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Foreword

I should like to thank all those members of the St Cleer Neighbourhood Development Plan Steering Group who gave their time and energy to make the plan a reality.

It has been an intensive process with many meetings, much soul searching and debate but the Group showed both determination and a real willingness to put as much work into the Plan as it required.

The monthly pattern of the first few meetings gave way to more frequent ones, small topic based working parties and, at one stage, weekly meetings. Not every member could be present at every meeting but electronic working in the intervals helped to keep the momentum and involvement of all.

This document is a tribute to the dedication and involvement of a group of citizens of the Parish of St Cleer. Yes, there were several Parish Councillors involved but they were greatly outnumbered by residents who care about their area and wished to help to shape it's future. A true community effort.

The Group would like to express their thanks to officers of Cornwall Council who were there to offer advice and provide information and facts as we considered policies. We appreciated their patience and good humour and attendance at evening meetings which were far from their homes.

A further thank you is due to Locality, from whom we received the funding to produce the consultation documents and stage the exhibitions and public meetings.

We hope that the Plan that we have written will progress through the next stages of it's journey and will become the policies to inform decisions on development for the next 15 years.

I am proud to have been part of this.



Chair of St Cleer NDP Steering Group
and St Cleer Parish Council

Steering Group Members: John Bailey, Mick Chorlton, Jenny Foster, Jill Hager, Suzanne Horsfield, Claire Keeley, Steve Keeley, Karen Partington Ward, Alan Silverstone, Geoff Symons, Simon Soady, Nicola Turner and Julia Walsh

St Cleer Neighbourhood Development Plan

Vision

To enable sustainable development to ensure a healthy future whilst preserving and enhancing our rural moorland landscape, character and heritage

1. The St Cleer Neighbourhood Plan

When egg production ceased at Horizon Farm an agent was commissioned to produce a Development Brief for the site. This prompted the Parish Council to consider the Neighbourhood Development Plan process. They decided to ask for the whole Parish to be designated as a Plan area. After the call was made for landowners who had land they wished to develop to come forward it became apparent that St Cleer was likely to become a prime target for developers. When the Strategic Housing Land Availability Assessment was published there were 5 new sites in the Parish, when taken with existing applications and permissions local people thought this would result in overdevelopment of the area and the erosion of the character of the village and its satellite hamlets.

A public meeting was held in July 2013 where the possible sites were displayed and peoples' comments and opinions collected to form a first starting point for site assessments. 18 people came forward to form a steering group to progress the Neighbourhood Development Plan.

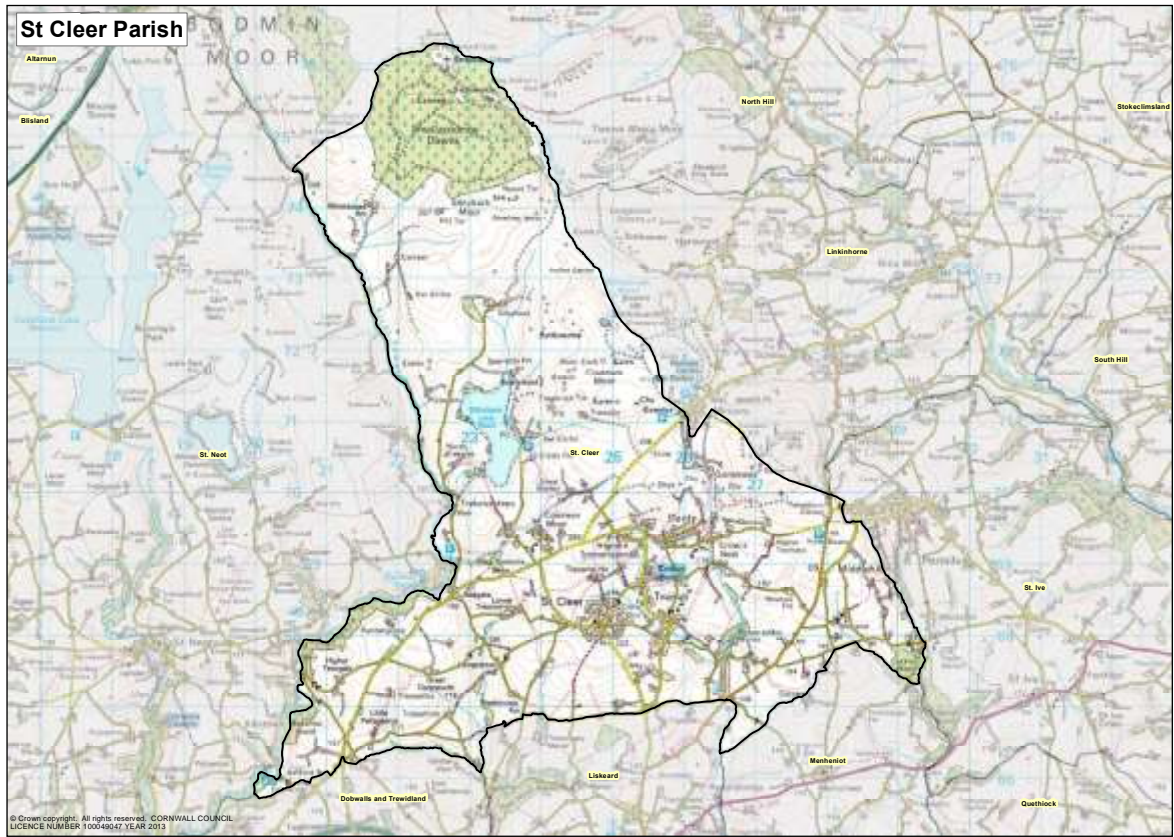
Their intention was to give local people the chance to shape the future of their Parish. They would discuss and consult on a variety of issues around what development would be suitable for the area and where it should be sited. Their aspirations as to the size of sites and housing design and mix would be written into their policies. Other planning issues in the form of Economic Development and employment space and Renewable Energy would also be considered.

It was recognised from the beginning that slow but steady growth over the coming years would promote a vibrant and mixed community. The need for employment opportunities for those who would live in the new homes was also a priority to promote the sustainability of the area.

The group worked hard and met frequently to ensure that their plan would be produced in a timely fashion. They consulted at various stages to check that they were still in tune with local aspirations and opinion.

Our Neighbourhood Plan builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan to give an extra level of detail at the local level. The St Cleer Neighbourhood Development Plan (NDP) has been developed to ensure that future growth and development in the parish is shaped by local people. It seeks to protect the unique character of the Parish as a collection of moorland communities, and ensure that further development will contribute towards creating a stable and more sustainable community

St Cleer Parish Neighbourhood Development Plan Area - Map



2 Plan Process

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.

2014 Steering Group continue to meet, 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.

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 Submission to Cornwall Council

3 Plan Period

The St Cleer Neighbourhood Development Plan covers the period up to 2030 and voices the aspirations of the residents on how the parish will develop during that 15 year period. It is intended to review the progress of development at 5 yearly intervals in light of Government and Cornwall Council policy and what has been built during the intervals. If there are significant changes then major revision may be necessary.

4 About St Cleer Parish

St Cleer lies in the southern half of Bodmin Moor between the town of Liskeard 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 route of the dismantled Liskeard and Caradon Railway are part of the **World Heritage Site for Cornish Mining** and the area as a whole is rich in history and archaeology.

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.

The rivers Tiddy and Fowey are boundaries to the parish with the Seaton and East Looe Rivers also rising and flowing southwards through the area. There is some sporadic settlement along the river valleys.

County Wildlife Sites abound on the commons and in the river valleys and part of the World Heritage Site is also a site of **Special Scientific Interest** and is internationally designated as a **Special Area of Conservation** (Crows Nest). The North West boundary of the Parish with St Neot forms part of the Upper Fowey **Site of Scientific Interest**

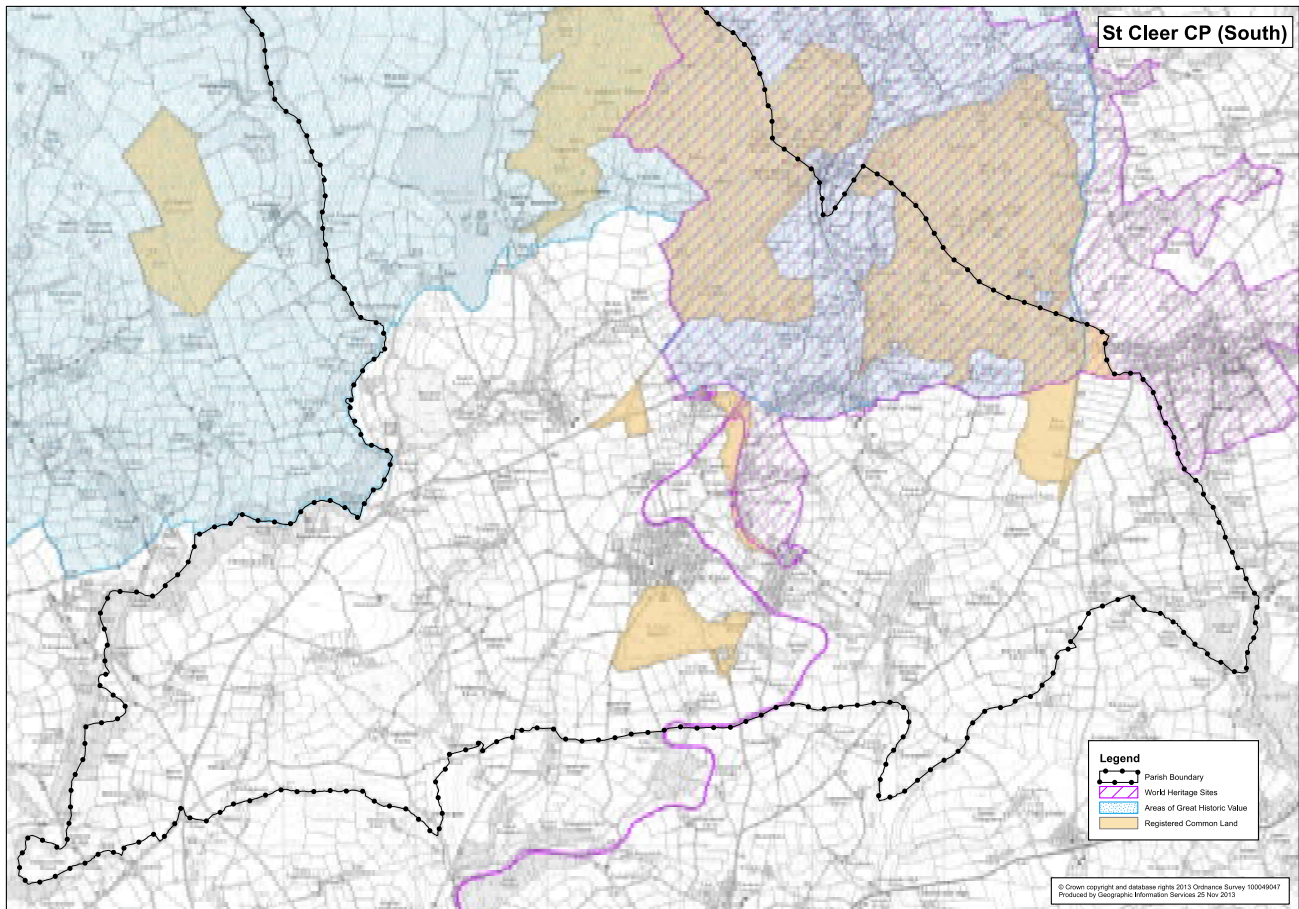
The population of the area in the mid 1800s was almost the same as today, at about 3500 but when mining declined so did the population. In 1945 there were about 90 houses in the parish. Rapid expansion took place with the building of estates, mainly bungalows, in the 1970s and 1980s and there are currently approx. 1600 houses.

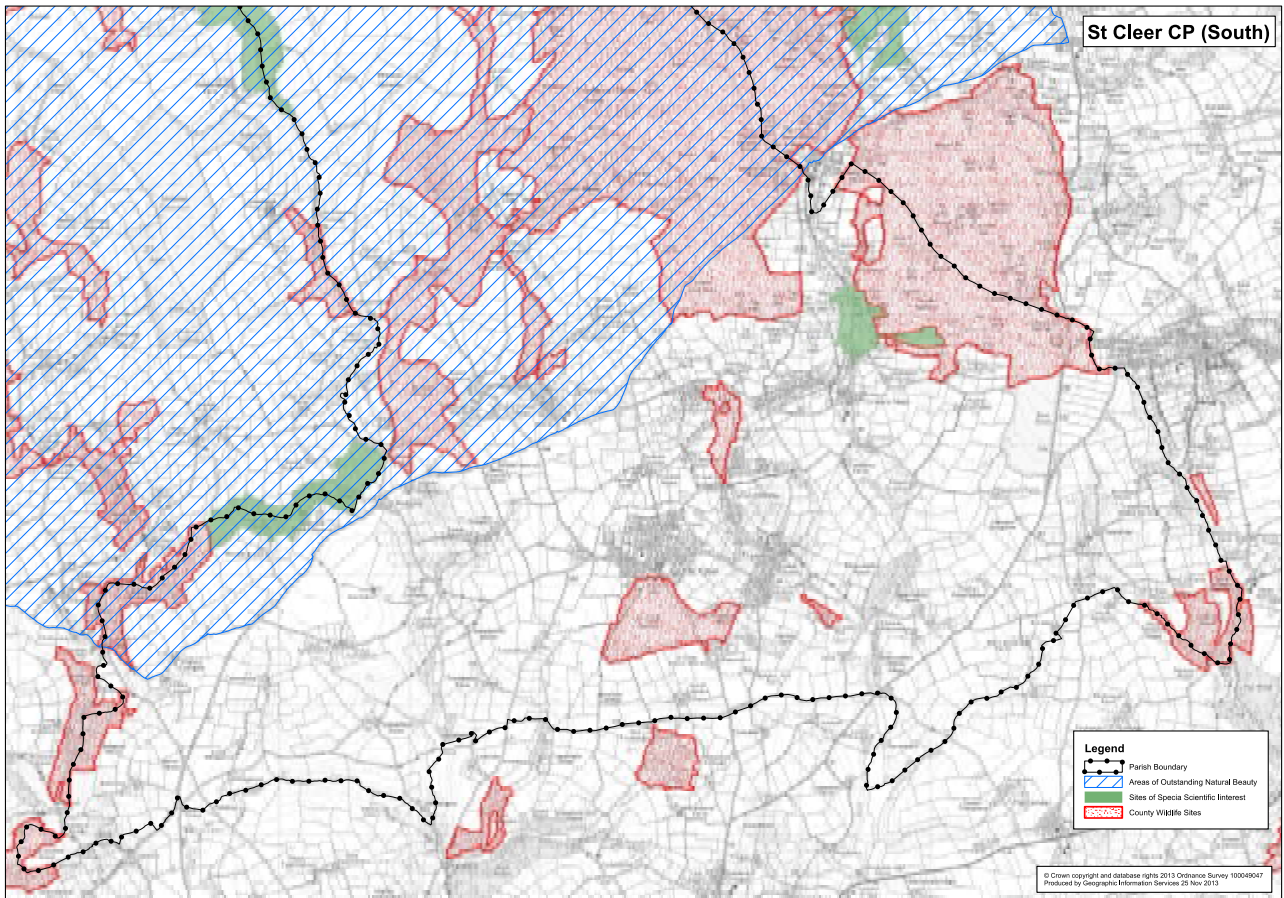
The mining heritage is clear in the rows of small cottages built by the miners during the boom years, although many have been extended and altered over recent years and the agricultural heritage is evident in the narrow winding lanes with high hedge banks/walls, which serve the village and hamlets.

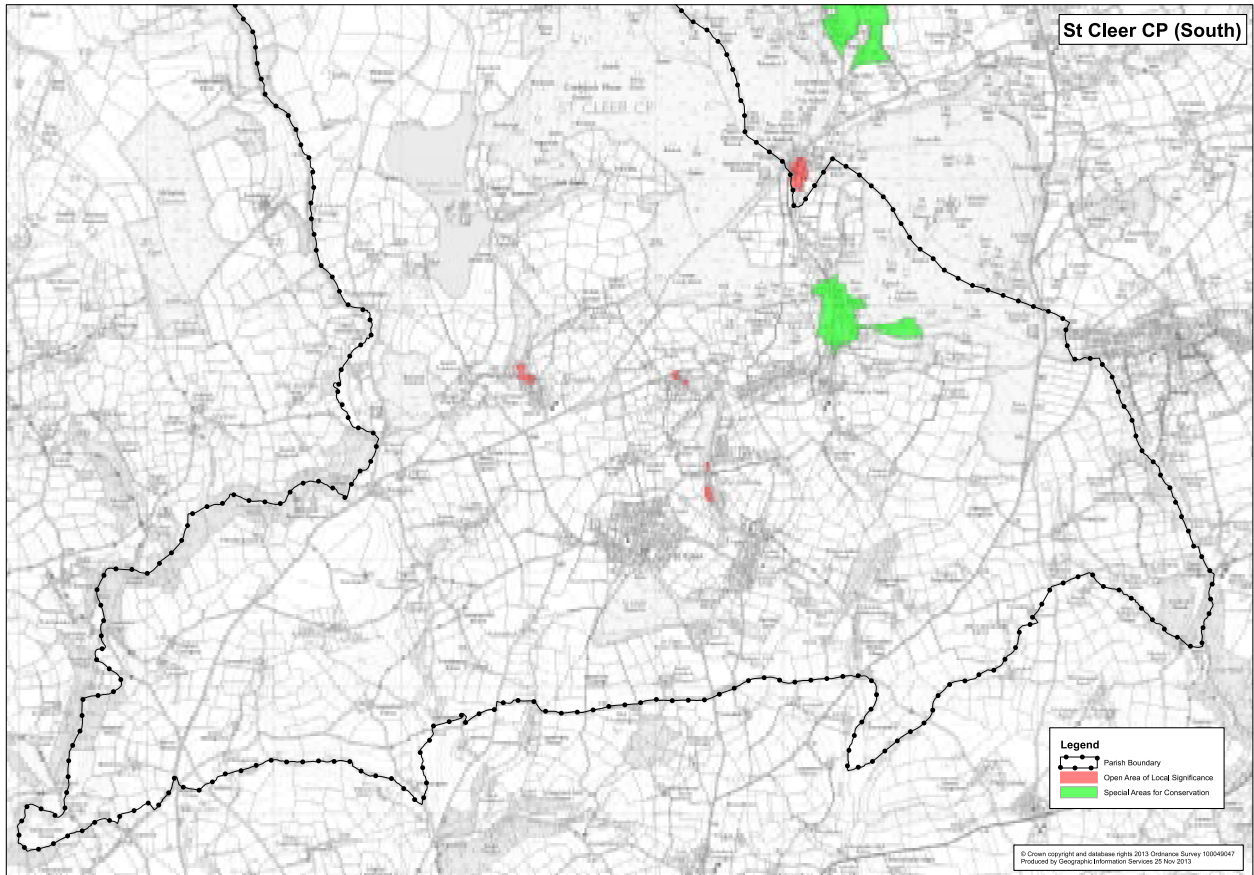
The area has evidence of human occupation dating back to Neolithic times and the Bronze Age with many **scheduled monuments** within its landscape. Trethevy Quoit being an example of this.

Facilities in the Parish are limited with Health provision, shops and Post Office available in the neighbouring town of Liskeard

Special Landscape Designations Maps







5. The Future of St Cleer Parish

There is almost no employment within the parish and very little opportunity in the neighbouring town of Liskeard, it is therefore important for economic wellbeing and sustainability that employment should be available locally. There is also the requirement for the infrastructure to support both industrial and residential development

We believe that a slow but steady growth in the number of homes over the next twenty years will help to retain a vibrant and mixed community without the essential character of the area being eroded. The sustainability and viability of existing business would be improved and other businesses may be encouraged to set up or expand.

All development in the parish must:

- Be in harmony with existing architecture and landscape character, with careful attention to its position, scale, design and, where appropriate, suitable screening to maintain the natural beauty and character of the area.
- Respect the limitations of the infrastructure, particularly the roads which, due primarily to the geography of the area and financial considerations, are unlikely to be significantly upgraded.
- Be of good quality,
- Make a positive contribution to the character of the parish
- Confer a positive benefit on the community.
- Be more than an exercise in meeting housing supply quotas by the addition of characterless estates on the rural fringes of villages and hamlets more typical of suburban developments.
- Enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner that respects the character of the parish.
- Preserve and protect our historical and environmental heritage, the green spaces between the settlements and strategic views.
- Develop transport and other, eg. high speed broadband, connectivity to be commensurate with the needs of the parish.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- Making it easier for jobs to be created;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

It is our intention to present sufficient and proportionate evidence on how our plan and its accompanying Design Guide steer development to sustainable solutions by demonstrating how it will contribute to improvements in economic, social and environmental conditions in the parish.

There are three dimensions to sustainable development that we have taken into account:

- **Economic** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. We present evidence on how our plan will contribute to improvements in economic conditions in the parish particularly in policies ECR1, ECR3, ECR6 and ECR5
- **Social** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being. We present evidence on how our plan will contribute to improvements in social conditions in the parish particularly in policies ECR1, ECR2, ECR3, ECR4 and ECR6
- **Environmental** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. We present evidence on how our plan will contribute to improvements in environmental conditions in the parish particularly in policies ECR1, ECR2, ECR3, ECR4 and ECR6

Preservation of the character, peace and tranquillity of the area is the local community’s primary concern. This is evidenced by the responses on wildlife and the environment in our first questionnaire sent out in November 2013 (Supplementary document Appendix 1)

6. Vision

The vision for the St Cleer Neighbourhood Development Plan is:

“To enable sustainable development to ensure a healthy future whilst preserving and enhancing our rural moorland landscape, character and heritage”

7. Strategic Environmental Assessment, Habitats Regulations Assessment - Screening Report

The final paragraph of the Screening Opinion received from Cornwall Council is copied below, the full report can be read in the Supplementary Documentation

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

8 Policies

Development Boundaries

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

Policy justification

- Need to maintain the 'green gap' between the various settlements and villages that make up the parish of St Cleer
- To ensure that the village of St Cleer does not grow in an unsustainable manner.
- To preserve the village feel.
- To protect special landscapes

The existing development boundaries from the Caradon Local Plan (August 2007) will be adopted, as these were carefully drawn to preserve the valued green spaces between the settlements and prevent ribbon development and any coalescence of the hamlets. It is essential that these open green spaces are maintained to preserve the open moorland character of the parish. Therefore these boundaries are brought forward into the St Cleer Neighbourhood Development Plan. Sites for new housing have been deliberately left outside of these boundaries to ensure that there is stronger control on their development.

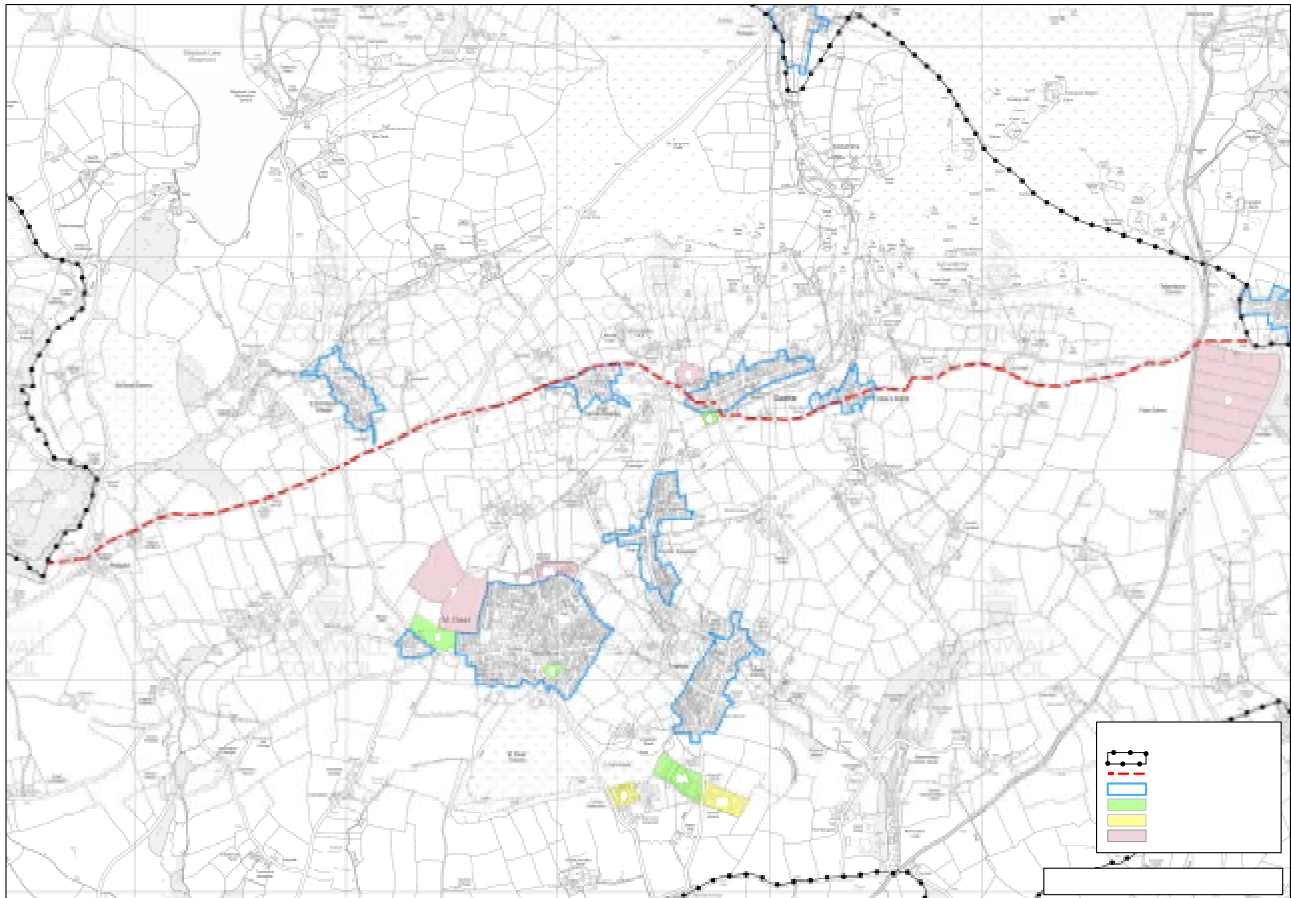
There should be no development, including renewable energy, north of the line of the C0037 and C0043, Redgate to Foredown, (Shown as a red line on the following map). The line drawn by these roads is clear and easily defended to stop encroachment onto the protected landscape of Caradon Hill which is rich in archaeology and highly visible in the district. Similarly for part of it's length the road is the boundary of the Bodmin Moor Area of Outstanding Natural Beauty and of the World Heritage Site (Area 9) Development north of this road should be wholly exceptional.

Intention

- To enable controlled growth
- To preserve village life and the character of the parish
- To maintain the valued green spaces and the distinction between the settlements
- To protect 'special' landscapes

POLICY ECR1: Adopt the development boundaries as per the Caradon Local Plan (August 2007) and draw a new northern boundary. Sites for development outside these boundaries must comply with Policy ECR3 and the relevant site specific policy. There should be no development, including renewable energy, north of the line of the C0037 and C0043, Redgate to Foredown.

Map showing Development Boundaries and Preferred Sites



Heritage

Objective

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

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

Policy Justification

St Cleer Parish has 103 Scheduled Monuments dating back in some cases to the Neolithic, and these encompass Bronze Age, Mediaeval and Post Mediaeval history and archaeology. It is also an important part of the UNESCO World Heritage Site for Cornish Mining (The Caradon Mining District - Area A9). The Outstanding Universal Value, or international importance, of the World Heritage Site must be protected along with its landscape setting. Material damage to, or loss of, Outstanding Universal Value or statutorily protected Scheduled Monuments would significantly reduce the means to engage with these important records of our past.

The visibility of the line of the Liskeard and Caradon Railway, shown by hedges and engineering works, in the view from the wider landscape is considered to be important to its interpretation.

Intention

To ensure development has no detrimental effect on the heritage and archaeological assets of St Cleer Parish.

POLICY ECR2: Development will be permitted, subject to the development boundaries as stated in ECR1 and to the following:

a) No development should be permitted which would have a detrimental effect on the heritage and archaeological assets of St Cleer Parish including their setting, significance and legibility in the wider landscape. This applies particularly to 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.

Housing

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

Policy justification

- Recognise need for affordable houses
- Allow for sustainable growth
- Requirement for control to prevent over-development to preserve character of parish
- Safety implications due to increased traffic from new developments
- Protection of 'special' landscapes and distinctive moorland settlement pattern
- To satisfy the housing needs of those who were brought up and those who live in the parish

Liskeard and Looe Community Network Area (CNA) comprises 16 parishes and the towns of Liskeard and Looe. The housing numbers allocation for the CNA states that outside of Liskeard a further 732 permissions are required up to 2030. We seek to enable 120 (16%) of these permissions in St Cleer parish.

However, we also seek to control where they are built and ensure that building them is of benefit to the community of St Cleer by ensuring the housing needs of St Cleer are met.

Keeping development to the outer edges of the settlements would help to minimise extra traffic flow through the constricted heart of the village as well as preventing coalescence of settlements and preserving the characteristic moorland settlement pattern.

Intention To permit further development in suitable locations which meet the aspirations of the community

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 (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 scheduled ancient 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 together with other social benefits or contributions for facilities, services and infrastructure.
- 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 should be made to follow the Design Guide as in Appendix 1
- e) Development should use the preferred sites and only when these have been built out should other sites be considered (see Site specific policies)
- f) Do not contribute to light pollution, especially in the Bodmin Moor 'Dark Skies' area

Site Number and Location		1 – Land behind The Stag
Site description and use		Land inside the development boundary currently permanent pasture
Proposed use		Site for up to 20 new homes
Access		Access from Gwelmeneth Park where the layout leads to the supposition that this was always intended to be an access road. From Gwelmeneth access onto Tremar Lane
Planning History		None
Constraints		None
Traffic congestion in Well Lane		Difficult junction from Tremar Lane onto Well Lane
Benefits/Disbenefits		Would contribute to fulfilment of local housing need. Does not increase the development envelope.
Conclusion		Site recommended for up to 20 new homes in the long term

Policy ECR3.1 : Land behind The Stag Housing Development Site

A Development of up to 20 new homes would be supported in the long term providing

- a. The number, size and mix of homes is in accordance with the housing need as evidenced by those whose first choice is to live in St Cleer registered with Homechoice.
- b. Favourable outcome of consultation with Residents and Parish Council on layout and housing mix.
- c. The design and layout of the houses follows the St Cleer Design Guide.



Site Number and Location	2a - Horizon Farm, Bakers Hill - West	
Site description and use	Disused laying sheds of egg farm	
Proposed use		Exception site for Affordable led redevelopment with up to 50 new homes.
Access		Directly onto the road from Liskeard to Tremar (C0043) Bus service 573 passes the site Narrow road with single track areas
Planning History		Permission for agricultural use as egg farm
Constraints		AGLV. The C0043 is single track in places with blind bends Lack of pedestrian access to village facilities Contaminated Land Divorced from current developed areas.
Traffic congestion in Well Lane		No impact
Benefits/Disbenefits		Redevelopment of the site would be beneficial in the removal of the disused laying sheds, which are an eyesore that can only become worse with time. Contribution to fulfilment of local housing need. Housing size/ mix should reflect the housing need in St Cleer as shown by the Homechoice register.
Conclusion		Site recommended for up to 50 new homes

Policy ECR3.2a : Horizon Farm Bakers Hill Housing Development Site

An Affordable-led Development of up to 50 new homes would be supported providing

- a. The number size and mix of homes is in accordance with the housing need as evidenced by those whose first choice is to live in St Cleer registered with Homechoice.
- b. Favourable outcome of consultation with Residents and Parish Council on layout and housing mix.
- c. The design and layout of the houses follows the St Cleer Design Guide.



Site Number and Location	3 – Opposite Hockings House	
Site description and use	Part of two relatively level open fields opposite Hockings House, currently permanent pasture. The site includes the whole of the eastern field and the southern portion of the western field. The western end of the site is opposite the entrance to St Cleer Sportsfield with pavilion, multi-use games area, skatepark and sports pitches	
Proposed use		Exception site for Affordable led development comprising up to 50 new homes. The site should be easy to develop and therefore we should expect at least 40% of the development to be Affordable.
Access		Access would be directly from the site to the main road which runs east to west through St Cleer (Fore St). The road, which has no pavements, is particularly busy morning and evening in the travel to work and school windows. The 573 bus route passes the site with a bus stop at the sportsfield entrance Within walking distance of all village facilities
Planning History		Pre application advice PA13/03411 submitted.
Constraints		Outside of but adjoining development boundary. Grade II listed Hockings House Chapel is opposite the site. AGLV
Traffic congestion in Well Lane		No impact
Benefits/Disbenefits		The community would wish to see a footway constructed prior to any development to permit safe pedestrian access from the village to the sportsfield. Housing size/mix must reflect the housing need in St Cleer as shown in the Homechoice register.
Conclusion		Site recommended for up to 50 new homes

Policy ECR3.3 : Hockings House Development Site

An Affordable-led Development of up to 50 new homes would be supported providing

- d. The number size and mix of homes is in accordance with the housing need as evidenced by those whose first choice is to live in St Cleer registered with Homechoice.
- e. That the footway along the southern boundary with the road is completed before any housing development commences.
- f. Favourable outcome of consultation with Residents and Parish Council on layout and housing mix.
- g. The design and layout of the houses follows the St Cleer Design Guide.



Site Number and Location	4 – Rear of Railway Terrace, Darite
Site description and use	Field to the rear of Railway Terrace
Proposed use	Site for 6 affordable/social homes
Access	Indirect access onto the road from Crows Nest to Higher Tremar. This road is on the route of the 573 bus service
Planning History	Permission for 6 affordable homes granted in 2006 extended 2011 – this permission has expired 11.2.2015.
Constraints	Part of WHS and adjacent to trackbed of L&CR.
Traffic congestion in Well Lane	No impact
Benefits/Disbenefits	Housing size/mix must reflect the housing need in Darite as shown in the Homechoice register.
Conclusion	There is no current housing need in Darite, but there may be scope for a 100% affordable/social development in the medium/long term should the need for housing in Darite arise

There was acceptance of the previous planning permission on this site for 6 dwellings, as they were 100% affordable. Any future application would need to show a proven housing need in Darite and be for 100% affordable/social housing to have any community support



Green Assets

Objective

To protect the valued green spaces and special landscape designations of St Cleer Parish whilst supporting future expansion.

Policy Justification

St Cleer Parish sports and school playing fields, St Cleer Downs, common land, moorland, rural gaps, 'definitive' footpaths and bridleways have been identified by the community as important and valued assets. However the community believe that the recreational areas could be enhanced by additional facilities that would see an increase in their use. In order to protect, retain and enhance these facilities for the community, we believe that safeguarding them is essential. Subsequently this policy has been formulated to reinforce the community objective in retaining and enhancing all these facilities and green spaces. Recreational facilities might be beneficiaries of community contribution from developers.

The registered Common Land within the Parish is protected by law from any development. We would not support the further de-registration of any of these areas. We should also like to see these areas properly managed and grazed with a management plan in place

The rural gaps between the individual hamlets are "valued green spaces" vital to the open character of the landscape and as such must not be developed. (Policy ECR1)

Footpaths and bridleways should be kept in good order.

Playing fields and Play grounds should be enhanced wherever possible to encourage healthy life-styles

Intention

The Green Assets policy should be used by residents and developers to recognize the community's objective in retaining these valued recreational areas.

Policy ECR4.1 : 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 .

Policy ECR4.2 To protect designated areas and undesignated environmental assets:

- a) All development must avoid adversely affecting European sites.
- b) Development that would cause harm to a Site of Special Scientific Interest should be refused
- c) 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.
- d) 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.

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 Justification

The Majority of St Cleer Parish residents either travel to jobs in other locations across Cornwall and Plymouth, or work from home. There are concerns over the cost and time taken to get to work and the lack of local employment opportunities.

The local bus service is considered to be a vital for the residents of the parish, in that it provides a link to the essential community facilities that are available in the nearby towns of Liskeard and Callington.

The limited existing employment opportunities are highly valued by the community. These include a garage, hairdressers and farm shop etc. However additional local employment opportunities and community facilities should be encouraged, e.g. a post office.

The south side of the Horizon site at Tremar and the St Cleer Water Works, are recognized as suitable sites for commercial development (B2) and retail outlets.

The diversification and expansion of existing businesses will be supported.

The Southwest Lakes Trust at Siblyback Lake is recognized as a valuable local tourist attraction; further development would be supported subject to a favourable traffic impact assessment

Intention

This policy has been produced to encourage and support provision of employment in the parish and encourage the expansion of tourism.

Policy ECR5: Development outside the specifically designated sites would be permitted providing it

Ai: Enhances or provides diversification or expansion of existing local businesses in the parish OR

ii: Provides or enhances open air community facilities in the parish, OR

iii: Provides facilities that would attract tourism to the area, AND

B) 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 respects the character of the St Cleer environment.

Site Number and Location	2b – Horizon Farm, Bakers Hill - East	
Site description and use	Disused laying and packing sheds of egg farm	
Proposed use		Employment land for classes: A1- shops, A3 restaurants -cafes, B2- businesses, D1-Non-Residential Institutions and D2 assembly
Access		Directly onto the road from Liskeard to Tremar (C0043) Bus service 573 passes the site
Planning History		Permission for agricultural use as egg farm
Constraints		AGLV. The C0043 is single track in places with blind bends Contaminated land
Traffic congestion in Well Lane		No impact
Benefits/Disbenefits		Redevelopment/conversion of the site would be beneficial in the removal/renovation of the disused sheds which are an eyesore which can only become worse with time. Employment opportunities would be created within the parish
Conclusion		Site recommended for industrial/retail development

Policy ECR5 : Horizon Farm, Bakers Hill Employment Development Site

Development for industrial/retail use of the site would be supported provided it

- 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
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) 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,



Site Number and Location	8 - St Cleer Waterworks	
Site description and use	Land owned by SWW partly unused, which is both registered common grazing and a designated County Wildlife Site (marked in red) and partly future expansion land for waterworks (marked in blue). See Map.	
Proposed use		Industrial The developed area of the site contains 3 units currently tenanted, 1 which is vacant and a disused office block which could easily be split into a number of 2- 3 room office suites. The block contains kitchen and toilet facilities
Access		Good – Site opens onto the main road from Liskeard to St Cleer There is abundant parking space on site
Planning History		Waterworks
Traffic congestion in Well Lane		No impact
Constraints		Possible expansion of Waterworks - not expected to be required for at least 20years. Better broadband connection is required There is no close residential development to limit use.
Benefits/Disbenefits		Increased local employment opportunities
Conclusion		Site is suitable for a variety of industrial uses. There would be no extra traffic through the village. Site recommended for industrial/retail use. No Policy required as this is within the existing use



Renewable Energy

Objective To promote the acceptable development of renewable energy sources

Justification

Renewable energy is of some significance to Cornwall generally because:

- Its geographical characteristics (as an exposed and hilly peninsula) and relatively sparse population make it suitable for wind turbines
- Wind turbines are appearing all over Cornwall, arguably with a knock-on effect on the landscape and environment
- The renewable energy industry contributes significantly to the economy and job opportunities in the county.

Although there is limited scope for renewable energy developments in St Cleer Parish due to:

- Its proximity to the Bodmin Moor AONB
- The absence of large expanses of uninhabited areas outside the AONB
- Its inland and relatively unexposed situation

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.

Results can be found in the Supplementary Documentation and Consultation Statement

Intention

St Cleer supports Cornwall Council's commitment to increase use and production of renewable and low carbon energy generation subject to the safeguards set out in Policy 15 of the Local Plan. 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.

POLICY ECR6

1. Wind turbines would be supported provided they are of small size (up to 60M to tip) and do not adversely impact the landscape. However, proposals would not be supported which are situated in or affect the setting of the AONB, WHS or other historic or environmental asset . 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 or any historic or environmental asset, provided they are of small scale. Proposals would not be supported which are situated in or affect the setting of the AONB or WHS.
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. There should be no development including renewable energy north of the line of the C0037 and C0043, Redgate to Foredown, (Shown as a red dotted line on the map on Page 14)

Appendix 1 St Cleer Parish Design Guide

The aim of this document is to provide guidance to ensure that any forthcoming development relates and respects the existing context of the village of St. Cleer and its surrounding Parish. The Parish aspires to have a built environment that meets the requirements of its current and potential inhabitants, whilst enhancing if possible the existing natural and historical beauty by preserving and protecting it for future generations. This guide sets out design principles and materials that will aid in facilitating these goals.

It should be noted that in terms of design this guide takes on greater prominence and weight on developments in or adjoining designated areas such as the AONB, the UNESCO World Heritage Site, and sites adjoining listed or buildings/monuments of great historic interest. In areas outside these, there is room for flexibility in terms of design and materials.

The CISI reports for the settlements of St Cleer, Tremar, Darite and Crows Nest (<http://www.historic-cornwall.org.uk/cisi/settlements.htm>) will provide useful background information and should be used to help define historic character and significance of hamlets.

Housing Density and Mix

Housing density should be derived on any development from the following constraints:

- Housing need and demand in the area
- Protection of any existing trees on the site
- The impact on the surrounding highway infrastructure
- The need to provide adequate amenity provision
- Safe roads within a development with sufficient off street parking
- The effect on the surrounding and neighbouring properties and landscape
- The existing street pattern and form

Affordable homes should have no discernable difference to the open market dwellings on a development in terms of size and design and should be incorporated into the layout in a 'pepper pot' fashion in developments of 15 and over.

Sustainability

Dwellings on new developments should be built to high levels of thermal efficiency and try to use renewable heating and hot water systems including where possible community-heating arrangements. New dwellings should be oriented to maximise passive solar gain and therefore also allowing for the installation of PV and solar thermal panels. It is essential that new homes should use the principles as set out in the Lifetime Homes guide, to enable adaptability and future use and enjoyment by its occupants.

Contemporary Design

Innovative, modern design and materials should not necessarily be dismissed and to a certain extent should be encouraged, but only implemented on sites after careful consideration of the sensitivity of the surrounding natural and built environment.

It is always worth studying the existing vernacular to understand and appreciate how to approach the design process, whether it is through replicating without it becoming too much of a pastiche, or reinterpreting traditional details, or be it creating something totally and completely original and new.

Modern architecture which disregards its setting is likely to be regarded as unsuccessful both now and in the future. The balance is in harmonising between new and old and having an approach that is confident and honest.

External Walls

Walls of new dwellings should try to incorporate natural stone either on the facade facing the highway or through the careful use of quoin stones and/or stone lintels over openings. Natural stone should come from local quarries and try to match existing buildings in its locality in terms of size, colour and coursing. Stone should be laid on its natural bed (never with the sewn side facing outwards) with good coursing and with careful consideration to high quality pointing. Artificial and reconstituted stone is not a satisfactory substitute to natural stone and therefore should not be considered.

Slate hanging is a good alternative to, or can be used in conjunction with natural stone. Slate hanging should only use natural slate and be fixed into position either on battens or laid in mortar.

Render for external walls should be applied using a wood-float to provide and to create a finely textured finish. Heavily curved/shaped and sharp edged bellcasts should be avoided in favour of hand-applied render to soften the corners of a dwelling and around the edge of window and door openings. The colour of through render or painted render should be of a muted pastel palette. It is worth considering the use of traditional lime wash with natural pigments.

Roofs

Simple gable roofs or hipped gable shaped roofs are suitable and are a prominent feature of the Parish. Hips are best used at the end of a row/terrace to aid framing and to avoid the bulkiness of a long section of roof. Hips are also an interesting form on a single dwelling and are common in the parish due to the prevailing wind on Bodmin Moor.

Roofs should have a minimum pitch of 30-37°, subtle changes of the pitch between dwellings can help enliven a roof scape. Most roofs should span the shortest plan dimension to minimise the overall height.

Lean-to roofs can be used to make more interesting forms and decrease the massing of a dwelling. They can also be used to accommodate garages or a single storey element of a dwelling, however they should be of an equal or lower pitch to the main dwelling.

The aim is for roofs that are uncomplicated, long and low, able to accommodate solar panels and provide adequate living space below. Eaves should run parallel with the adjoining highway with any projecting gables or hips to be subservient to the main roof.

The strong prevailing winds and lack of building timber in the 1800's has led to eave and gable details that are much tighter to the building. This in turn has led to no or minimal exposed timber. Natural slate barges and mitred hips are a common vernacular of the Parish, which makes for a good detail for any new dwelling along with the tight gables and soffits. The roof covering should be natural slate with simple terracotta ridge tiles.

Parking, Planting, Pedestrians, and the Provision of Street Lighting

Private amenity space is essential to the health, well-being and enjoyment of the occupants. A recommended minimum space of 80m² is necessary to accommodate space for children to play, for composting/recycling and an area to grow vegetables. It is also beneficial to have space for the storage of bikes, pushchairs, wheelchairs and refuse/recycling bins.

Each dwelling should have a minimum of two off street parking spaces (this may incorporate garages) given the Parish's rural location and its current lack of public transport at this time. This will enable a decrease in on-street parking and the dangers this poses to emergency services trying to pass and to pedestrians walking between parked cars, especially children. Through careful design habitable rooms should both maintain privacy whilst also allowing for overlooking to the street and parking areas.

Larger developments should have the provision of open public space that the community can enjoy, that are attractive and engaging. These spaces should be well overlooked to provide natural surveillance, which will provide for a safer environment.

Every development should try to protect and incorporate any trees currently on the site that are worthy of retention. Detailed planting is of the utmost importance to soften any new development and to provide screening. The use of plants can help define spaces and their relationships and provide green corridors for the encouragement of biodiversity within, and surrounding the development. Planting can also assist in security and provide windbreaks that can aid in the reduction of air and noise pollution. New hedges and planting should try to use where possible trees and shrubs native to Cornwall and appropriate to the local areas ecology.

New developments must have good connectivity to existing facilities such as shops, pubs, recreational areas, places of worship and schools. It is imperative for these connections to be safe and usable to everyone and designed to comply with the requirements set out in the Equality Act 2010 and British Standard 8300:2009.

High level street lighting must not be used to protect the dark skies in the Parish and guidance should be sought from the CPRE (Campaign to Protect Rural England) , CfDS (The Campaign for Dark Skies) and the IDA (International Dark- Sky Association) In the interest of safety and security in and within a development low level, down lighter path bollards may be used.

Appendix 2 St Cleer Development Sites – Not Preferred

Site Number and Location	5 – Horizon Farm, Well Lane	
Site description and use	Field containing disused chicken rearing sheds currently permanent pasture	
Proposed use		30 Affordable houses east of Penhale Lane. There is a further small area to the west of the lane
Access		Access to Well Lane would be onto a narrow (in places single track) road with several blind bends. Current access is onto the single track lane to Penhale which feeds into Well Lane
Planning History		Planning approval for 30 affordable dwellings (100%) east of Penhale Lane. No application for the western piece
Constraints		WHS - trackbed of L&CR runs through site AGLV Presence of springs and flood risk at lower end of site
Traffic congestion in Well Lane		Severe. Well Lane is already very congested at certain times with school traffic exacerbated by indiscriminate parking
Benefits/Disbenefits		21 affordable rented homes here would obviate the need for housing at Horizon Farm, Bakers Hill The eyesore of the sheds would be removed The residents of St Cleer are overwhelmingly against this development Further traffic on Well Lane and through the already congested heart of the village.
Conclusion		Development here is not supported



Site Number and Location	6 – Site off Hendra Close Darite	
Site description and use	Permanent pasture. The field was divided to provide a site for the existing recent build at Hendra Close	
Proposed use		Housing
Access		Through Hendra Close onto the Higher Tremar to Crows Nest road which although two way is narrow with blind bends in places. Minimum standard sight lines.
Planning History		Application for 15 affordable houses refused
Constraints		North of the NDP development boundary WHS AGHV AGLV
Traffic congestion in Well Lane		No impact
Benefits/Disbenefits		Housing need does not support any further development in Darite at this time or the near future. Likely to add to problems caused by run off from existing housing which floods the road below.
Conclusion		Housing in this location is not supported



Site Number and Location		7 – West of Penhale Meadow
Site description and use		Permanent pasture
Proposed use		Up to 210 houses
Access		Via narrow estate roads of Penhale Meadow, Trecarne View and Kilmar Way onto Well Lane
Planning History		None
Constraints		AGLV Outside NDP Development Boundary
Traffic congestion in Well Lane		Severe. The existing road which it is not possible to widen would not cope with the amount of traffic this site would generate
Benefits/Disbenefits		No benefits Increased traffic through congested heart of village Estate roads are not suitable for either construction traffic or increased traffic flow. No infrastructure to support this level of development Overwhelming opposition from residents of parish
Conclusion		Development of this site is not supported



Site Number and Location		9- Foredown
Site description and use		Green fields on B3254 at Foredown currently permanent pasture
Proposed use		Put forward for housing in the SHLAA
Access		Triangle of land surrounded by minor roads
Planning History		None
Constraints		AGLV Outside the development boundary
Traffic congestion in Well Lane		No impact
Benefits/Disbenefits		Totally divorced from St Cleer and all the hamlets this is much closer to Pensilva and would be development in the open countryside. Not a sustainable location
Conclusion		Not recommended

