to land use & development comments

To build houses in Darite would be a nightmare the young lads come down the village and play football kicking the ball into gardens climbing over garden walls breaking down plants they broken the guttering on the bus shelter and another one has been put up I dont know how long it will last, theparents reckon the children need to chill after school at others peoples expence the schoolfield is not used. The school has spoken to the the children but they dont listen, so you see more houses more footballers, and dog poo thrown in gardens for the want of a poo bin so in 20 yrs, it will be know improvement (more boys & more dogs)

All areas that are impacted should be considered in the light of all aspects

Your policy statement seems good

Does this mean housing /commercial only? Not sure that I understand this question

As long as the whole neighbourhood can vote on the issues

SIGNIFICANT INIMPROVEMENTS WOULD HAVE TO BE PUT IN PLACE (SEWAGE, WATER, POWER AND TRANSPORT PRIOR TO ANY FURTHER DEVELOPMENT WITHIN THE PARISH

NOT SURE WHAT OTHER AREAS IT COULD COVER

UNSURE OF THE IMPLICATIONS OF THIS QUESTION

MY WIFE AND I FEEL THERE IS INSUFFICIENT POWER AND FUNDS LOCALLY TO ENSURE THE PROTECTION/DEVELOPMENT/IMPROVEMENT OF THE LOCAL HERITAGE EG CARADON. NO GOOD RELYING ON CORNWALLL COUNCIL. BETTER FACILITIES FOR TOURISM WOULD ENHANCE THE LOCAL ECONOMY. ALSO MORE LOCAL POWER TO DEMAND ROAD REPAIRS AND ONGOING MAINTENANCE- IRRELEVANT TO THIS SURVEY THO

I DON'T UNDERSTAND THE QUESTION

WHATS THE POINT OF HAVING A VILLAGE BOUNDARY IF WHAT SUITS THE COUNCIL THEY CAN CHANGE THE RULES

SHOULD COVER ALL DEVELOPMENT ASPECTS INCLUDING ENERGY

I THINK THIS IS AN ALMOST INDECIPHERABLE QUESTION BUT I THINK THE SCOPE SHOULD BE AS HOLISTIC AS POSSIBLE

DO NOT UNDERSTAND THE QUESTION

IT SHOULD INCORPORATE SOCIO ECONOMIC ISSUES AS WELL

WOULD PREFER WHAT EVER GIVES THE PLAN INFLUENCE AS QUICKLY AS POSSIBLE BUT NOT PUSHING IT THROUGH IF IT COMPROMISES ITS POWER IN THE LONG RUN

THIS DOES NOT MAKE ENGLISH SENSE

LANDUSE AND DEVELOPMENT ISSUES IMPACT ON PROVISION OF SERVICES(SCHOOLS, ROAD CAPACITY, MEDICAL SERVICES, SHOPS, PUBLIC TRANSPORT ETC) but these issues are best dealt with at county level

provided personal feelings do not influence decisions, more done for local people

In addition I firmly believe we need speed calming facilities in Fore St eg sleeping policemen. Traffic has increased in the last 25 yrs with a good number of cars exceeding 50 mph! Driving out of Well Lane into Fore st is becoming increasingly dangerous

As opposed to what, question is unclear

What?

Lets focus on the immediate and most important issues, so as to give development issues full-on attention without sidetracking to less important issues

This question is not at all clear. What else could the NDP cover. This is not explained.

The village structure (roads etc.) have got to be able to cope with extra traffic/people.

THE PROPOSED AREAS FOR DEVELOPMENT SHOULD BE VERY CAREFULLY CONSIDERED AND THE PROPOSED TYPES OF HOUSING.

TRANSPORT LINKS SHOULD BE INCLUDED. INFRASTRUCTURE. SCHOOLS ROADS SERVICES.

Not sure what the alternative is!

Inevitably, development issues could lead to preservation of village life on the moor.

I WOULD LIKE THERE TO BE VERY OPEN STUDY OF PLANS AND MANY SAFEGUARDS AGAINST CORRUPTION EITHER THROUGH MONEY, CRONYISM AND FAMILY CONNECTIONS

Don't understand the issue or differences between the two options - not enough info!

However, what other schemes are there that might impact our parish over the next 10 - 20 years?

Couldn't attend exhibition but don't know what else you want to control

What should the Parish Look like in 20 years time

Similar to 2014 with limited additional properties and not joined up to Liskeard

It should still look like a village. Building small communities of houses on edge of existing estates is more in keeping than building large estates of more than 15 houses. That's an increase of a possible 30 more vehicles on each estate. Tremar Lane cannot cope with more traffic

We don't really know. None of us expect to be here in 20 years time

We think the future housing development should be contained on the old chicken factory site and the village remain as it is

It would be nice if it stayed the same

Similar in character but expanded in accordance with local needs and policies

Maintain a varied population of all ages - keep a variety of housing and some local employment/workshop facilities

No Change would be nice

Individual villages and hamlets with continued balance of agricultural and green areas and moorland

Gradual evolution - not dramatic change ie limited growth in housing, no hideous wind turbines or solar energy factories. Maintain the rural character

Not too big, but all needs of the parishoners met. For example enough places at St Cleer Primary School to accommodate. Also facilities for the other residents. Another shop and other places for young and old can meet

It should still be recognisable, without development reaching, for example, housing in Liskeard (as in policy ECRBOU)

A Country village and not a overspill of Liskeard

No sprawl of housing Separate villages and hamlets Hedges tree lined. Community and lived in not holiday lets. Bus service Beautiful moorscape and agriculture. Environmentally respectful

Same as now but with more local employment opportunities eg possible redevelopment of SWW works and old chicken farm buildings

As close as possible as it does now. No large developments. Spread the required number of houses across all the villages in the parish

Still with identifiable hamlets seperated by rural spaces

HARD TO SAY BUT SHOULD DEVELOPMENTS CONTINUE TO BE PERMITTED IT WOULD MOST LIKELY LEAD TO VAST HOUSING ESTATES

SINCE WE LIVE IN THE AREA OF OUTSTANDING NATURAL BEAUTY LITTLE MORE SHOULD BE ALLOWED IN DEVELOPING SO I SEE THE PARISH MUCH AS IT IS TODAY

VERY MUCH LIKE IT IS TODAY, RURAL. IF I HAD WANTED TO LIVE IN A TOWN I WOULD HAVE CHOSEN LISKEARD

THE SAME SMALL SEPARATE COMMUNITIES BUT NO COALESCENCE OR RIBBON DEVELOPMENT

TO KEEP THE OUTSTANDING NATURAL BEAUTY OF THE PARISH

TRY TO LIMIT THE DEVELOPMENT TO KEEP IT A NICE VILLAGE

VERY LITTLE CHANGE AS THE MINING HISTORY OF ST CLEER IS LOOKING DIFFERENT AND ALMOST GONE

AN ATTRACTIVE MOORLAND PARISH. NOT AN OVERDEVELOPED ANNEXE TO LISKEARD

MORE AFFORDABLE ECO FRIENDLY HOUSING ON FARMING LAND OR BROWNFIELD SITES

A LITTLE LARGER THAN IT IS NOW. IDEALLY INFILLING AND SMALL SCALE DEVELOPMENTS. REPLACEMENT OF THE EMPLOYMENT LOST FROM HORIZON BY COMMERCIAL DEVELOPMENT ON THIS SITE WOULD BE WELCOME.

SOME ADDITIONAL FACILITIES FOR RESIDENTS SUCH AS A BETTER CHILDRENS PLAY PARK. MAINTAINING THE CURRENT CHARACTER AND VILLAGE LIFE OF THE COMMUNITY

HAMLETS TO RETAIN BOUNDARIES

THE SAME

MUCH AS IT DOES NOW, BUT WITH MORE AFFORDABLE HOUSING- DISCREETLY SPACED- AND MORE FACILITIES - SHOPS AND POST OFFICE- AND SOME INDUSTRIAL UNITS TO PROVIDE JOBS FOR LOCAL PEOPLE ON THE DGE OF THE VILLAGE

NOT VERY MUCH CHANGE

RETAINED WITHIN THE PRESENT DEVELOPMENT ENVELOPES- NO FURTHER DEVELOPMENT ON GREEN LAND

SIMILAR TO NOW ALL NEW HOUSING SHOULD BE WITHIN THE VILLAGE BOUNDARIES BUT PERMISSION SHOULD ALSO BE GIVEN FOR UNUSED AGRICULTURAL BUILDINGS TO BE MADE INTO RESIDENTIAL HOMES AND NOT HOLIDAY BUSINESS

AS GREEN AND UNDEVELOPED AS NOW

ANY HOUSEBUILDING SHOULD BE ACCOMPANIED BY IMPROVEMENTS TO THE ROAD INFRASTRUCTURE

ANY HOUSEBUILDING SHOULD BE ACCOMPANIED BY IMPROVEMENTS TO THE ROAD INFRASTRUCTURE

I THINK IT STILL NEEDS ITS OWN IDENTITY NOT LINKING IT TO LISKEARD

LIKE IT DOES NOW WITH NO WIND TURBINES OR SOLAR FARMS TO RUIN THIS BEAUTIFUL PARISH

MUCH AS IT IS NOW BUT I KNOW IT WONT. BUT KEEP TO OUR BOUNDARIES AS THEY ARE AS MUCH AS POSSIBLE

LIMITED TO 50 HOUSES

BROADLY THE SAME . ANY NEW DEVELOPMENT SHOULD BE HIGH QUALITY BY WHICH I MEAN GOOD MATERIALS AND BUILT TO LOW ENERGY CONSUMPTION

MUCH AS IT DOES NOW BUT WITH A GREAT DEAL MORE ENERGY HARVESTING

MUCH AS IT IS NOW

CLEANER GREENER MORE OF A SELF CONTAINED COMMUNITY (eg LESS COMMUNTING)CURRENT ENVIRONMENTAL OPEN SPACES AND PROTECTED AREAS STILL PROTECTED WITH PERHAPS GREATER UNDERSTANDING AND ENGAGEMENT AMONGST COMMUNITY. COMMUNITY OWNED RENEWABLE ENERGY PRODUCTION. RECOGNITION OF MOORLAND AS A SOURCE OF CLEAN DRINKING WATER. A CULTURE WHERE WALKING AND CYCLING ARE MORE THE NORM THAN DRIVING PERHAPS EVEN PEDESTRIAN PRIORITY ROADS AS IN HOLLAND (FOR VILLAGE CENTRES)

OVERSIZED WITH NO PARKING OFF ROAD. REGULAR TRAFFIC ISSUES/JAMS. OH SORRY THAT'S KNOW ISNT IT

THE SAME ITS NICE AS IT IS

HOPEFULLY SIMILAR TO HOW IT IS NOW. MORE SHOPS WOULD BE IDEAL

VERY SIMILAR TO HOW IT IS NOW, NOT OVERDEVELOPED AND STILL DEFINED AS VILLAGES AND HAMLETS AND NOT ONE BIG METROPOLIS

SIMILAR TO WHAT IT LOOKS LIKE NOW

THE SAME WITH NO NEW MEDIUM OR LARGE GROUPS OF HOUSES

PRETTY MUCH THE SAME AS IT IS NOW

MUCH AS IT DOES NOW

THE SAME AS IT DOES NOW OR SMALLER

Prosperous support and provide capacity for business. Rural - development restricted to within villages and hamlets redundant farm buildings brownfield sites. Quiet - allow as many lanes as possible to revert to farm tracks. Improve vital roads and lanes Improve public transport

still a lovely rural area, good bus services, good shops, village schools

as much as possible as it does now.

much the same as now hopefully, perhaps we could encourage better design. For years we've allowed boxes to be built, rendered finish. Lets have some natural stone features, real slate. Impossible I hear you say - other parishes do it, so can this one.

Awful

allow small developments, for private use NOT HA. This would allow householders from affordable properties to climb the ladder to a better property, freeing up the affordable.

retain as far as possible the present village community. Need to look at facilities such as school, doctors, which have issues at present.

More houses but with more amenities but with no change to the overall nature of the parish

still a village, not part of Liskeard town

still like a parish and not linking into the local town

we are happy to see the parish grow in agreed areas provided there are enough services ie school and doctors for everyone

contained within the village, rather than being joined together by housing and becoming just one big residential area.

If planning is going for new houses they should have character, good sized gardens and parking for a minimum of 3 cars

Small growth, maintained services

Same as it is now

A village not a housing estate

No different from now

Buildings only contained in existing internal land-fill sites. No extension of building beyond current (housing) limits

Hopefully with increased development amenities will also be increased to meet needs eg post office. Also that hedgerows and verges will be adequately maintained to a higher standard than currently. Hopefully too parking issues will be improved with more property bringing more traffic. St Cleer has potential for development but within a village setting

Suitable development after due consideration. Sustainable energy sources eg wind turbines and solar fields. Care taken of existing public areas NO MORE STREET LIGHTS. Remove cattle grids and let the animals roam again

PO and shops are needed

Each village or hamlet within the Parish should still be distinct and individual no more than 10 - 20 % bigger than the present time

Very similar to what it is now. Improvements should have little if no impact on the landscape, character or ecology

Not very much different, sensible building of houses needed, as schooling is getting overcrowded, shopping facilities as is public transport.

Same as now not much change - quaint village environment.

As similar as possible to how it is now, small villages and green gaps. Large developments should be restricted to local towns (Liskeard Bodmin etc)

I would like to see the Parish remain in rural hamlets and keeping its character. At this time the parish has an active contributing young community within the community which I would like to see supported by contributions to local schools and medical facilities (such as a small doctors). Also any development that promotes sport encouraging a healthy lifestyle.

A vibrant mix of young and old with facilities to cater for both. Better bus and transport links
I would like that any new housing we have to have would be built on small pockets of land say up to 10 houses and not a great swathe of houses ie an estate

Quaint village no more houses

Much the same as it is now, it is a lovely rural village.

Ideally still villages and hamlets. Country lanes with additional sports facilities

A village

Clearly we will have to accept some development in the Parish. Lets plan to accept the developments that will have a lesser detrimental impact on the village infrastructure. Particularly the impact on traffic,, safety of Parishiners and not least visual impact.

As it is now

I should like to see Heritage aspects enhanced if possible. No changes which spoil those aspects especially in outlying areas.

THE SAME-DON'T BUILD IN GREEN AREAS. USE BROWNFIELD SITES

Rural

Max 10% bigger

Still have its village integrity, but suitable development in certain areas. People do need homes-- not eyesores

IT SHOULD RETAIN ITS CHARACTER AND CHARM WHICH COULD VERY EASILY BE LOST IF IRRESPONSIBLE DEVELOPMENT PROCEEDS TURNING ST.CLEER INTO A SPRAWLING VILLAGE (EG. PENSILVA).

RURAL. SEPARATE VILLAGES

A WELL MAINTAINED SMALL VILLAGE WITH A MIX OF YOUNG FAMILIES AND OLDER COUPLES. A SELECTION OF SMALL BUSINESSES WITH LOCAL AT THE HEART OF THEIR PRODUCT OFFERING EMPLOYMENT OPPORTUNITIES. IMPROVED RECREATIONAL FACILITIES FOR THE COMMUNITY

AS IF IT HAS BEEN PLANNED BY THOSE WHO CARE ABOUT THE COMMUNITY

Similar to present. District hamlets - no blurring of boundaries

Certainly not part of a ribbon development with Liskeard. Although I agree with the policies in this document- Forgive my cynicism when I see what is going ahead in Liskeard.

Preferably little changed and not much development.

AN ATTEMPT SHOULD BE MADE TO ENFORCE ONLY CUTTING HEDGES ON A THREE YEAR ROTATION TO IMPROVE THE ENVIRONMENT. (HEDGES ALSO SCREEN DEVELOPMENT & REDUCE ITS IMPACT.

AN ATTEMPT SHOULD BE MADE TO ENFORCE ONLY CUTTING HEDGES ON A THREE YEAR ROTATION TO IMPROVE THE ENVIRONMENT. (HEDGES ALSO SCREEN DEVELOPMENT & REDUCE ITS IMPACT.

Still have a rural environment but all new builds carefully and sympathetically absorbed into areas which don't ruin the countryside.

It is inevitable that it will not be a small moorland village as it is now, but there should not be overwhelming estates and the infrastructure will have to change to cope, the roads can barely cope now- but all change should be sympathetic to the area. Fore Street is already a dangerous area with line of parked cars and traffic travelling far too fast, thought will have to be given to that area if increased traffic happens. As it will!

SIMILAR TO NOW

MUCH AS PLANNED BUT WITH EMPHASIS ON HOUSES BEING LIVED IN. ANY HOUSES LEFT EMPTY SHOULD BE CHARGED A HIGH RATE OF COUNCIL TAX. BEAUTIFUL PLACES MUST NOT BE USED AS A THEME PARK OR A HAVEN FOR SECOND HOMES.

No to different to what it is now.

NOT TOO MUCH BIGGER THAN PRESENT- THERE IS A DANGER THAT TOO MUCH DEVELOPMENT WOULD LESSEN RURAL GAPS. THERE SHOULD BE A CROSS SECTION OF AGE RANGES AS AT PRESENT

What it should look like is the same now but we know more and more houses are being built

Would prefer not to see more land taken up for housing other than small infills although it will not affect me.

Served by mains gas. Affluent high value properties. High employment levels, high quality schooling not diminished by large class numbers. Low density small developments. Prevent the amalgamation of separate villages.

Unchanged apart from a little more strimming on the hedgerows. Crossroads are dangerous if not trimmed.

Sections of the parish to be kept as hamlets ie. Darite, Redgate, Common Moor etc. We would not like to see hamlets joined to St. Cleer.

I'm 94 so I will say no more.

Not too crowded

Vibrant with young people and their families. Will probably be just a village of pensioners as all young will not be able to afford to stay in a decent home.

Question 5 Boundaries

Must keep villages separate with good rural gaps

Again consulting the neighbourhood before decisions are made

WORK HARD TO ENSURE THE POLICY IS CARRIED OUT

VILLAGES NEED TO BE SEPARATE AS WE WILL END UP ALL BEING AS ONE

LIMITED JOINING UP OF VILLAGES

REDEFINE DEVELOPMENT ZONES

IT IS NOT POSSIBLE TO ANSWER THIS BECAUSE YOU HAVENT SAID WHERE THE BOUNDARY WOULD BE REDRAWN OR WHAT THE EFFECT OF THIS WOULD BE

concern over proposed new Northern boundary.

A primary objective

The boundaries should stay as at present

Maintenance of green gap paramount

We must protect the identity of the villages in the parish

We do not want to be an extension of another Parish. We want to live in the Parish of St Cleer not Liskeard or other

AGAIN CONTROLL HEDGE CUTTING TO A 3 CYCLE

It is important to limit random, sprwling builds which lose individual identiy of areas.

IN NO WAY SHOULD BE BUILD TOWARD TREMAR OR PENHALE.

Reinstate the development boundaries as per Caradon Local Plan (Aug 07) BUT do not move the northern boundary to the road linking Foredown and Redgate as this allows for exactly the development you profess to protest against. Ie. Ribbon development and coalescence of the hamlets.

Promote treeplanting around new development, part. On higher boundaries of new housing. Would not recommend the spread of development further than one field in a westerly or northern direction to avoid 'sprawl' and maintain natural boundary.

It does not allow young local people to develop land perhaps owned by their parents for their own use. Do not agree with 106 attachments.

Assess each application on its own merits. Why go back to 2007 its 2014. Lib Dems decided Caradon wasn't worth keeping so gave us CC. Grate?!

Question 6 Heritage

DESIGN OF DEVELOPMENTS MUST REFLECT THE HISTORY OF THE AREA - NOT CHEAPEST IS BEST AS IS OFTEN THE CASE

HIGHEST DESIGN STANDARD NEEDS TO BE MORE DEFINED

50M IS TOO SHORT A DISTANCE. DEVELOPMENT SHOULD NOT BE SO CLOSE, IT WOULD DETRACT FROM THE SIGNIFICANCE OF PRESERVING THE FEATURE

WOULD PREFER AT LEAST 100M OF ANY SCHEDULED MONUMENT

I DO NOT BELIEVE ANY FURTHER DEVELOPMENT SHOULD BE ALLOWED WITHIN THE WORLD HERITAGE SITE

I AGREE WITH B BUT NOT A IT DEPENDS WHAT YOU MEAN BY DEVELOPMENT AND PROPOSALS SHOULD BE CONSIDERED ON THEIR MERITS

LIMITED DEVELOPMENT IN AREA

A 50M IS VERY CLOSE 150M WOULD BE BETTER B AGREE COMPLETELY

A 50M IS VERY CLOSE 150M WOULD BE BETTER B AGREE COMPLETELY

local people should be allowed to build on their own land (not developers)

Is 50 metres enough in all sites, should there be some further control depending on location.

It is vital that heritage sites are not adversely effected by develoment. They bring in revenue form tourists and are part of our nationalpast.

50 meters is much too close to any monument! Should be at least half a km from them

50 meters limit is not enough to prevent the negation of a and b above

We agree in principle however, would prefer to see a limit of 100 meters of any feature deamed to be part of the UNESCO WHS

NO BUILDING SHOULD BE ALLOWED ANYWHERE. WHAT ABOUT BROWNFIELD SITES IN LISKEARD

a) A LITTLE LATE

Historic tourist attractions deserve to be protected for future generations.

RAILWAY TRACK DEFINITELY AS THERE IS A EMBANKMENT REMAINING IN THE FIELD OF THE GRANGE CHICKEN FARM BEHIND TRECARNE & JASPER PARK

DEVELOPMENT SHOULD NOT BE PERMITTED IN THE WORLD HERITAGE SITE AND CERTAINLY NOT WITHIN 50M

50 M ISS TOO CLOSE. SHOULD BE MUCH MORE

Agree with part b) but development re a) should not be allowed as close as 50m

I don't think 50m is enough

Would extend the radius to ' 150m and/or deemed to have a significant effect on the scheduled A.M...' Particulary to protect from tall developments beyond and wind turbine / solar.

Plus we should not allow any development in areas designated a + planning permission was granted to my neighbour at # 1 Shop Park to build a new bungalow in spite of the fact that it is within one m of the remaining track bed route of the Liskeard and Caradon Railway that is the boundary of our two properties!b . Note,

You can already see turbines, times move on PC needs to. If people wanted to ss the railway it would have been done by now.Each application should be dealt with seperately.

Questions 7 & 8 Housing

Higher than usual percentage of affordable housing plus self build opportunities

Houses should be built to accommodate growing families- there is a shortfall of 3 and 4 bedroom properties. Social housing is always an issue- you cannot guarantee the tenants respect their home or living area or neighbours

A mix of market/affordable housing doesn't seem to work as it is a form of social engineering

Increase in housing should only be permitted if road improvements are included

Consider specifying what size of development should include open public space

There should be sufficient planting of trees and hedges to help blend any development into the countryside minimum spoiling of our lanes and no street lighting

There should be opportunities for self build (these are usually done to a highly sustainable/eco-friendly standard) Housing should be low density to preserve the existing character of the area - with green spaces preserved and existing banks/trees preserved

If Hockings House development goes ahead could the tree line be preserved and any footpath to link the playing field go behind it or through the new housing area. This would help preserve the character of entry to the village. Affordable housing - but of decent size, garden, parking space should take priority

Development of site 3 opposite Forge (50 houses) is totally inappropriate due to the road narrowing which is already very dangerous

IMPROVEMENTS IN INFRASTRUCTURE FIRST AS THIS IS THE BIGGEST STUMBLING BLOCK TO ANY FURTHER DEVELOPMENT WITHIN THE PARISH BOUNDARIES

120 DWELLINGS WILL NOT ONLY DESTROY AND SENSE OF COMMUNITY LEFT IN THE PARISH BUT WILL ALSO WREAK HAVOC ON LOCAL ROADS

E) SHOULD BE STRENGTHENED TO REINFORCE THAT ANY DEVELOPMENT OUTSIDE THE PREFERRED SITES SHOULD NOT CONTRIBUTE TO RIBBON DEVELOPMENT OR COALESCENCE OF THE EXISTING COMMUNITIES

TOO MUCH DEVELOPMENT FOR THE PARISH

SOCIAL HOUSING SHOULD ONLY BE FOR PARISH PEOPLE

WOULD PREFER NO MORE HOUSES CRAMMED IN WHEN SITES ARE BUILT OUT SEND DEVELOPERS AWAY

A PERCENTAGE OF LAND SHOULD BE AVAILABLE FOR SELF BUILD PROJECTS

BASED ON THE SIZE OF THE DEVELOPMENT DEVELOPERS SHOULD HAVE TO CONTRIBUTE TO FACILITIES SERVICES AND INFRASTRUCTURE- WITH DETAILED CONDITIONS WITHIN THE PLANNING CONSENT

SHOULD ALL BE AFFORDABLE HOUSING. THIS IS THE GREATEST NEED IN CORNWALL- NOT HOLIDAY HOMES

CAREFUL CONSIDERATION IS VITAL REGARDING TRAFFIC ACCESS TO THESE DEVELOPMENT AREAS IN VIEW OF THE NARROW ROADS. ADEQUATE PEDESTRIAN ACCESS TO ST CLEER IS IMPORTANT AND SAFE CYCLE, OFF ROAD IF POSS, ACCESS TO LISKEARD. ALL NEED CONSIDERATION WITH INCREASE IN POPULATION DUE TO HOUSING AND BUSINESS. HORIZON PROPOSED DEVELOPMENT AS SEEN - DO SMALL HOUSES WANT LARGE GARDENS OR COULD THEY BE REDUCED IN SIZE AND LAND SET ASIDE FOR ALLOTMENT USE

WHAT CONSTITUTES AFFORDABLE HOUSING. EVIDENCE OF PREVIOUS BUILD IT IS ELASTIC

THE DESIGN NEEDS TO FIT IN WITH TRADITION. STONE CLAD BUILDINGS

I THINK SELF BUILD IS GOOD AND HOUSES FOR SALE ON SITES OF SENSIBLE SIZE ARE FINE. WE NEED TO DEVELOP BUT NOT BY THE HUNDRED OR MORE

I UNDERSTAND THERE NEEDS TO BE AFFORDABLE HOUSING BUT I BELIEVE THESE NEED TO BE DIRECTED TO PEOPLE WITH HOUSING NEEDS FROM THE VILLAGE FIRST

PERHAPS LOCAL PLAN SHOULD STATE CURRENT NEED FOR AFFORDABLE 1 BEDS AND 2 BEDS PROPERTIES

40:60 IS TOO HIGH 25% AFFORDABLE IS OK

AS MUCH AFFORDABLE HOUSING AS POSSIBLE RESTRICTED TO LOCAL PEOPLE IF POSSIBLE

DEVELOPMENTS OF DWELLINGS ONLY ON PROVEN NEED FOR THE AREA NOT A FIGURE SUGGESTED FROM COUNTY

120 IS TOO MANY

THERE SHOULD BE NO ARBITRARY LIMIT ON THE NUMBER OF FURTHER DWELLINGS. WERE IT POSSIBLE TO BUILD AND SELL A HOUSE FOR £125K THAT WOULD STILL BE 5 TIMES AVERAGE ST CLEER FAMILY INCOME. AFFORDABILITY IS NOT ACHIEVABLE IN ST CLEER PARISH

I prefer individual planning applications, approved rather than large estates

before you build any, where are the jobs for the occupants. Bearing in mind adjoining parishes, towns will be doing the same thing as you

in Darite 12 affordable homes built only 2 sold. HA in the rest, we do not have the need for affordable homes

Is 40% realistic with regard to developers costs. Point c covers this but points seem to be in conflict to objective

building suitable in style to a village

Small developments should be allowed but not any large estates

All houses what are built should be on a small groups not large

Need for some one bed properties, particularly with elderly living alone in mind

New buildings should be of good quality and using 'green' materials and methods, sympathetic to the beautiful natural environment

We will never have sufficient housing if people are flooding into the area

Protection of dark skies in Parish must be paramount

Infrastructure first before housing, why wait till it is at max capacity through extra housing before anything is done

I like the idea of new housing for people with a connection to St Cleer. The houses to be occupied all year - no second homes.

Where possible location for development should be kept to preferred sites. The acceptable mix of 70/30 to social housing should be adhered to with no exceptions and no exception given to contribution to light pollution

OK with proper monitoring and control

NO NEW BUILDS?!

Where is this?? Cannot go on line or visit exhibition. Need to be more accessible

Very strict guidelines as to what is built where. No under-hand, old pals favours.

LOCAL INFRASTRUCTURE,ROADS, PUBLIC TRANSPORT, EMPLOYMENT (THE PLANNED SITES FOR LIGHT INDUSTRY WILL NOT MEET THE NEEDS OF THE PROPOSED DEVELOPMENTS)

SOCIAL RENT NEEDS TO BE KEPT TO ST, CLEAR NEEDS AND NOT USED TO HELP LISKEARD

Affordable housing should be available to local people but must be resold to locals at a later date if owners move on.

WITHDRAW PLANNING PERMISSION FOR DEVELOPERS WHO DO NOT BUILD WITHIN 3 YEARS FOLLOWING THE GRANT.

I would like to see properties built and offered to local residents first. Reasonable sized rooms, adequate road access, school provision, etc.

ALTHOUGH AREA 7 IS FAR TOO BIG AND WILL ALLOW INFILL UP TO CARADON VIEW - PERHAPS HALF OF AREA 7?

NEW HOUSES SHOULD BE FITTED WITH RADON SUMPS (NOT MENTIONED IN THE DESIGN GUIDE AT ALL) HAS ANYONE CONSIDERED BRINGING GAS INTO ST CLEER?)

PLANNING SHOULD BE STRICT ON TYPES OF INFILL BUILDING. A RECENT LARGE HOUSE IN A VERY SMALL PLOT FACING OUT OF DIRECTION WITH HOUSES ROUND HAS JUST BEEN BUILT IN TREMAR. CARE THAT THESE DEVELOPMENTS DON'T SNEAK UNDER THE RADAR OF BIG PLANNING IDEAS

Not seen as yet

120 SHOULD BE A MAXIMUM; HOUSES SHOULD BE BUILT STRICTLY ACCORDING TO PROVEN NEED

Agree up to a point if housing is going to be forced on us.

120 is far too many especially given the inadequate road system.

Tree planting to be included as a requirement. 20% affordable 30:70 Does 120 include current permitted sites - if so too many (max 50)

I understand new homes are designated to those with no ties to the parish. With detriment to those in need with ties.

Horizon Farm providing industrial units are erected first and road improvements are done before any residential building is allowed to start Still waiting for the road improvements agreed before Horizon Egg Farm planning. I do not understand why large developers / property owners can change industrial sites to housing when you enforce 106 regs on local residents. It seems the larger you are as a developer you are able to blackmail planners with alternatives ie. leaving buildings to deteriorate.

Don't know what it is. Sell local needs plots for self build. Cut out large developers. S106 very expensive to set up. Have parish council researched CC charges? PC being very domineering.

Question 10 Green Assets

Although it would be a shame to see wild land developed into leisure facilities eg sportsfields etc - many people use the wild land for recreation - dog walking wildlife spotting etc, Other species habitats should also be considered as well as humans

CONSIDER IMPACT OF NOISE AND LIGHT

NO DEVELOPMENTS TO BE PERMITTED

ANY NEW PUBLIC BUILDINGS OR VILLAGE HALLS SHOULD BE ECO FRIENDLY

AMBIGUOUS COULD ALLOW NEW BUILDINGS ON DESIGNATED GREEN SPACES

YES WE DO NEED TO DEVELOP PLAY AREAS. THE PARK HAS SEEN BETTER DAYS AND THE CHILDREN HAVE TO WALK ALONG A BUSY ROAD TO GET TO THE SPORTSFIELD

PLEASE ADD TO A ..AND NOWHERE ELSE HAS PROVED SUITABLE.

GREEN ASSETS SHOULD HAVE OVERALL ENVIRONMENTAL ASSESSMENT FIRST

WHERE AGRICULTURAL LAND AT GRADE 3 OR BELOW ABUTS VILLAGES OR HAMLETS LIMITED GREEN FIELD DEVELOPMENT MUST BE ALLOWED

Is there any discussion with farmers/land owners

Keep green assests but not necessarily for open community

Without doubt the Parish Council must be involved in consultation in this regard to safeguard our future generations having open spaces/sports and leasure.

AGAIN CONTROLL HEDGE CUTTING TO A 3 YEAR ROTA.

Strictly enforced control

GREEN NATURAL AREAS FOR WILDLIFE IS A MUST REGULARLY SEE BARN OWLS/BATS PLUS DEER IN FIELD BEHIND TRECARNE - JASPER PARK.

NO DEVIATIONS FROM THIS POLICY SHOULD BE ALLOWED AT ALL

But steps should be taken to prevent change of use of these facilities.

Will this committee be able to remain diligent and informed through to 2030?

Question 11 Renewable Energy

No Turbines

Not really in favour of any wind turbines or field solar. Use river and sea power

If villages were able to contribute purchasing a wind turbine to reduce energy costs and use more renewable resources I would happily pay my share.

We don't believe this policy will make a meaningful contribution to local or national energy generation levels, nor is it likely to be cost effective

Does the definition of small wind turbines fit in with Cornwall's definition which I think is 25M? Might need to be consistent

REDUCE THE USE OF FOSSIL FUELS BY REDUCING CAR JOURNEYS DON'T BUILD IN RURAL AREAS UGLY WIND TURBINES AND SOLAR PANELS HAVE NO PLACE IN THIS ENVIRONMENT. WHERE IS THE LOGIC IN BUILDING HUNDREDS OF HOUSES IN RELATIVELY ISOLATED RURAL AREAS CARBON EMISSIONS - ITS A JOKE

We are strongly against single wind turbines but are happy for ground mounted solar farms

POLICY IS SUPPORTED EXCEPT TURBINES SHOULD BE NO TALLER THAN 30M

DISAGREE WITH THE INSTALLATION OF ANY GROUND MOUNTED SOLAR PANELS IN THE PARISH AS ANY SUCH WOULD SPOIL THE RURAL LANDSCAPE

NO TURBINES

YES BUT ONLY IF IT CAN BE PROVEN THAT SUFFICIENT ENERGY WILL BE MADEY

DEPENDS ON HOW MUCH OF A 'BLOT ON THE LANDSCAPE' THESE TECHNOLOGIES MAKE PREFERABLY NONE

NO TO WIND TURBINES AND SOLAR FARMS. SOLAR PANELS SHOULD BE MANDATORY ON ROOFS OF NEW INDUSTRIAL/AGRICULTURAL BUILDINGS. OPTIONAL ON EXISTING DWELLINGS. AGREE SMALL SCALE HYDROELECTRIC

LIMIT SINGLE TURBINES PROMOTE SOLAR OVER WIND

RENEWABLE ENERGY IS THE FUTURE AND WE NEED TO WELCOME IT

DEFINITION OF SMALL SCALE FOR SOLAR PANELS?

BUT ARE WE BENEFITTING FROM LOCALLY PRODUCED ELECTRICITY

NO TO WIND TURBINES OR SOLAR FARMS THEY ARE A BLOT ON THE LANDSCAPE IN ALL FORMS

YES BUT NOT WIND TURBINES

I AGREE WITH THE AIMS BUT NOT THE RESTRICTIONS. PROPOSALS SHOULD BE CONSIDERED ON THEIR MERITS, SPECIFICALLY ON THEIR ENERGY CONTRIBUTION. THIS IS ALREADY AN INDUSTRIAL LANDSCAPE AND INSTALLING ENERGY HARVESTING SYSTEMS IS CONSISTENT WITH CORNWALLS TRADITIONS

ADD AND DOES NOT ADVESELY IMPACT ANOB TO 3

ALL NEW HOUSES SHOULD HAVE PV PANELS AND GREY WATER HARVESTING

TOTALLY AGAINST WIND TURBINES AND SOLAR FARMS - IN FAVOUR OF WATER POWER

<60M SHOULD BE MUCH LESS WHAT DOES SMALL SCALE MEAN

ALL WIND TURBINES AND SOLAR PANELS SHOULD BE WITHIN 1000 METRES OF THE A38 AND MORE THAN 1000 METRES FROM ANY HABITATION. NO TURBINES OR SOLAR PANELS TO BE VISIBLE FROM ANY LISTED BUILDING

Bearing in mind the majority of SE Cornwall is built over a batholith (an extrusion of igneous rock) capable of producing untold energy for millennia. Large investment initially, long term benefits.

do not support wind turbines

Not until economic use of natural water resources has been developed and utilised

I would only approve of single wind turbines (60 metres) I am totally opposed to groups. Solar panels - yes on property roofs or in fields not visible to public view

Having recently moved here from another area where I served on the Parish Council I am well aware of division and discord caused by too many trying to jump on the wind turbine/solar panel bandwagon with little regard shown for impact on the area and community.

Solar should only be considered on ex-brown field sites not our precious farm land and moors

Impact on ecology should be minimal

If we have already reached the necessary targets for wind power why are there further applications

But not about the solar panels

Solar panels only, no turbines

Why no provision for mains gas in Tremar. No provision for substantially reducing energy costs

With a very strict policy regarding permission for wind turbines

Small ground mounted solar panels only

I do not agree with wind turbines. They are unsightly wherever they are situated.

WE THINK WIND TURBINES AND SOLAR PANELS ADVERSLY AFFECT THE LANDSCAPE WHEREVER THEY ARE SITED.

1) Great dislike of wind turbines. 2) Poor use of land. Why not mount on rooftops See news article re: glare

Have not seen clear evidence that solar power is viable. Do not agree with harnessing power of our rivers. Once again would need to be convinced that this is economically viable.

Wind turbines and solar panels are not yet proven to be good energy sources.

PROMOTE THE DEVELOPMENT OF PV ON INDUSTRIAL & AGRICULTURAL BUILDINGS RATHER THAN GROUND MOUNTED UNITS

Present wind turbines and solar panels in other areas can look hideous. I understand the need for renewable energy but these destroy our green and pleasant land.

IT WOULD BE BEST IF WIND TURBINES WERE DIRECTLY OWNED BY THE COMMUNITY

HOMES/HOUSES/BUILDINGS SHOULD BE MADE MORE EFFICIENT BEFORE FILLING FIELDS WITH SOLAR PANELS AND WIND TURBINES

SOLAR PANELS, WHERE FEASIBLE, SHOULD BE THE NORM IN A NEWBUILD. THIS WOULD BE MUCH CHEAPER THAN AN 'ADD ON'

We do not agree with size restriction. We think this is not necessary

Position is everything. The last time I went to Bodmin Crematorium I was shocked at the view from the chapel window with the turbine whirring away - looking like a scene from the Tellytubbies

MOSTLY. NO MORE WIND TURBINES AT ALL. WE HAVE TOO MANY BLIGHTING THE LOCAL LANDSCAPE

No wind turbines at all ! Or ground mounted solar panels. Agree with points 3& 4

3& 4 ONLY. I do not consider 60m to be small. Stood next to 175ft one yesterday and it was enormous, noisy and stands out for miles. I consider windmill at Upton Cross School to be small.

No sites in the parish would be suitable for either wind turbines or ground mounted solar. What does small scale mean? Where do you think such development wouldn't have one of these effects.

I only agree with #4 above. I do not support #1 - #3 above

Restriction on large solar panels in farm / fields

Turbines need to be big enough to produce enough power. Not too small. Solar fields are stopping food production - not good in a country that has to import to survive. Use them as fence panels. Water power good.

Question 12 Economic Development

St Cleer Water Treatment Works is ideal for industrial units & Horizon Poultry Farm perfect for 120 houses by 2030

Considering there are commercial units unoccupied in Liskeard why would we need any built in the countryside

Without improvement of road access traffic increase on the Tremar Rd and bad corner near Horizon Farm will constitute a hazard. C should also include light pollution which would create a nuisance to our property (nearest to proposed development at Horizon Farm)

FEEL STRONGLY THAT COMMERCIAL DEVELOPMENT WITHIN PARISH IS CRUCIAL TO MAINTAIN HEALTHY RURAL POPULATION

EMPLOYMENT LOCALLY WOULD BE GOOD BUT OUTSIDERS WILL COMPETE FOR EMPLOYMENT. THEN THERE IS THE HUGE PROBLEM OF TRAFFIC CONGESTION

LIMIT THE RESTRICTIONS ON BUSINESS OPPORTUNITIES

WE NEED TO ENSURE OUR EXPECTATIONS ARE COMMERCIALY VIABLE TO ENSURE NEW BUSINESS IS HERE FOR THE LONG TERM

SHOULD INCLUDE LOW RENT FOR START UP COMPANIES

ANY BUSINESS DEVELOPMENT SHOULD BE ACCOMPANIED BY UPGRADING THE ROAD INFRASTRUCTURE

HORIZON FARM HAS AGRICULTURAL PERMISSION ONLY THIS IS NOT BROWN FIELD. ROAD ACCESS IS INADEQUATE FOR ANY RESIDENTIAL OR INDUSTRIAL USE

Too wide a scope at a i

Define overwhelming

better use these sites than let vandals or unauthorised people move in

Or encourage ***** Horizon Farm did

Before development of light industrial sites we must make sure there will be a suitable take-up of units. Too many half empty sites around Liskeard anyway

Reference a iv - Facilities should attract income for the St Cleer community and investment (not just tourism)

Road access to these sites would not safely accept traffic increase this would be an obvious result of this policy

With very strict regulations to all these points

Any employment must be reserved for residents of the Parish and businesses must service the needs of the community.

WIDEN THE ROAD AT HORIZON FARM

AS MENTIONED IN ECRHOU THIS WILL NOT PROVIDE SUFFICIENT RESOURCE TO ENSURE ECONOMIC DEVELOPMENT AND FACILITIES.

LIMITED TO THE 2 IDENTIFIED SITES. PARISH CANNOT SUPPORT MORE

Industrial units should be camouflaged to blend into landscape. Limited in size

Would like to see more basic facilities Eg. Small medical surgery and dental surgery. A place where the mobile breast screening unit could come. In other words a small medical centre.

THE TREMABE- TREMAR ROAD MUST BE IMPROVED ASAP

Wise considerations

WITH A BIG BUT. CAFES WOULD AFFECT THE LOCAL PUBS AND SHOPS ARE UNLIKELY TO BE SUSTAINABLE AND IF BUILT WOULD TAKE FOCUS AWAY FROM CENTRE OF VILLAGE - SPRAWL EFFECT.

Not happy about the poultry farm and undecided about St Cleer water treatment works.

Agree with policy in principle BUT I believe Horizon Farm has been rejected as a site for residential development on grounds of contamination, so how can it then be used for business development? There appears to be a covert agenda which has led to a green site being put forward as 'preferred development site' for(illegible). My belief is that it is all connected to the need for a path for pedestrians to access the playing field(illegible) Hockens House. A footpath should be provided but not on the back of allowing development on a green site. Widening the roads (as proposed) at this point would exacerbate motorists speeding (already a problem). The road should be narrowed by providing a footpath and having alternate one way provision for vehicles which would also stop motorists using St Cleer as a 'rat run'.

Are the roads going to be improved to cope with extra traffic?

Plus any development which would support or protect traditional industries (Blacksmiths, Farriers, Craftsmen) and agriculture

Very sound stipulations.

.I feel that an agreement needs to be reached between the farmers and management of Sibleyback.

Encourage businesses and publicise them.

Respondents were asked where they saw problems in the Parish

Flooding

PENHALE

Along St Cleer road before turn off to Horizon Farm

ON ROAD BETWEEN KIMBERLEY FARM AND SEWAGE TREATMENT WORKS AT SHORTACROSS

BOTTOM OF SHUTE LANE

MAIN ROAD BETWEEN DARITE AND HIGHER TREMAR

FLOODING IN TREMAR COOMBE IS INEVITABLE

OFF MOORS

RUN OFF FROM HENDRA CLOSE DARITE

LANE LEADING TO MOOR FROM CROWS NEST

ALL ARE OVERSUBSCRIBED AND FLOODING HAS WORSENERD WHEREVER DEVELOPMENT HAS OCCURRED

Flooding below memeorial Hall and Wheal Venlan area, this caused sewerage to overflow at Shortercross into river seaton

Seaton/Tremar stream floods gardens in Lower Tremar when there is excessive run-off from the roads etc. This would put housses at risk if point 2 is not addressed adequately

Gardens behind Trecarne View water table has risen twice during periods of heavy rain recently

A field near the chicken site floods. Not suitable for building on.

TRECARNPLUS JASPER PARK-SPRING (+++)

Road and H Tremarcombe C. 200yds west of care home. Constant problem on corner after prolonged rain. Water pours down road causing dangerous potholes on corner. Highways have been trying to solve but I don't think they have yet.

Several 'main' roads do flood during severe weather.

Water Supply

SLOW

Occasional low pressure at top of Puckator Lane

VILLAGE STRUGGLES WITH WATER SEWERAGE AND BROADBAND WHEN WEATHER IS ADVERSE

DUE TO CATTLE GRID AT POLWRATH BEING ON WATER SUPPLY PIPE

Very low pressure

At the top of St Cleer village water supply sometimes interrupted when pumps go down due to storms

Sewerage

Tremar Lane?

I assume some properties have combined sewers - so is the current capacity adequate for extra connections

Regularly SW water have to come to clear the back-up of sewerage through the manholes into the lane servicing 1, 2 and 3 Rose Cottages, a health hazard.

I UNDERSTAND FROM SWW, OUR CURRENT SYSTEMS ARE REACHING CAPACITY.

PITCH FIBRE PIPES STILL IN SOME PARTS I BELIEVE. THIS POLICY MUST BE VERY STRICTLY ADHERED TO.

Pitch fibre pipes 1960 - 1970 decade Common Moor and probably other places.

Broadband

At Lampretton broadband speed (already low because of distance to exchange) is variable because of long, poor quality overhead phone cables

ST CLEER - APPALLING SPEEDS USING BT LANDLINES - UNLESS YOU'RE PREPARED TO SHELL OUT FOR FO OR SKY

SLOW

Intermittent loss of connection on Treworrick Lane

IS DISRUPTED MORE SINCE UPGRADED

COMMONMOOR

RUBBISH

DROPS OUT

SUPERFAST CORNWALL PR BRILLIANT DELIVERY RUBBISH

ALL BROADBAND IS PROBLEMATIC BECAUSE IT IS ASYMMETRIC. THE TECHNOLOGY SHOULD BE IMPROVED TO ALLOW HIGH BANDWIDTH SYMMETRIC SERVICES RATHER THAN BEING BIASED TOWARDS DATA CONSUMPTION ONLY

OVERSUBSCRIPTION IN DARITE AREA MEANS POOR BANDWIDTH AT PEAK TIMES

could be faster

too slow

broadband is disappointing in Common Moor

very slow at pl145lq higher gonemena

BT engineers report that there are insufficient copper wires from turminal box to serve current demand let alone addirtional development in Darite. BB width therefore limited and unreliable.

BB old BT lines 4.7km from exchange, very slow and not enough lines to cope

REGULAR BROADBANDSPEEDSARE TOO SLOW 2MBPS AND WHILST AVAILABLE, FIBRE IS EXPENSIVE

Other facilities requested by young people

Gym Evening Bus service

TAKEAWAY

FOOTPATH/ CYCLE RAIL BETWEEN ST CLEER TREMAR AND LISKEARD

TENNIS COURT WOULD BE GREAT CAFÉ FOR YOUNGSTERS TO MEET.

PARK FOR OLDER KIDS. STATIONERY SHOP

BETTER PLAY PARK

gym and activity club for young children

A cinema and a bowling alley

A playpark in Darite

Natural history museum with dinosaurs and skeletons

Aquarium

Appendix 3 Comments harvested from the Bodmin Moor Plans website

Matt Herd on [May 6, 2014 at 9:15 pm](#) said:

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I fell across this report online and was rather shocked to read it. I own the Old School House at Hockings House which I currently rent out. I renovated this listed property from an unloved wreck and had a lot of control from English Heritage and the planners. The house has it's living room upstairs and it's only outward views are of the fields opposite. Part of English Heritage's wishes were to use it as a holiday let which I have done. The attraction for me buying this property and spending a small fortune to renovate was the rural location and outlook. This will be destroyed with 50 new houses built directly opposite. This will mean no one will ever rent this property as a holiday rental and the rural views that decided my purchase will be lost forever. I know I am fairly isolated and this site maybe doesn't affect many other houses but is feel 50 houses on this site is over development of a lovely village that already has enough unattractive modern properties. This will now hang over me if I try and sell the house and potentially affect the value of my house which I have made a loss on due to the renovation costs. Perhaps whoever develops this field for huge profit could pay me for my loss and buy the house from me so I can buy a place with secure views that won't be ruined by 50 homes.

[derriswatson](#) on [December 12, 2013 at 5:10 pm](#) said:

.comment-author .vcard

The electoral register was last updated in November and is now frozen until the new version is published in February. I have been able to get confirmation that Janet Bliss has sent in a registration form since the November update and will appear on the February release. Therefore I have been able to approve the comment

M & S CHATTEn on [December 4, 2013 at 6:25 pm](#) said:

.comment-author .vcard

Regarding the neighborhood development plan as discussed at the meeting 28/11/13. The "brown field" site at Baker's Hill could and possibly should be used to fulfill all the needs of the plan and if both sides of the road were developed for housing this would fulfill the needs of the next plans well into the future. The old chicken sheds on the west side of the road are apparently going to be turned into industrial units, why? There are units available for rent in Liskeard and on the old water works on St Cleer downs. Why build more to stand empty for years?

I live on Gwelmeneth Park and 2 or 3 years ago and illegal entrance was driven into the field from the Park, this was done on Good Friday over the Easter weekend, when nobody would be available to challenge such actions. (A similar modus operandi to the desecration of the trees in Tremar Lane last year.) By allowing building in the area adjacent to Gwelmeneth Park would this not be rewarding an illegal action? But, if houses are to built here, could it be in keeping with the style an proportions of the existing Gwelmeneth plot and not more than 10 dwellings.

I agree with the two posting above, about the concerns they have for the increase in traffic along Tremar Lane and around into Well Lane.

I think that the area near Hocking house could sustain some development especially if this is in conjunction with road widening and a pavement. The area if developed is also on the bus route and a pavement would make pedestrian access to the sports pitches and existing houses safer.

Finally, the planned infill of a few houses around railway terrace at Darite is a good idea

M. Loughrey (a local resident who is also Development Manager for Wain Homes) on [December 3, 2013 at 12:42 pm](#) said:

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I was at the public meeting on the 29th November, prompted by the St, Cleer Neighborhood plan report and consultation November 2013 which was delivered two days before. The meeting was well attended no doubt also as a reaction to the first draft of the plan landing on the doorstep !

I have been involved in many community right to bid projects and neighborhood plan consultations and as such felt concerned that the draft plan appeared rushed and lacking in consideration for what we the local people want to see in our neighborhood. The document appeared to only express opinion of the steering group with out any community lead evidence.

From my experience this should be a time when local people can look at how the community can be enhanced, to look at all aspects of parish life to ensure that what is good is retained and enhanced and what we would like to change for the better where possible not just proposed housing developemnts. The document comments on the draft Cornwall local plan and proposed numbers of houses for the next planning period up until 2030. The plan is still being considered and any numbers of houses still not qualified so any reference to proposals should only be taken as an estimate. The new plan is unlikely to be adopted until 2015. Until the Local plan is adopted the neighborhood plan will carry very little weight in determining new housing for the Parish

We are a long way off in my opinion from being able to submit a draft neighborhood plan, possibly up to two years away to have a well thought out meaningful document that will stand up to scrutiny.

janet bliss on [December 1, 2013 at 11:39 am](#) said:

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I disappointed to find that the Consultation Document was distributed on the basis of one copy per property rather than one copy per resident or one copy per person on the Electoral Roll. Certainly in our home we would look at these issues from different viewpoints and might well reach different conclusions.

I also found the Document quite confusing as the criteria used to consider each site was not consistent. In discussing Site 1 the problems of access via Tremar Lane and Well Lane are discussed but it is suggested that an access road be built from Gwelmeneth Park rather than from the the road where The Stag and the Garage are situated. This will merely add to the existing problems with Tremar Lane and Well Lane. Yet this site is recommended for development. However in discussing Site 5 which has similar access problems the site is not recommended.

The actual Survey part of the document does not ask the responder to indicate their postcode only the particular village they live in. I would suggest that there is a significant difference between someone living in the far west of St Cleer to the far east of the village and that analysis without this information will be flawed.

In addition there was a serious ambiguity surrounding the request to indicate agreement or disagreement with regards to each site. It was unclear whether the responder should agree or disagree with the Steering Committee's recommendations or with the proposed development of each site. This was clarified at the Public Meeting but a significant number of people would have responded before this or were not present.

No consideration is given in the document to the pressure on schools, bus services, utilities and other services. It seems that we are asked to express an opinion based only on traffic pressures and nimbyism, not an ideal way to deal with such an important matter.

Finally I find it very disturbing that the members of the Steering Committee did not see fit to put their names to this document and neither did they form a panel at the Public Meeting . It is also unclear as to how they relate to the Parish Council if at all.

I was present at the public meeting and noted that both the Parish Councillor (sorry I don't know his name) and Peter Locksley the candidate for Parish Councillor were of the opinion that the Consultation Document and the Procedure being followed were fatally flawed. I think that this should be addressed by the Steering Committee.

derriswatson on **November 29, 2013 at 4:25 pm** said:

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Housing Need Figures are based on the number of people registered on Homechoice which in July were

106 households were registered who had a local connection to St Cleer (have been here for 3 years or have lived here for at least 5 years in the past)

28 of those have stated a first preference to live in St Cleer (it may however be a second or third choice for the rest and they are able to apply if there are vacant properties).

The developments should all contain an element of affordable housing, the Cornwall Local Plan states 40% should be affordable. the Affordable should be split as 30:70 affordable sale and affordable rent. The remaining 60% would be open market sale.

Mr & Mrs Fothergill on **November 29, 2013 at 4:02 pm** said:

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At the public meeting on Thursday 28th November Derris Watson put heavy emphasis on the need for affordable housing and gave virtually no reference to houses for sale on the open market. We appreciate that local people should be accommodated before those from outside the area, but affordable housing is not appropriate for all the recommended sites. For instance, the land behind the Stag, approached via Gwelmeneth Park, may well, in theory, be suitable for 10 houses of a similar style to those in Gwelmeneth Park but the proposed alternative, 25 affordable homes, would not be in keeping with the open aspect of the estate, and would add considerably to the traffic congestion on Tremar lane and the Well Lane junction. Tremar Lane narrows at Tom Nicolls Close and there is only room for one vehicle on the section from that point to the Well Lane Junction. Vehicles invariably have to give way, often more than once, and using the unofficial car park behind the Market Inn. There is also a blind turn onto Well Lane, slowing traffic even more.

We would also like to know how the figures for the amount of people requesting affordable housing in St Cleer were estimated, as discussion from the floor suggested that the figure was much lower than the approx.30 given – nearer 5 after taking into account those who want to leave St Cleer.

The 120 new homes need to be built over the next 20 years –yes, we need a Neighbourhood Plan but let's not go pell mell at this without a lot more serious thought and discussion. St Cleer is a pretty moorland village, and "improvements" to widen and straighten the lanes to accommodate extra traffic would destroy the character of the area, and erode the quality of life we enjoy here.

Mr & Mrs Summers on **November 28, 2013 at 10:05 pm** said:

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We was at the meeting at Memorial Hall St Cleer and am very disappointed in the fact that the field behind The Stag pub was one of the places deemed right for building on. Our Bungalow is next to the illegal gate that was put at the top of Gwelmeneth Park We have only a short drive to our garage so any visitors we have park in the road in front of the gate if they parked in front of our bungalow it would cause problems for other motorists turning down to the rest of the bungalows. The thought of houses being built on this piece of land fills us with horror we purchased the bungalow because of the lovely views and the fact we are not in the middle of a housing estate we moved from Essex 4 years ago to escape all the buildings and noise. We both love the lanes and beautiful scenery its a bit of a hassle going up Tremar Lane but if we wanted wide roads and lots of housing we wouldn't have moved. We

would like some one to come and visit us and see how inconvenienced we would be if this project goes ahead

Karen Partington on [August 6, 2013 at 12:32 pm](#) said:

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A good start. We must spread the word.