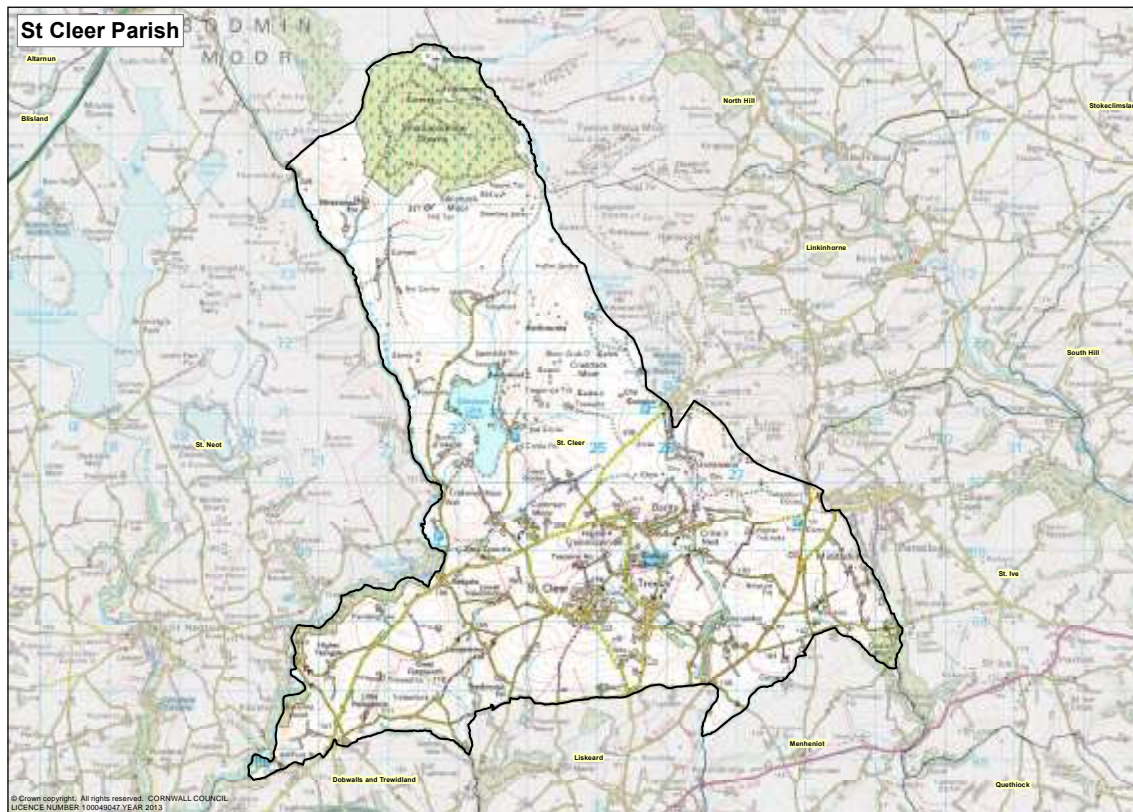


# The St Cleer Neighbourhood Development Plan

Basic Conditions Statement 2015



Submitted by the Qualifying Body:  
St Cleer Parish Council

<http://bodminmoorplans.net/maps/>

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# 1. Introduction

1.1. This report sets out the reasons for producing the Neighbourhood Development Plan for the community of St Cleer Parish and explains how the Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (hereafter referred to as ‘the Regulations’). The Basic Conditions Statement also addresses how the basic conditions of neighbourhood planning have been met as prescribed by the Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of Schedule 4B.

1.2. St Cleer Parish Council are the qualifying body responsible for the preparation, consultation and submission of the Neighbourhood Development Plan (hereafter referred to as the NDP). As part of its process, assistance has been given by the Project Team, Neighbourhood Representatives, Cornwall Council and Locality. The St Cleer NDP area has been designated as the entire parish area for St Cleer (see Appendix 1).

## 2.0 Why write a Neighbourhood Development Plan

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 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

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 population at the 2011 census was 3339 living in some 1500 houses.

2.3 Initially the Parish Council made the decision to register the whole parish as the NDP area.

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 childrens 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 26<sup>th</sup> 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 weeks

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.

## 3.0 Compliance Statement

3.1: The draft St Cleer Parish NDP was made available for consultation in accordance with section 14 of the regulations, from the 1<sup>st</sup> December 2014 until the 23<sup>rd</sup> January 2015. This was an extended 8 week consultation in view of the Christmas/New Year break which fell in the period. Minor amendments were made to the plan that were considered necessary in light of the responses made.

The Parish Council as the qualifying body agreed on 28<sup>th</sup> January 2015 to submit the plan proposal to Cornwall Council as the local planning authority.

3.2. Section 15 of part 5 of the Regulations sets out the requirements for the qualifying body submitting a NDP to the local planning authority as follows:

### Plan proposals

15.—(1) Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

3.3. Part (a) is provided within Appendix 1 of this statement and includes the application, map and designation decision notice.

3.4. Parts (b) and (c) have been prepared and will accompany this statement as part of the submission.

3.5. The requirements for part (d) in respect of neighbourhood development plans, rather than neighbourhood development orders, are

that the St Cleer Parish neighbourhood development plan meets the following basic conditions:

- The plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- The plan contributes to the achievement of sustainable development.
- The plan is in general conformity with strategic policies contained in the development plan for the area of the authority.
- The plan does not breach, and is compatible with the EU obligations
- Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan.

3.6. The following sections will explain how the St Cleer Parish NDP has met these basic conditions.

## 4.0 Summary of submission documents and supporting evidence

4.1. In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Plan and meet the Basic Conditions:

- The St Cleer Parish – NDP for the designated neighbourhood area of St Cleer, has been developed with the community and contains policies to guide future development in the area.
- The St Cleer Parish Consultation Statement – sets out the consultation and community engagement processes from early engagement, through to the formal pre-submission consultation.
- The St Cleer Parish Supplementary Document - is a compilation of other relevant information from a range of organisations used to inform the preparation of the NDP such as: Consultation Summary, Consultations with Utility Companies, Local Schools and NHS providers together with evidence of the way in which the plan was developed
- The St Cleer Parish Strategic Environmental Assessment – this was deemed unnecessary, following the receipt of the Screening Opinion from Cornwall Council in consultation with the Statutory Bodies (please refer to Appendix 2).
- The St Cleer NDP Habitat Regulations Assessment – this was deemed unnecessary, following the receipt of the Screening Opinion from Cornwall Council in consultation with the Statutory Bodies. Please refer to Appendix 2.



## 5.0 The basic conditions

### 5.1. Regard to national policy and guidance:

The National Planning Policy Framework (NPPF) was published in March 2012. The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development (see paragraphs below relating to achieving sustainable development).

5.2 Paragraphs 18 to 219 of the NPPF expresses the Government's view on what sustainable development means in practice for the planning system. The appraisal of the draft policies contained within the NDP, against the NPPF (refer to Table 1) demonstrates how policies are in conformity for delivering sustainable development.

5.3 The NPPF states that there are three key principles to sustainable development; economic, social and environment. This prompts the need for the planning system to perform a number of roles which are defined below. It is believed that the policies contained within the draft NDP for St Cleer Parish, also contribute to these three roles as stated below.

### 5.4 Economic – contributing to the provision of employment

opportunities, 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.

**Policy ECR5** Identifies land for employment use on land at Horizon Farm previously developed as an egg production and packing site.

**Policies ECR1 and ECR3** Identify sites for Housing development to enable sustainable housing growth whilst ensuring the siting and scale of new development is appropriate.

**Policy ECR6** Supports the development of Renewable energy in the right place and scale.

5.5 **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.

**Policies ECR1 and ECR3** Identify sites for Housing development to enable sustainable housing growth whilst ensuring the siting and scale of new development is appropriate.

**Policy ECR2** Seeks to preserve and enhance the rich historic and cultural heritage of St Cleer Parish.

**Policy ECR4** Seeks to protect the valued green spaces and special landscapes designations of St Cleer Parish whilst supporting future expansion.

**Policy ECR6** Supports the acceptable development of renewable energy sources.

**5.6 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. Support for a low carbon economy informs all policies and the St Cleer Design Guide.

**Policy ECR4** Seeks to protect the valued green spaces and special landscapes designations of St Cleer Parish whilst supporting future expansion.

**Policy ECR2** Seeks to preserve and enhance the rich historic and cultural heritage of St Cleer Parish.

**Policies ECR1 and ECR3** Identify sites for Housing development to enable sustainable housing growth whilst ensuring the siting and scale of new development is appropriate.

**Policy ECR6** Supports the acceptable development of renewable energy sources.

### **5.7. Achieving sustainable development:**

5.8. The St Cleer Parish NDP has been prepared with a central understanding that the three key areas are addressed: economic, social and environment and that they are all closely linked together. The policies therefore aim to enable change that the community needs and is comfortable with, whilst protecting what is valued.

5.9. The primary vision and overall objectives for the NDP, intend to maintain and enhance St Cleer Parish as a sustainable and vibrant community, which is recognised as a unique rural moorland community, rich in historic and cultural heritage. The underpinning factor is delivering sustainable development for the St Cleer Parish community to ensure it is self-sustaining over the long term, whilst protecting and enhancing that heritage.

### **5.10. Conformity with strategic policies:**

5.11. The St Cleer Parish NDP has been prepared by the community of St Cleer Parish, represented by volunteers from across that community, and the Parish Council. Officers from Cornwall Council attended some of the steering group meetings and gave us the benefit of their knowledge and advice. The St Cleer NDP has been developed to be in conformity with the emerging Cornwall Local Plan 2010-2030 and the saved policies of the Caradon Local Plan First Alteration (Adopted August 2007). Therefore it will be tested for general conformity with the saved policies of the CLP First Alteration, but we have had regard to the up to date evidence base and emerging policies of the up to date evidence base and emerging policies of the Cornwall Local Plan. Detailed analysis of this may be found in Table 1.

5.12. It is considered possible that if the examination and referendum are successful the St Cleer Parish NDP may be brought into force prior to the adoption of the Local Plan under the new Town and Country (Local Planning) (England) Regulations 2012.

**5.13. Compatibility with EU Legislation:**

5.14. A screening opinion was obtained from Cornwall Council in terms of the need for Strategic Environmental Assessment (SEA) and for Habitats Regulations Assessment. Following some helpful dialogue with both English Heritage and Natural England some minor changes to wording were made which clarified the intentions of the policies, it was concluded that the Plan would have no likely significant effects on the environment or European Sites (see Appendix 2)

5.15 It is considered that the St Cleer Parish NDP is compatible with the European Convention on Human Rights within the meaning of the Human Rights Act 1998.

Table 1 Conformity with Policies

DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORM ITY WITH STRATEGIC POLICIES
OVERALL	St St Cleer Parish NDP is considered to have regard to the NPPF particularly in relation to the objectives for neighbourhood plans and in achieving sustainable development for the area	The NDP is considered to be in general conformity with the current Caradon Local Plan First Alteration (August 2007) (hereafter referred to as CLP). And the objectives and strategic policies contained within the Cornwall Local Plan – Submission Draft.

DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
<p>ECR1 Development Boundaries</p>	<p>Over all the NPPF states “To promote sustainable development I rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The St Cleer NDP also conforms to Paras 76, 115, 131 and 132 of the NPPF . in seeking to protect the World Heritage Site and other heritage assets.</p> <p>By setting out the areas for development for both housing and employment the plan will enhance and maintain the vitality of the community</p>	<p>The boundaries in the St Cleer NDP are in conformity with the CLP First Alteration (August 2007). Policies CL6, CL9, CL12 CL13, CL18,CL19 and CL20 of the CLP seek to protect areas of special landscape designations (Areas of Outstanding Natural Beauty, Areas of Great Landscape Value, Sites of Special Scientific Interest, Cornwall Nature Conservation Sites, Areas of Great Historic Value. Buildings of Archaeological Significance and Protection of Archaeological Sites) also EV6 (Open Areas of Local Significance) and with the emerging Cornwall Local Plan policy 2 and 22A to 25.</p> <p>The policy was written to protect the character of the parish and to ensure that the settlement pattern of satellite hamlets around the main village is not disrupted. It seeks to enable development on four sites, which have the support of the community, and to protect the land outside those areas. It also seeks to protect the specially designated landscapes which are an important feature of the parish.</p> <p>POLICY CL6: Areas of Outstanding Natural Beauty &amp; Heritage Coast Development in the AONBs and Heritage Coast will not be permitted unless the development:</p> <ul style="list-style-type: none"> <li>(i) is sited as to minimise its visual impact on the landscape;</li> <li>(ii) is designed so as to reflect locally distinctive character, traditional building styles and local materials;</li> <li>(iii) conforms with the locally characteristic patterns of settlement.</li> </ul> <p>POLICY CL9: Areas of Great Landscape Value Proposed development in the Areas of Great Landscape Value identified on the Proposals Map will not be permitted if it would materially harm the character of the particular area and if it does not closely reflect the traditional building styles and local materials, or the characteristic pattern of settlement, in the particular area.</p> <p>POLICY CL12: Sites of Special Scientific Interest/National Nature Reserves Development which would destroy or adversely affect, directly or indirectly, a designated or proposed Site of Special Scientific Interest (SSSI) or a National Nature Reserve (NNR) as shown on the Proposals Map will not be permitted unless the development can be controlled through the use of conditions or planning obligations to prevent damaging impacts on wildlife habitats or important physical features, or the importance of the development outweighs the special interest</p>

		<p>of the site.</p> <p>Sites which are designated or potential Special Protection Areas, Special Areas of Conservation, or RAMSAR sites as shown on the Proposals Map will be given the same protection as SSSIs, in addition, development proposals likely to have a significant effect on the nature conservation value of such sites will only be permitted when there is no alternative site and there are imperative reasons of overriding public interest. Where such a site hosts a priority habitat or species, development will only be permitted if required for human health or public safety.</p> <p><b>POLICY CL13: Cornwall Nature Conservation Sites &amp; Nature Reserves</b></p> <p>Development proposals which would adversely affect, directly or indirectly, locally designated Nature Conservation Sites, or the integrity or continuity of other landscape features of major importance to wild fauna or flora will only be permitted where:</p> <ul style="list-style-type: none"> <li>(i) the reason for the development clearly outweighs the decrease in nature conservation value;</li> <li>(ii) any damage to the nature conservation interest is minimised;</li> <li>(iii) mitigating measures can be provided to protect remaining nature conservation and secure habitat creation or enhancement elsewhere within the site or local area.</li> </ul> <p>The policy applies to Areas of Great Scientific Value (AGSVs), Cornwall Nature Conservation Sites (CNCS), Regionally Important Geological Sites (RIGS), Local Nature Reserves (LNRs) as identified on the Proposals Map.</p> <p><b>POLICY CL18: Areas of Great Historic Value</b></p> <p>In considering proposals for development in Areas of Great Historic Value, as shown on the Proposals Map, high priority will be attached to the need to avoid disturbance to features of archaeological or historic significance, and to the need to conserve the particular character of the areas. Planning permission will not be granted for developments which would adversely affect the archaeological or historic character of the areas.</p> <p><b>POLICY CL19: Buildings of Archaeological Significance</b></p> <p>High priority will be given to the protection, preservation and enhancement of nationally important scheduled and unscheduled monuments and other sites and buildings of archaeological and historic significance in the plan area through the following measures:</p> <ul style="list-style-type: none"> <li>(i) development proposals which would prejudice the preservation of nationally important archaeological remains, whether scheduled or not, and their settings, will not be allowed unless the development is also of national importance and there is no alternative site;</li> <li>(ii) if there is evidence to suggest that significant remains may exist on the site of a proposed development, the extent and importance of which are unknown, the Local Planning Authority will request the developer to arrange for an archaeological evaluation to be carried out before the planning application is determined, thus enabling an informed planning decision to be made;</li> <li>(iii) where preservation in situ is not possible the Local Authority will not allow development to take place until satisfactory provision has been made for a</li> </ul>
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		<p>programme of archaeological investigation and recording prior to the commencement of the development.</p> <p>POLICY CL20: Protection of Archaeological Sites</p> <p>Where proposed development is likely to significantly affect sites of county or local archaeological importance, they should be protected in situ, unless the significance of the remains is not sufficient, when weighed against the need for development, to justify their physical preservation. Where retention of remains is not possible, the Council may impose conditions or seek planning obligations to ensure that adequate archaeological records are prepared before development commences.</p>
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DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
ECR2 Heritage	Conforms with section 12 of the NPPF in its aims to preserve and enhance the rich heritage of St Cleer parish and protect the World Heritage Site and its Outstanding Universal Value	<p>Conforms with the Cornwall Local Plan Policy 24 and the CLP First Alteration (August 2007) CL18, CL19 and CL20 (Areas of Great Historic Value, Buildings of Archaeological Significance and Protection of Archaeological Sites.)</p> <p>The policy intention is to protect the heritage and archaeological assets of the parish and its World Heritage Site features including their setting and context.</p> <p><b>POLICY CL18: Areas of Great Historic Value</b> In considering proposals for development in Areas of Great Historic Value, as shown on the Proposals Map, high priority will be attached to the need to avoid disturbance to features of archaeological or historic significance, and to the need to conserve the particular character of the areas. Planning permission will not be granted for developments which would adversely affect the archaeological or historic character of the areas.</p> <p><b>POLICY CL19: Buildings of Archaeological Significance</b> High priority will be given to the protection, preservation and enhancement of nationally important scheduled and unscheduled monuments and other sites and buildings of archaeological and historic significance in the plan area through the following measures:</p> <p>(i) development proposals which would prejudice the preservation of nationally important archaeological remains, whether scheduled or not, and their settings, will not be allowed unless the development is also of national importance and there is no alternative site;</p> <p>(ii) if there is evidence to suggest that significant remains may exist on the site of a proposed development, the extent and importance of which are unknown, the Local Planning Authority will request the developer to arrange for an archaeological evaluation to be carried out before the planning application is determined, thus enabling an informed planning decision to be made;</p> <p>(iii) where preservation in situ is not possible the Local Authority will not allow development to take place until satisfactory provision has been made for a programme of archaeological investigation and recording prior to the commencement of the development.</p> <p><b>POLICY CL20: Protection of Archaeological Sites</b> Where proposed development is likely to significantly affect sites of county or local archaeological importance, they should be protected in situ, unless the significance of the remains is not sufficient, when weighed against the need for development, to justify their physical preservation. Where</p>



		retention of remains is not possible, the Council may impose conditions or seek planning obligations to ensure that adequate archaeological records are prepared before development commences.
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DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
ECR3 Housing	<p>Over all the NPPF states “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Plans are also required to be deliverable and therefore take viability and costs into account during the plan-making process. Policy ECR1 Sets out the location for 120 new permissions on 4 sites within the parish of St Cleer and is consistent with the aims of the NPPF Para 184 of the NPPF advises that NDPs should not promote less development than set out in the Local Plan or undermine its strategic policies. In addition to this that the ambition of the neighbourhood should be aligned with strategic needs and priorities of the wider local area. As such ECR3 sets out the housing requirements to reflect our circumstances in accordance with para 47 of the NPPF</p>	<p>All seven settlements in St Cleer Parish had defined Development Limits in the CLP. ECR3 Land behind the Stag is within the defined limit for St Cleer. ECR3 Horizon Farm, Bakers Hill is previously developed land and both sites therefore conform with Policy HO2 of the CLP. ECR3 Hockings House as an affordable led development adjacent to the development boundary and conforms with Policy HO13, Rural Exception Sites (taking into account viability issues).</p> <p>Policy HO11: Affordable Housing in Towns &amp; Villages Where there are demonstrable local needs, the Council will seek the provision of a minimum of 40% affordable housing on sites allocated for housing in the Local Plan and on other sites coming forward for residential development which have a capacity of 10 or more dwellings in towns, or 3 or more dwellings in villages. The type of affordable housing sought will depend upon such considerations as the nature of local needs, site characteristics and the overall viability of the proposed scheme. The policy applies to entire sites, and planning permission will not be granted for schemes that fragment and/or reduce a site below the thresholds necessary to secure an element of affordable housing.</p> <p>The policies in St Cleer NDP conform to Policy PP15 of the emerging Cornwall Local Plan. The Cornwall Plan calls for a further 626 new permissions for the Liskeard and Looe CNA in the 18 parishes outside Liskeard, and the St Cleer NDP aims to enable 120 of these within the Parish. It also conforms with Policies 3, 6 7 8 and 9.</p> <p>Conforms with CLP First Alteration (August 2007) HO11 and HO13 (Affordable Housing in Towns and Villages and Rural Exception Housing taking into account viability issues)</p> <p>POLICY HO13: Rural Exception Housing As an exception to Policies HO6 (housing development in villages) and HO7 (housing development in the countryside), small residential developments solely for affordable housing will be permitted provided that: (i) the site is within or immediately adjoining a settlement for which development limits are defined on the Proposals Map; (ii) there is an identified local housing need within the local community; (iii) the number, type and size of dwellings proposed will meet</p>

		(wholly or in part) the identified local housing need; (iv) the size, layout and design of the development is appropriate in scale and character to the environment of the village concerned; (v) the development would not reduce an already narrow rural gap between settlements or harm the landscape setting of a village;
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DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
ECR4 Green Assets	Conforms with Section 11 especially paras 114 – 118 of the NPPF In seeking to protect and enhance networks of biodiversity and green infrastructure as well as protecting the specially designated areas of landscape within the parish. The green spaces which separate the hamlets are important wildlife corridors and are an essential part of the character of the area.	<p>Conforms with Policies 22A, 23 and 24 of the emerging Cornwall Local Plan and CLP First Alteration (2007) Policies EV6 (Open Areas of Local Significance in Towns and Villages) and generally with Chapter 4 Countryside and Landscape which protects designated landscape areas ( Policies CL6, CL9, CL12 CL13, CL18,CL19 and CL20) The aim of ECR4.1 is to maintain the open aspect of the land between settlements by restricting any use to recreation in the open air e.g. sport or play and then only with the support of the parish Council and the wider community.</p> <p>POLICY EV6: Open Areas of Local Significance in Towns &amp; Villages</p> <p>No development will be permitted within the Open Areas of Local Significance (OALS) shown on the Inset Maps if it would significantly impair the effectiveness of the OALS in serving one or more of the following purposes:</p> <ul style="list-style-type: none"> <li>(i) forming a green foreground or background which is important to the character of the settlement;</li> <li>(ii) helping to preserve the most typical views of the town centre or village, and the best views of the surrounding countryside from within the settlements;</li> <li>(iii) providing green “fingers” which penetrate the built-up area and help to maintain a close relationship between town and country, as well as the small scale characteristics of Cornish settlements;</li> <li>(iv) forming the green gap between two or more settlements which are close to each other and in danger of losing their separate identity;</li> <li>(v) protecting undeveloped areas within settlements which by their open or wooded nature contribute to its character and visual setting, or to that of individual buildings or groups of buildings.</li> </ul> <p>ECR4.2 seeks the protection of biodiversity, designated landscapes and the natural environment.</p>

DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
ECR5 Economic Development, Employment and Community Facilities	Conforms with Sections 1 and 3 of the NPPF and aims to improve the sustainability of the area.	<p>Conforms with Policy 2 of the emerging Cornwall Local Plan and CLP First Alteration (2007) policies EM3, EM5 and EM6 (Village Workshops, Workshops in the Countryside and Business Development in the Countryside).</p> <p>ERC5 seeks to promote economic development within the parish by enabling the development of employment space and reducing the need for travel to work.</p> <p>POLICY EM3: Village Workshops Small village workshops comprising units with a floorspace not exceeding 250 sq. m. (2,700 sq. ft.) each will be permitted in, or on the edge of, the following villages: LISKEARD AREA Dobwalls St.Cleer/Tremar</p> <p>POLICY EM5: Workshops in the Countryside Small workshop development in the countryside or in villages other than those mentioned in Policy EM3 will be permitted if:</p> <ul style="list-style-type: none"> <li>(i) it comprises small units no greater than 100 sq. m. in floorspace;</li> <li>(ii) the need cannot be met by the conversion of an existing building, and;</li> <li>(iii) it conforms with the criteria (i) to (iv) set out in Policy EM3;</li> <li>(iv) such developments are located within or adjacent to existing groups of buildings.</li> </ul> <p>POLICY EM6: Business Development in the Countryside Industrial or business development in the countryside or villages which is greater in floorspace than that specified in Policies EM3 and EM5, will only be permitted if:</p> <ul style="list-style-type: none"> <li>(i) it is essential to the needs of agriculture or forestry, including related activities such as the processing of traditional food and drink products, or craft industries;</li> <li>(ii) it conforms with criteria (i) to (iv) of Policy EM3, and;</li> <li>(iii) the need cannot be met by the conversion of an existing building, or on an industrial estate, or in a nearby town;</li> <li>(iv) such developments are located within or adjacent to existing groups of buildings.</li> </ul>

DRAFT ST CLEER PARISH NDP	REGARD TO NPPF	GENERAL CONFORMITY WITH STRATEGIC POLICIES
ECR6 Renewable Energy	ECR6 aims to promote the acceptable development of renewable energy sources. It conforms with NPPF in encouraging low carbon development and enables renewable energy development whilst protecting the environment.	<p>Conforms with Policy 15 of the emerging Cornwall Local Plan and with policies REN1, REN2 and REN3 of the CLP First Alteration (2007) (i) the proposal must not have an unacceptable impact on the character and appearance of the immediate and wider landscape, and of areas of natural, cultural, historical or architectural interest; POLICY REN2: On-Shore Wind Energy</p> <p>In AONBs, HC, SSSIs, NNRs, SAM and best and most versatile agricultural land, wind turbines and wind farms will only be permitted if the proposal would not have an unacceptable impact on the specific features or qualities which justified such designation.</p> <p>In other areas, wind turbines and wind farms will only be permitted if the proposal would not cause unacceptable damage to amenity, landscape, scientific, archaeological nature conservation or historic interests, and there is no adverse impact on nearby land falling within the designations given in the above paragraph.</p> <p>The Renewable Energy Landscape Guidance particularly the Landscape Strategy and Sensitivity Matrix for Bodmin Moor and the Landscape Strategy and Guidance for Wind Energy Development in this area provides guidance with regard to the special landscape designations and how the protection of these should be taken into account in the determination of applications. The recommendations for the St Cleer area are for single small turbines and small scale Solar PV developments outside of the AONB and away from Caradon Hill. The St Cleer NDP sits below and strengthens this advice</p>

## 6.0 Appendices

Appendix 1 : Neighbourhood Development Plan Designation Application and Designation Decision

Appendix 2 :Screening Opinion from Cornwall Council

## Appendix 1 : Neighbourhood Development Plan Designation Application and Designation Decision

Application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area.

The St Cleer Parish Council give notice that they wish to make an application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area for the Neighbourhood Development Plan.

A map identifying the area, to which the application relates, being the entire parish area of St Cleer, accompanies the application.

This area is considered appropriate to be designated as a neighbourhood area for the following reasons:

The designated area is the whole of St Cleer Parish. As Parish Council for St Cleer, we intend to guide how our community evolves. We have areas of outstanding beauty, and a World Heritage site within our boundaries, which we wish to protect and preserve for future generations. We want future development to benefit our community.

The St Cleer Parish Council is the relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act being the parish council for the entire area applied for.

From: Len Clark [mailto:len@lclark.f2s.com]

Sent: 23 May 2013 22:41

To: Arden Sarah

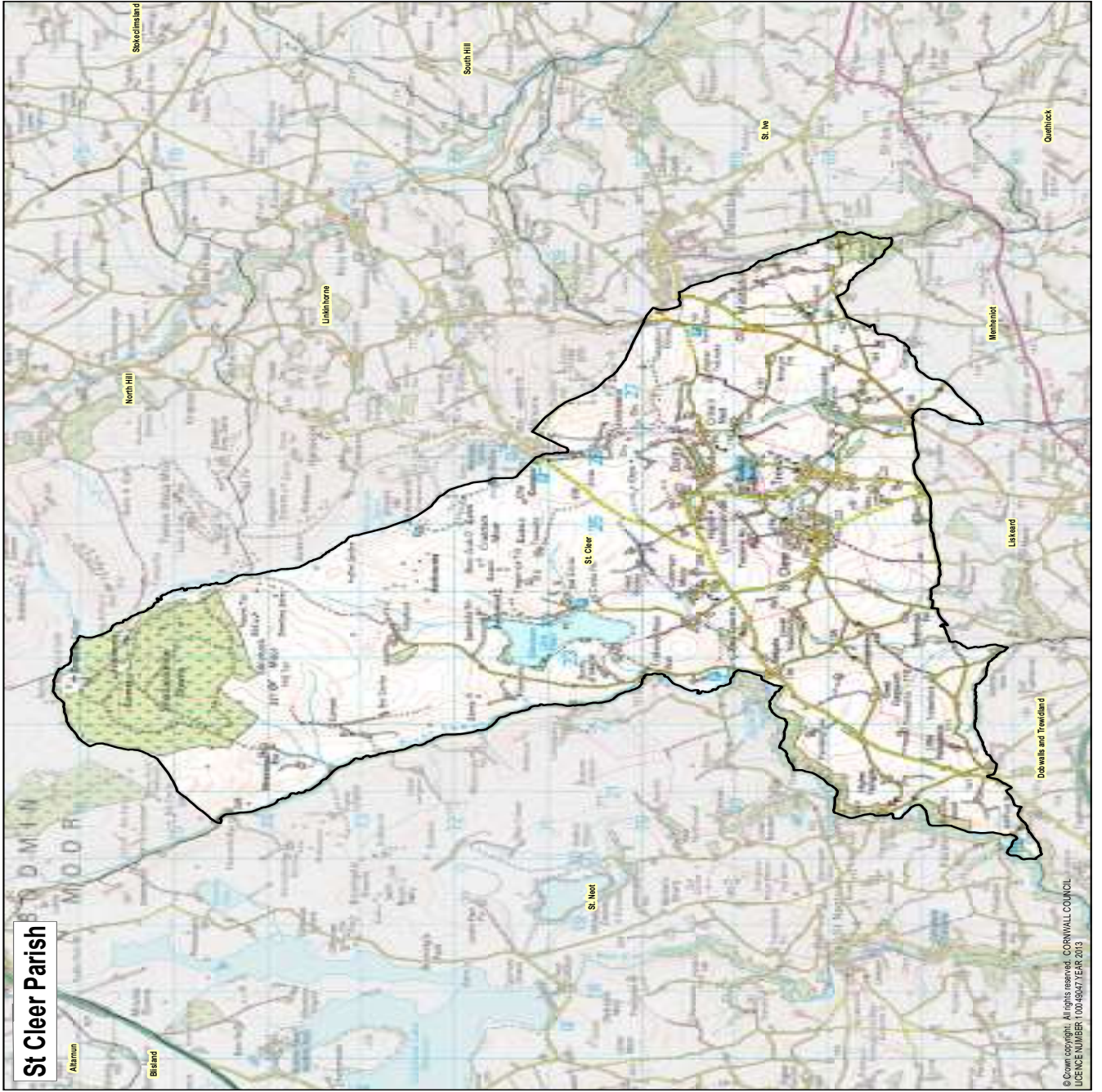
Subject: Re: St Cleer Parish Neighbourhood Plan

Dear Sarah,

Hope this suffices.

kind regards

Len



**St Cleer Parish**

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LICENCE NUMBER 1 000 49047 5/R 2013

**DECISION OF THE PORTFOLIO HOLDER FOR ENVIRONMENT,  
HERITAGE AND PLANNING**

In respect of attached report for and on behalf of Chloe Pitt

**Dated:** 30 August 2013

**Subject Matter:** Designation of Neighbourhood Plan Area for the St Cleer  
Neighbourhood Plan

**Decision:**

The St Cleer Neighbourhood Area be designated in accordance with the  
Neighbourhood Planning (General) Regulations 2012.

**Reason for the Decision:**

In accordance with the Neighbourhood Planning (General) Regulations  
2012 ('The Regulations') any Neighbourhood Plan being produced must be  
carried out within a Neighbourhood Area the extent of which must  
submitted to, publically advertised and consulted on for prescribed period  
and approved by Cornwall Council.

**Alternative options considered:**

None other than contained within the report.

**Conflicts of interest declared:**

None.

**Dispensations granted in respect of a conflict of interest:**

Not Applicable.

Signed .....

*Edwina Hamford*  
Portfolio Holder for Environment, Heritage and Planning

Dated .....

2.9.13



## Appendix 2 :Screening Opinion from Cornwall Council

Derris Watson  
Jensome  
Higher Tremar  
Liskeard  
Cornwall  
PL14 5HP

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**Date:** 10<sup>th</sup> December  
2014

Dear Derris,

### **Statement on the need for Strategic Environmental Assessment or Habitat Regulations Assessment of the St Cleer Neighbourhood Development Plan.**

Cornwall Council is required to assess whether plans or projects prepared to guide development in Cornwall require Strategic Environmental Assessment (SEA) or Habitats Regulation Assessment (HRA). In accordance with the regulations and at your request Cornwall Council screened the draft St Cleer Neighbourhood Development Plan. In the process of this screening we consulted the consultation bodies, Natural England, the Environment Agency and English Heritage.

The Environment Agency confirmed that the level of growth proposed in the plan would not cause significant effects for matters within their remit.

English Heritage recommended changes to Policies ECR2 and ECR6 and you have amended your policies in response to this advice, expanding the range of the policy to cover all heritage assets, referring to setting rather than setting a standard buffer and including reference to significance and legibility.

Taking advice from Natural England you revised your environment policy to clarify that Policy ECR1 included renewable energy development.

Following the amendments to the plan I updated the screening opinion, which I have attached. As the competent body, Cornwall Council concludes that SEA and HRA are not required.

Yours sincerely,

Sarah Arden  
Principal Development Officer  
Local Plans  
Tel: 01872 224294  
Email: sarden@cornwall.gov.uk