

Sustainable Growth for the  
Whole Community of  
Calstock Parish

# Calstock Parish Neighbourhood Development Plan 2021 - 2030

Ratified January 2022



CALSTOCK PARISH COUNCIL



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## PREFACE

The Neighbourhood Development Plan is a local plan drawn up by the Parish Council with the support of people in the community.

It has taken a long time to prepare. It was in 2013 that a team of community representatives and Parish Councillors started work. We have sought the views of the community through questionnaires, surveys, community events and consultations. In our 2019 Parish consultation 96% of people supported the plan. After reviews by Cornwall Council, further modifications and an examination by an Independent Assessor we now present to you the final plan. We hope you like it.

It is ready for the Parish wide referendum. If it is approved, it will be, along with the National Planning Policy Framework and the Cornwall Local Plan, the framework for planning policy in Calstock Parish until 2030. It is a vital document.

Our vision for the Parish by 2030 is that the unique character of the Tamar will have been preserved but in a way that allows for growth, change and development.

We have been very conscious of the amount of development that there has been in the last decade which has placed pressure on services and the infrastructure of the Parish. To prevent sprawl into the countryside, development boundaries have been drawn around the villages within the Parish in order to maintain spaces and clear rural gaps between them. Outside these boundaries, development will only be supported in very specific circumstances, principally to allow 'rural exception' affordable housing development, which is much needed in the Parish. We want people to live in high quality homes so the Plan contains design requirements to ensure this.

The Plan is not just about housing. We have been very mindful that the Plan must address the problems of climate change. All new housing will have to meet energy requirements to ensure that they have an energy efficient and small carbon footprint. All new developments will also have to achieve a 10% net gain in biodiversity. The Plan supports and encourages renewable energy production and storage.

We are seeking a thriving economy with a good social, transport and physical infrastructure that respects the distinctive landscape and heritage of the area. So the Plan has policies supporting the local economy and tourism.

It has been a long process. I hope you think that it has been worth it. I would like to take this opportunity to thank everyone who has been involved in the process and everyone who commented so helpfully on the various drafts.

I believe that at the end of it we have a Neighbourhood Development Plan of which we can be proud. I hope that you do too.

**CLlr Alastair Tinto, Chairman of the Neighbourhood Development Plan Committee**

### **Vision Statement:**

*By 2030, Calstock Parish will be a community with an excellent quality of life:*

- living in decent homes in settlements that retain their rural character*
- supported by a thriving rural economy*
- benefiting from adequate social, transport and physical infrastructure*
- respecting and protecting the distinctive landscape, environment and heritage of the area; and*
- instigating and implementing plans that respond to the challenges of the climate crisis.*





*Above: Calstock village viewed from above Cotehele, nestling within the River Tamar AONB.  
Below: Drakewalls Mine, one of many former mining structures that contribute to the historic setting of the Parish.*



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Above: The view NW from the Mother Orchard, Cotehele, looking towards Kit Hill, across Newton, Clampits, Rising Sun and Harrowbarrow.



Above: Five bar gate and bluebell field, adjoining Elbow Cottage, Cotehele Estate.



# PART ONE: BACKGROUND

## 1. INTRODUCTION

1.1 This document is the Calstock Parish Neighbourhood Development Plan (NDP). It presents the draft Vision and Objectives for the Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and its supporting Objectives.

### *Neighbourhood Planning in a Nutshell*

The NDP process was introduced through the Localism Act 2011. It adds a locally prepared lower tier to the suite of planning policy documents that guide planning decision making.

NDPs can only be prepared by local communities, supported by their Parish Councils. They provide an opportunity for communities to have a real say over local decision making. Communities that prepare an NDP are in a better position to shape their local area, inform how development takes place and influence the type, quality, location and amount of development that takes place.

NDPs must be based on extensive research and influenced by robust engagement with the local communities. Every NDP must go through a local referendum. If approved the Plan's policies become 'material considerations' and will influence decision-making on planning applications within the Parish.

NDPs must be in general conformity with the National Planning Policy Framework and the strategic policies of the Local Plan. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

The legal basis of the NDP is from: the Localism Act 2011, Neighbourhood Planning Regulations 2012, the Planning & Compulsory Purchase Act 2004 (as amended), the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment

Calstock Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.

1.2 Neighbourhood Planning builds on the National Planning Policy Framework 2019 (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (CLP), to give an extra level of detail at the local level. The Calstock Parish NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community.

1.3 The Calstock Parish NDP will sit in tandem with the Local Plan, which runs to 2030. It is appropriate that the NDP should have the same end period and therefore it will be reviewed and updated before 2030. The Parish Council may however decide it necessary to update the NDP at an earlier date if circumstances warrant an earlier review.

1.4 The supporting evidence and documentation backing this NDP, including the Visioning Workshops, Working Group Reports and many of the background studies referred to are available via the Calstock Parish NDP website at [plan4calstockparish.uk](http://plan4calstockparish.uk).

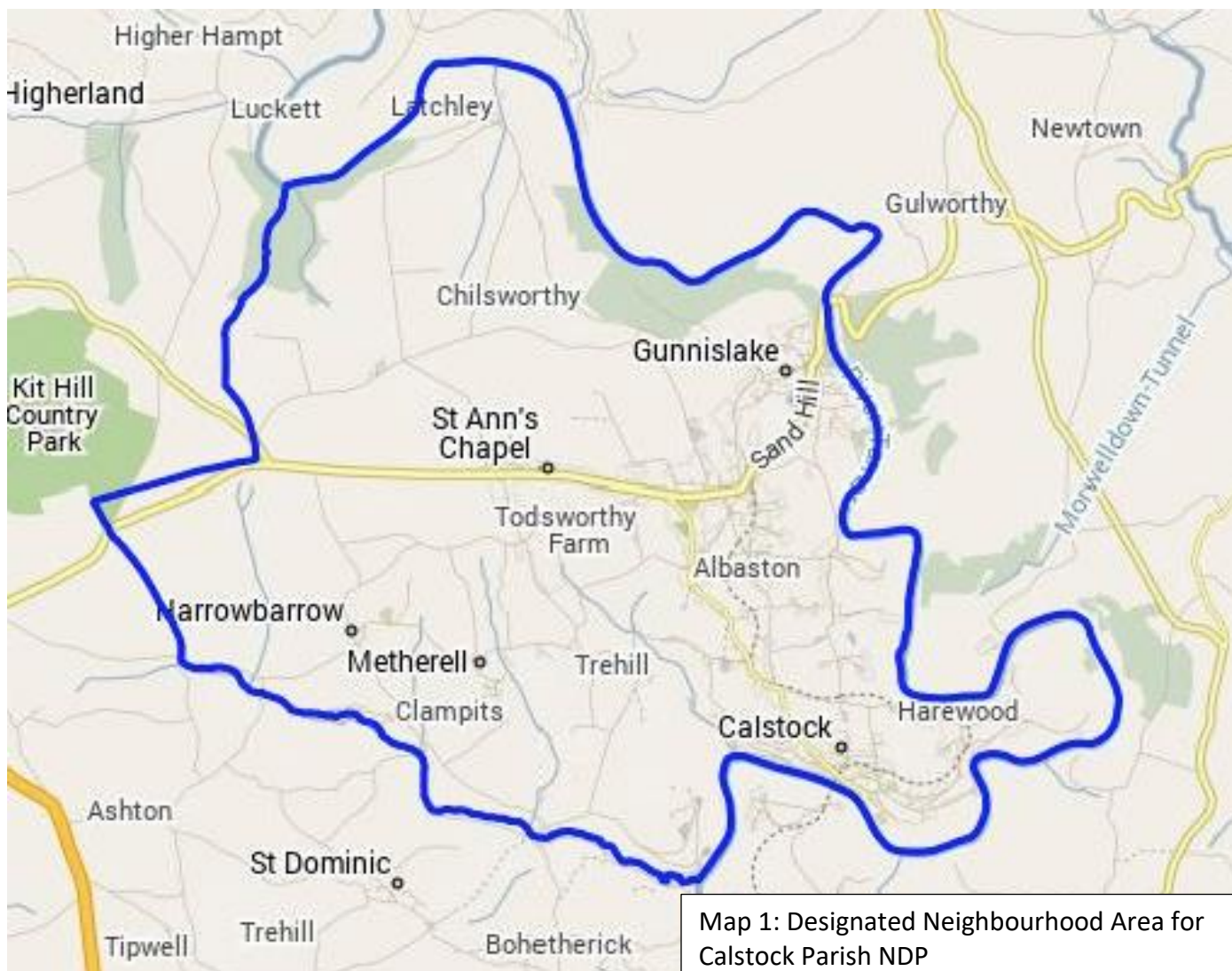
1.5 A jargon-buster and abbreviations section is included at the back of this document for reference.

This document is interactive. When reading the document on a desktop or laptop computer, tablet, or smartphone, any references shown underlined in blue can be clicked upon to go to the relevant document or website. Similarly, the contents page is interactive in that clicking on each line will take the reader through to the relevant section to save excessive scrolling.



1.6 The Calstock Parish NDP applies to the area that is covered by the Parish Council and as shown in Map 1 below.

1.7 Calstock Parish is situated in the south-east of Cornwall and is part of the Caradon Community Network Area (CNA).



## 2. THE CALSTOCK NEIGHBOURHOOD DEVELOPMENT PLAN [NDP] PREPARATION PROCESS

2.1 The Calstock Neighbourhood Development Plan (NDP) has been produced by a Neighbourhood Plan Committee which has included members of the Parish Council, volunteers from the local community and representatives from many local organisations. Agencies represented included: the Church Cluster, Tamar Valley Community Bus, Tamar Community Trust, Calstock Footpath Society, Harrowbarrow and Methereil Village Hall, Womens Institute (WI), Calstock Village Hall, National Trust Cotehele and the University of the 3rd Age (U3A).

2.2 As our vision for Calstock Parish includes the intention to create a sustainable community for future generations, and empower local people's involvement in planning decisions, we have worked hard to involve local people in its creation through a comprehensive programme of engagement, working to a [Community Engagement Strategy](#). We ensured that our Neighbourhood Plan Committee included not only Parish Councillors, but also representatives of local community organisations and interested individuals drawn from our community, so that there was a broad input of ideas, opinions and effort. Everybody on

the Committee has been engaged in carrying out research, analysing data, discussing its implications and drawing up the draft Plan, over a series of many meetings.

2.3 Initial scoping work with the community, carried out in 2014, showed the things that local people were most concerned about were:

- a. village character
- b. housing
- c. green spaces
- d. transport
- e. wild habitats.

2.4 In the following year working groups examined these themes, carried out detailed local surveys, and held focus group sessions. This was followed up by further community consultation and engagement in autumn 2015 to provide more detailed information on residents preferences. A survey was mailed to all households in the Parish, from which there was a response by 497 (around 17%). In addition, during the same period 'road shows' were held at Harrowbarrow Village Hall, the White Hart at Chilsworthy, Gunnislake Public Hall, Gunnislake Church Hall, Delaware School, Calstock School, Calstock Friendship Circle (Village Hall) and Calstock Village Hall (evening).

2.5 It was noted that some villages and age groups were 'light' in terms of response to the survey so a follow up survey targeting these areas was carried out in summer 2017, along with 'drop-in' sessions held in a number of venues around the Parish, including Harrowbarrow Show, Gunnislake Festival, Delaware Primary Academy, Gunnislake School Fayre, Calstock School Fete and the Latchley, Cox Park and Chilsworthy Show. Over 175 people were able to spend time finding out more about the forthcoming Plan and putting forward their ideas for the future of our Parish.

2.6 A website was also created, explaining the Plan and including all the information behind it. There is a Facebook page for news and comments, and a twitter account for people to follow the progress of the Plan.

**You can find out more about the plan via:**

**Website:** [plan4calstockparish.uk](http://plan4calstockparish.uk)

**Facebook:** [facebook.com/calstockndp/](https://facebook.com/calstockndp/)

**Twitter:** [@CalstockNdp](https://twitter.com/CalstockNdp)

2.7 Councillors and local residents on the Committee have also carried out original survey work, examining every village settlement boundary in detail, and also conducting a complex Local Landscape Impact Assessment to help identify the most important landscapes and views.

2.8 All of this information, which can be found on the Neighbourhood Development Plan website, has been considered by the NDP Committee in drawing up this Draft Plan.

### 3. THE PRE-SUBMISSION CONSULTATION

3.1 The Calstock NDP was published as a consultation draft in June 2019. Nearly 200 local residents and many local and national organisations commented on the NDP. These comments have been carefully considered and the NDP has been altered in response wherever it was reasonable and necessary to do so. A detailed summary of the comments received and the response to them is included in the Consultation Statement that accompanied the 'Submission Draft' of the NDP.

## 4. THE NEXT STEPS

4.1 The Calstock NDP was formally submitted to Cornwall Council, the local planning authority in the summer of 2020.

4.2 Cornwall Council assessed the Plan to check it is in compliance with the laws and regulations governing Neighbourhood Plan making and then held a further round of consultations before arranging for the Plan to be assessed by an Independent Examiner. The Independent Examiner reported in June 2021 recommending that with modifications the Plan can go to a community referendum. At the referendum, all registered electors in Calstock will be entitled to vote for or against the Plan

## 5. GUIDE TO THE CALSTOCK NDP

5.1 Part One gives the background to the NDP and its process. Part Two of the NDP reviews the evidence, drawn from the National Planning Policy Framework and other national or regional documents related to it, the Cornwall Local Plan, statistical data about the area and its community, and the aspirations expressed by the community through engagement in the preparation of the Neighbourhood Development Plan. Based on this, in Part Three, the plan sets an overall vision until 2030, and a strategy in the form of a series of objectives, followed in Part Four by policies designed to deliver those objectives and achieve the future vision.

5.2 To reflect the results of the consultation events undertaken during the Plan's preparation and evidence of local issues and characteristics, the Plan's objectives and policies are separated into the following thematic chapters:

- a. Transport and Communications
- b. Local Landscape
- c. Local Infrastructure, Services and Facilities
- d. Local Economy and Tourism
- e. Housing
- f. Heritage and Design
- g. Flooding
- h. Environment and Biodiversity.
- i. The Climate Emergency

5.3. The chapters are all structured in the same way:

- a. **Background/Justification:** a narrative that explains the specific issues relating to our parish and why the policy is needed.
- b. **Intention:** what issue(s) the policy is designed to address.
- c. **Policy:** setting out the approach to various forms of development.
- d. **Summary:** This is followed by a series of ✓ which demonstrates the potential impact of the policy for the community.
- e. **Evidence base:** all the policies in the NDP must be grounded in evidence which is available for scrutiny by users of the policies it contains. The link provided after the summary leads to an online index of the evidence relevant to the policy involved.

5.4 For ease of reference, a summary of relevant NPPF and Cornwall Local Plan Policy with which our NDP policies have to be fully compliant is available via this link: [Summary of Higher Level Policies](#)

5.5 Some of the policies presented apply to the whole parish and contain general criteria which can be applied to the various forms of development which might come forward. Other policies apply to specific



parts of the parish and allocate land for particular uses or set specific criteria, for example protecting green spaces.

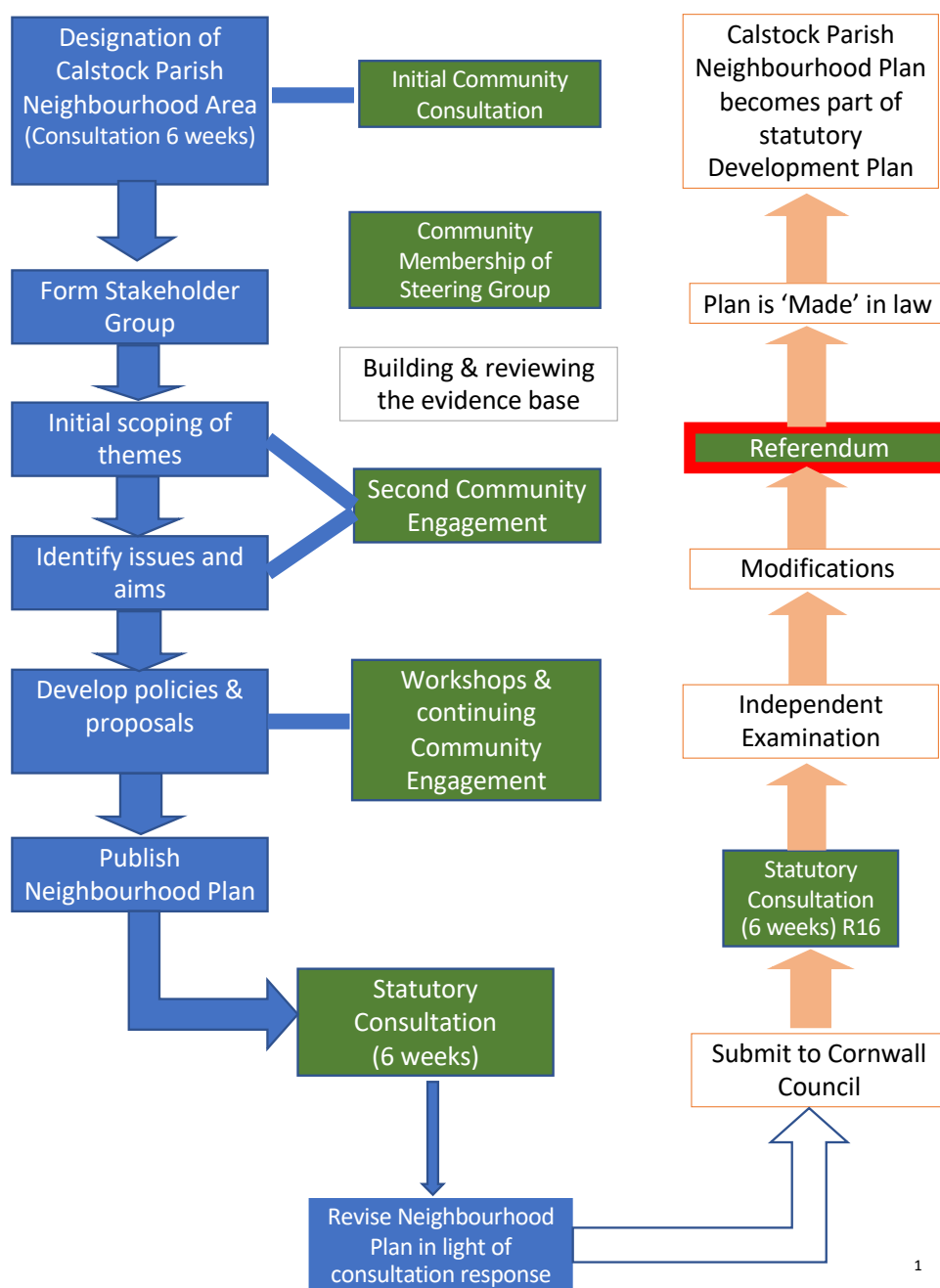
5.6 The NDP is a planning document. It can only make policies that involve land-use. A number of issues falling outside the remit of the planning system were identified by the local community e.g. traffic speed through the parish, for which policies cannot directly be made. The Parish Council will continue to raise these issues with the relevant organisations as necessary. Table 2 (see Page 17) shows which body or document deals with such matters.



Above: Gunnislake village centre, a range of shops, pubs and community facilities and is also an Air Quality Management Area.



Table 1: The Neighbourhood Planning Process



## PART TWO: SETTING THE SCENE

### 6. CALSTOCK PARISH NDP – THE EVIDENCE BASE

6.1 The Calstock Parish NDP is supported by an evidence base which justifies the proposals and policies within the Plan. The evidence base comprises the National Planning Policy Framework and other national or regional documents related to it, the Cornwall Local Plan, statistical data about the area and its community, and the aspirations expressed by the community through engagement in the preparation of the Neighbourhood Development Plan.

6.2 All supporting documents in the evidence base are made available on the Neighbourhood Development Plan website at [plan4calstockparish.uk/category/evidence-base](http://plan4calstockparish.uk/category/evidence-base) Alternatively, hard copies can be made available by request to the Clerk at Calstock Parish Council, Tamar Valley Centre, Cemetery Road, Drakewalls PL18 9FE, 01822 748847 [clerk@calstockparishcouncil.org.uk](mailto:clerk@calstockparishcouncil.org.uk)

6.3 The following paragraphs and Table 2 below draw out the key issues, implications and conclusions arising from the evidence base, upon which the NDP is based.

### 7. SUSTAINABLE DEVELOPMENT – THE NATIONAL PLANNING POLICY FRAMEWORK 2019 (NPPF)

7.1 The purpose of the planning system is to contribute to the achievement of sustainable development, that is, meeting the needs of the present without compromising the ability of future generations to meet their own needs (NPPF 2019 Para 7).

7.2 Sustainable development has three inter-dependent objectives:

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

7.3 The NPPF says these objectives must be delivered through Plans, which ‘should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’ (NPPF 2019 Para 9). It therefore sets a *presumption in favour of sustainable development* and requires that Plans should positively seek opportunities to meet the development needs of the area and be flexible to adapt to rapid change (NPPF 2019 Para 11).

7.4 The NPPF goes on to require that Neighbourhood plans support the delivery of strategic policies contained in local plans and should shape and direct development that is outside of these strategic policies (NPPF 2019 Para 13).

7.5 Although not specifically mentioned in the NPPF, another important factor of sustainable development is ‘*promoting good governance*’ ensuring that recommendations are made collectively and reflect what local people have said. We can aid this by ensuring that all our community’s creativity, energy and diversity is involved in creating the NDP for Calstock Parish.

### 8. SUSTAINABLE DEVELOPMENT - THE CORNWALL LOCAL PLAN

8.1 The CLP was adopted in October 2016. As noted the Neighbourhood Development Plan must be in conformity with its *strategic* policies. The NDP will apply until 2030, in line with Cornwall Local Plan timescale. Enabling sustainable development is also the main purpose of the CLP which aims to ‘Achieve a

leading position in sustainable living.... through a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Calstock Neighbourhood Development Plan.

8.2 As well as a range of general strategic policies it includes specific objectives relating to the Caradon Community Network Area of which Calstock Parish is a part:

**Objective 1 – Regeneration** - Enable the regeneration of Callington town centre.

**Objective 2 – Affordable Housing** - Enable the provision of affordable housing.

**Objective 3 – Jobs and Services** - Enhance employment opportunities and services (including public services), considering the influence of Plymouth.

**Objective 4 – Tourism** - Promote the Cornwall and West Devon Mining World Heritage Site as a tourist destination.

**Objective 5 – Infrastructure** - Deliver the infrastructure needed for the growth of the area.

## 9. NDP SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

9.1 In order to ensure that the plan considers environmental, social and economic issues, the Calstock Parish NDP Steering Group carried out a light touch ‘NDP Sustainability Check (SC)’. The NDP SC considered the Calstock Parish NDP Vision, Objectives and Policies against a sustainability appraisal framework adapted from the SA Framework used for the Cornwall Local Plan 2016, to test how the NDP performs against 19 key sustainability objectives, which are:

- |                                    |                                 |
|------------------------------------|---------------------------------|
| 1. Air                             | 11. Housing                     |
| 2. Biodiversity                    | 12. Landscape                   |
| 3. Climatic Factors                | 13. Maritime                    |
| 4. Crime and Anti-social behaviour | 14. Minerals and Geo-diversity  |
| 5. Design                          | 15. Social Inclusion            |
| 6. Economic Development            | 16. Soil                        |
| 7. Education and Skills            | 17. Water                       |
| 8. Energy                          | 18. Waste                       |
| 9. Health, Sport and Recreation    | 19. Transport and Accessibility |
| 10. Historic Environment           |                                 |

9.2 The Sustainability Check presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Calstock Parish NDP. The Sustainability Check document can be found alongside other supporting information here: [Calstock Sustainability Check](#)

9.3 The first draft Calstock NDP was ‘screened in’ as requiring a Strategic environmental Assessment (SEA) due to the housing sites that were included in that version. The housing sites were subsequently removed, as explained in the Settlements and Housing chapter following at p52. Nonetheless it was decided to continue to put the revised draft NDP through SEA. This has been carried out by AECOM using Locality/MHLG funding. The SEA Environment Report concludes that the draft NDP will lead to positive effects in relation to all the SEA themes examined and no changes are recommended. The SEA Environment Report is published alongside the NDP.

## 10. CALSTOCK PARISH: A VERY SPECIAL PLACE

10.1 Calstock Parish is an amazing place! It is situated in South-East Cornwall. Looking across the beautiful Tamar Valley into Devon, it is set on the East Cornwall and Kit Hill moorland fringe, and dives steeply towards the River Tamar. The Parish includes rare and sensitive biodiversity, and a geodiversity that has been exploited over many generations in surface and deep workings, now recognised as being of World Heritage importance. The river itself has had an industrial role, offering communications for both agriculture and mining. Now much of it is within a designated Area of Outstanding Natural Beauty (AONB).

10.2 Eight villages and many hamlets are scattered within the parish, including Calstock itself set snugly into the meanders of the river, whilst above, villages such as Drakewalls and Gunnislake dominate the higher ground. The Parish's two main villages (Gunnislake and Calstock itself) account for almost half of the population. Harrowbarrow, St Ann's Chapel, Drakewalls, Albaston, Chilsworthy, Latchley and other small villages house the remaining population. There are 3081 households within the Parish, which has a population of 6,250. The communities of these settlements include people whose families have lived and worked locally for generations, and also more recent residents attracted by the excellent quality of life available in the area, and the proximity to well paid jobs in Plymouth and Tavistock.

10.3 But there are challenges: the affordability of housing, relatively low local wages, loss of green-space to development pressures, access to modern services and facilities, air-pollution, the changing balance within our community, and global environmental change to name a few.

10.4 The parish is a wonderful place to live and local residents strongly appreciate the qualities of their locality. Whilst it is evident from the community engagement that residents understand that accommodating growth will be important to the continuing vitality of the villages and hamlets, they want the special qualities they value in their area to be protected for the future. The local concern evidenced through public consultation is that recent larger scale development has been perceived as 'suburban estate' developments that erode the 'specialness' of the Parish, and that people fear that more new development will continue this harm. Residents support the provision of new homes, facilities and employment which meet the needs of the local community, but only where its scale and design respects the distinctive character of the area, in line with NPPF requirements for sustainable development. Therefore, the NDP strategy should not be anti-development but seek to ensure that any development necessary demonstrates qualities which contribute to, rather than diminish, the local characteristics.

## 11. COMMUNITY ENGAGEMENT

11.1 The scoping and engagement work carried out since 2014 has provided a wealth of additional information as to the views and aspirations of the local community. The key themes that concerned people were:

- a. Conserving heritage, cultural and environmental character of villages
- b. Affordability of housing
- c. Preserving green spaces between villages
- d. Housing development
- e. Erosion of the green spaces between villages
- f. Parking, congestion, and road safety
- g. Adequacy of infrastructure such as public transport links, roads and drainage
- h. Protection of wildlife and habitat

11.2 Detailed information on this feedback can be found on the [NDP website](#).



## 12. OVERVIEW OF THE ISSUES AND IMPLICATIONS OF THE EVIDENCE BASE FOR THE NDP

12.1 Table 2 overleaf, draws from the preceding chapters 6 to 11 and pulls out the key issues and the implications of them for the NDP.

12.2 Not all issues that have arisen from our analysis can be responded to in the Calstock Parish NDP or are outside planning controls and are managed by various agencies. Some may be subject to both planning conditions and management by an agency. The relevant policies/agencies that respond to them are also indicated in Table 2.

**Table 2: Key Issues and Implications from the evidence base**

ISSUE	RESPONSES	POLICY / AGENCY			
		NPPF	CLP	NDP	AGENCY
<i>Transport and Communications</i>					
Calstock Parish is bisected by the A390, a busy road, particularly at commuter times, which passes through Gunnislake village, where it is steep, narrow, and congested.	Road improvements		✓		CC
	Development not to aggravate delays or safety	✓	✓	✓	
There is an Air Quality Management Area (AQMA) on the A390 at Gunnislake.	Prevention of significant additional road traffic emissions		✓	✓	
	Mitigation of existing conditions				CC
On street car parking is a problem in many parts of the Parish, which can cause congestion and problems of access for emergency vehicles.	Improved standards and design in new development		✓	✓	
	Management of existing congestion				CC
Public transport in the parish is limited and the major bus routes flow E-W between Tavistock and Callington. For most people living in the parish, the car is the principal mode of transport.	Seek additional bus infrastructure to support services			✓	
	Funding for bus services				CC/PC
School buses use the A390 and minor roads to convey children to and from senior schools.	Physical improvements to roads to accommodate school busses				CC/PC
Excessive traffic speeds through villages are perceived as a problem.	Inclusion of speed reducing design in new development			✓	
	Extend/enforce speed controls				CC/D&CP
Pedestrian access to facilities across the Parish is difficult as few minor roads have pavements.	Incorporate footpath routes and improvements in new development			✓	
	Install new footpaths at danger points, possibly with S106 funding			✓	CC
The parish is served by a rail service to Plymouth which is timetabled to enable students to access secondary and higher education in	Promote rail services and extension of timetable				CC/TOC
	Support new development close to rail stations or bus services to them		✓	✓	CC

Plymouth, and for Plymouth Dockyard employees to access [day] shift rotas.	Support rail station improvements			✓	CC/TOC
The rail service also provides a direct and cost-effective means of transport to and from Plymouth for leisure and tourism.	As above				
Superfast broadband and 3g/4g connectivity is widely variable.	Encourage provision of BB and 4G masts in appropriate places			✓	
	Lobby for improved services				PC
	Encourage provision of ducting etc in new development			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
<i>Local Landscape</i>		NPPF	CLP	NDP	AGENCY
The parish is bisected by a granite ridge running east- west from Kit Hill. Views from the ridge extend almost to the north Cornwall coast, and south to Plymouth along the Tamar Valley.	Protect the landscape as much as possible			✓	
The northern sloping landscape is sparsely settled, land is steep with shallow soils, predominantly supporting livestock and grazing, and also a major hard-rock quarry	Ensure development does not detract from the natural beauty and character of the landscape		✓	✓	
Southern sloping land is the dominant landscape type of the parish, consisting of undulating land sloping down to the River Tamar. On These slopes grazing is interspersed by crops and, in the past, extensive horticulture.	Ensure the distinctiveness of the landscape and heritage is protected as much as possible		✓	✓	
The industrial heritage of the parish is strongly evident: engine houses, chimneys and the railway viaduct provide the parish with a distinctive character.	Promote the heritage of the parish to a wider audience			✓	
The Tamar Valley Area of Outstanding Natural Beauty (AONB) covers much of the parish.	Ensure development does not encroach too much in this area	✓	✓	✓	AONB
There are several key views cherished by the local and wider community, which are internationally recognised.	Ensure development does not encroach on views within the parish and of the parish (from outside)			✓	
The landscape is actively used by walkers, cyclists, riders and visitors generally, for leisure and recreation.	Encourage visitors and tourists to the area			✓	

Many villages and smaller hamlets are scattered across the landscape, and a process of coalescence has continued.	Ensure a rural gap between settlements is maintained			✓	
Key issues expressed by local residents are keeping the green spaces between villages, maintaining wild habitats, and conserving village character.	Ensure development does not encroach on gaps between settlements and the bio-diversity and character of villages			✓	
The landscape and bio-diversity are key issues for the parishioners and extensive Local Landscape Character Assessments have been undertaken to inform this policy.	Protect landscape as much as possible to ensure bio-diversity does not diminish			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
<i>Local Infrastructure, Services and Facilities</i>		NPPF	CLP	NDP	AGENCY
The varied size and economic vibrancy of the settlements within the parish have led to a diverse pattern of local facilities and infrastructure.	Encourage development which enhances the range of local services			✓	
	Protect existing community services and facilities			✓	
Hamlets have little or no supportive infrastructure.	Protect existing infrastructure			✓	
	Discourage development that will negatively impact on current infrastructure			✓	
Larger settlements vary in the range of resources available, with some key gaps: consequently, there is a need to ensure that new development addresses specific local needs.	Encourage development that will provide community facilities and services at a local level			✓	
Other concerns include the capacity of the SWW treatments works.	Lobby for improved service				PC
	Discourage development that will overstretch current capacity			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
<i>Local Economy and Tourism</i>		NPPF	CLP	NDP	AGENCY
Historically Calstock parish was dependent upon mining and small-scale agriculture.	Ensure heritage sites are protected and that agriculture remains sustainable	✓	✓	✓	
The average wage is below the national average.	Promote small scale development and support local employment		✓	✓	
There is a varied socio-economy across the parish with a wide-ranging demographic.	Advocate development which offers a range of dwelling size to ensure demographic mix			✓	



Residents mainly work outside the parish and cannot rely on public transport – the average journey to work is 22km.	Lobby for existing public transport services to remain or improve				PC
There are small businesses operating across the Parish which require efficient and reliable Broadband etc.	Encourage development that supports digital communications sympathetically within the landscape setting			✓	
Tourism remains, arguably, the Parish's greatest economic opportunity.	Support developments that encourages tourism which capitalise on local assets			✓	
	Ensure visitor sites encourage tourism and do not detract from the heritage and landscape of the area which attracts visitors in the first place			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
<i>Housing</i>		NPPF	CLP	NDP	AGENCY
65% of dwellings are found within the main settlements of Gunnislake, Calstock and Harrowbarrow with the majority of new housing developments found along the A390 at St Ann's Chapel	Carefully analyse the impact of potential sites alongside the A390			✓	
New development will need to be balanced and in keeping with the local character and landscape, as well as being sustainable with the current infrastructure.	Ensure new proposals have appropriate visual and impact assessments			✓	
	Ensure development applications address current infrastructure capacity			✓	
	Lobby for improved infrastructure e.g. health services, sewage works etc.				PC
It is important that good health and wellbeing is promoted, and any development must take into account, and mitigate against pollution in the AQMA, as well as providing good spatial design and the protection of the environment and landscape.	Proposals should demonstrate that the development will not cause increased risk to human health from air pollution			✓	
	Lobby agencies to provide robust mitigation to AQMA				PC/CC
A mixture of dwellings is required to sustain well-balanced communities; housing must meet the needs of younger people and families, but reflect the 30.2% of the population who are 65 and over.	Promote mixed format and size of dwellings			✓	
Providing Affordable Housing is a key objective for Calstock Parish.	Support development with maximum percentage of mixed tenure "affordable"			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
		NPPF	CLP	NDP	AGENCY
<b>Heritage</b>					
The River Tamar is the dominant character of the Tamar Valley acting as a boundary on the eastern side to separate Cornwall from Devon.	Preservation of treasured vistas and public access to riverside walks			✓	EA CC
The influence of the river was historically felt throughout the parish as it was the main thoroughfare for industry, commerce, agriculture and horticulture.	Respect the Calstock Conservation Area. Ensure the harbour board support the wellbeing of the river to its tidal limit			✓	CC PPMLC
Cotehele House was built in the 14th Century and is now managed by the National Trust who receive 160,000 visitors a year.	Encourage free flow of visitors from Cotehele to Calstock (and beyond) preserving the river vista			✓	✓
Much of the environment is dotted with mining artefacts as it was a rich mining area.	Work with (Cornish Mining) World Heritage Site and the Duchy of Cornwall to ensure mining artefacts remain safe				WHS Duchy Historic England
There is a wide variety of flora and fauna with some historic varieties of daffodils and wild orchids	Liaise with Cornwall Council to ensure that verges are not cut at inappropriate times of the year			✓	AONB CC

ISSUE	RESPONSES	POLICY / AGENCY			
		NPPF	CLP	NDP	AGENCY
<b>Flooding</b>					
Flooding and water management are key issues for residents of the Parish.	Have specific flood policies in the Plan to deal with the flood risk and all development to have drainage assessments				EA
The three types of flood risk within the Parish are: fluvial, surface water, and tidal.	Promote a range of flood management strategies for each development site				
Key areas of flooding are St Ann's Chapel (on the A390), along Delaware Road and to the North of the Parish, the floodplains at Calstock; the football pitch at Gunnislake is also unusable due to poor drainage.	Building on a known flood plain not supported			✓	EA
The capacity of the current sewerage system is under pressure.	Lobby South West Water to provide more robust service				PC
	Proposals to be screened to ensure system is not further stretched			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
		NPPF	CLP	NDP	AGENCY
<b><i>Environment and Biodiversity</i></b>					
There are a wide range of habitats and landscapes within the 2367 hectares of the Parish including: an estuarine river, an area of western heath, pasture land, and woodland.	Protect the varied bio-diversity as much as possible			✓	
A significant amount of the Parish is within the AONB and the World Heritage Mining Site.	Conserve these areas and limit development			✓	AONB WHS
Calstock has a designated Conservation Area and there are Sites of Special Scientific Interest.	Ensure these areas remain protected			✓	
From community consultations, 90% cited green spaces, preserving the rich biodiversity and maintaining green corridors and wildlife habitats as key issues.	Ensure rural gaps are retained			✓	
	Lobby for amenity land in new developments and mitigation for negative impact on wildlife			✓	

ISSUE	RESPONSES	POLICY / AGENCY			
		NPPF	CLP	NDP	AGENCY
<b><i>The climate crisis</i></b>					
Increased travel to services and employment due to rising population and centralisation may increase local contribution to 'green-house gasses'.	Encourage local service and job provision	✓	✓	✓	
	Encourage shift to walking/cycling/public transport or adoption of sustainable fuels.		✓	✓	
Tidal water levels on River Tamar are likely to rise over the next decade and more leading to increased tidal flooding.	Avoid development in flood-prone areas		✓	✓	EA
Heavy and prolonged rainfall is likely to increase leading to higher levels of fluvial and run-off flooding and possible ground instability.	Adopt Sustainable Drainage Systems		✓	✓	AONB WHS
Increased temperatures may cause community heat stress.	Design housing development layout to encourage natural cooling		✓	✓	
Rising temperatures may worsen air pollution by increasing ground ozone levels.	Encourage shift to walking/cycling/public transport or adoption of sustainable fuels.			✓	
	Design housing development layout to encourage natural ventilation		✓	✓	
Increased temperatures may harm wildlife and habitat.	Lobby for amenity land in new developments and mitigation for negative impact on wildlife				

## PART THREE: VISION, STRATEGY AND OBJECTIVES

### 13. THE VISION FOR CALSTOCK PARISH TO 2030 AND BEYOND

13.1 Taking into account the evidence referred to in the preceding section, and the community prioritisation of village character, housing, green spaces, infrastructure, and wild habitats (See Paras 2.3 and 11.1), our 'vision' is:

***By 2030, Calstock Parish will be a community with an excellent quality of life:***

- living in decent homes in settlements that retain their rural character***
- supported by a thriving rural economy***
- benefiting from adequate social, transport and physical infrastructure***
- respecting and protecting the distinctive landscape, environment and heritage of the area; and***
- instigating and implementing plans that respond to the challenges of the climate crisis.***

13.2 We aim to achieve this vision through a thoughtful and innovative strategy to achieve sustainable development, which works positively with residents, developers and landowners, taking a continuing and forward-looking interest in the parish. The strategy must plan for the growth necessary to support prosperous and thriving villages and hamlets and promote a flourishing local economy, in a way that has a positive effect on the environment, mitigates the climate crisis, delivers a reduced carbon footprint and maintains a high-quality natural environment. In short, a strategy which contributes to, rather than diminishes, the much-valued local characteristics.

#### *The Impact of the climate crisis*

13.3 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030. On 14<sup>th</sup> May 2019 Calstock Parish Council itself declared a Climate Emergency.

13.4 The implications of global heating for Calstock Parish are profound. The Cornwall declaration of a climate emergency and the targets to restrain global heating and become carbon neutral by 2030 are therefore seen as being a significant 'call to action' for the Calstock NDP. The measures within it, which aim to tackle the consequences and causes of the climate crisis and seek to embed environmentally sustainable practice in the way our communities' function, demonstrate local determination to make an effective contribution to the countywide response to the challenges faced.

13.5 Global heating is bringing with it rising sea-levels and aggressive storms which are likely to increase in intensity. The water levels on River Tamar which forms the border of the Parish from Cotehele to Calstock, Gunnislake and Latchley are likely to rise over the next decade and more which may well lead to frequent serious flooding which will particularly affect houses and amenities on Calstock Quayside. Heavy and

prolonged rainfall, a cause of land instability, is likely to worsen and, in a Parish that slopes from Hingston Down to the Tamar, this could be a significant problem.

13.6 These are major challenges to the future prosperity of Calstock Parish and the well-being of its community, and they must be tackled vigorously. The Calstock NDP has an important contribution to make, by adopting land-use policies up to 2030 and beyond which:

- support and enable the projects that are helping to resolve the problems caused by global heating and the climate crisis;
- ensure that new development is environmentally sustainable and makes a positive contribution mitigating the problems of global heating;
- take advantage of the opportunities arising from the improvements that will be delivered.

### *The Strategy*

13.7 The strategy is set out through a number of 'Objectives' given in Table 3 below.

THEME	OBJECTIVES
A) SETTLEMENT & DEVELOPMENT	Objective A1: Tailor housing growth to local needs Objective A2: Conserve village character and prioritise local distinctiveness
B) LOCAL ECONOMY	Objective B1: Strengthen and support local businesses Objective B2: Encourage business that makes the best use of the natural and heritage assets of the Parish
C) SOCIAL, TRANSPORT AND PHYSICAL INFRASTRUCTURE	Objective C1: Protect and enhance community and recreation facilities that support well-being Objective C2: Increase sustainable and healthy forms of travel, reduce traffic conflict, improve road safety and improve air quality Objective C3: Improve provision of alternatives for travel to services, information and work Objective C4: Ensure that physical infrastructure is adequate to support necessary development
D) LANDSCAPE, ENVIRONMENT AND HERITAGE	Objective D1: Protect and conserve the valued landscape and heritage assets Objective D2: Preserve and enhance the rich biodiversity and geodiversity
E) THE CLIMATE CRISIS	Objective E1: Reduce the causes of the climate crisis within our community Objective E2: Reduce the impact of the climate crisis on our community Objective E3: Encourage sustainable energy generation and use.

**Table 3: Objectives of Calstock Neighbourhood Development Plan**

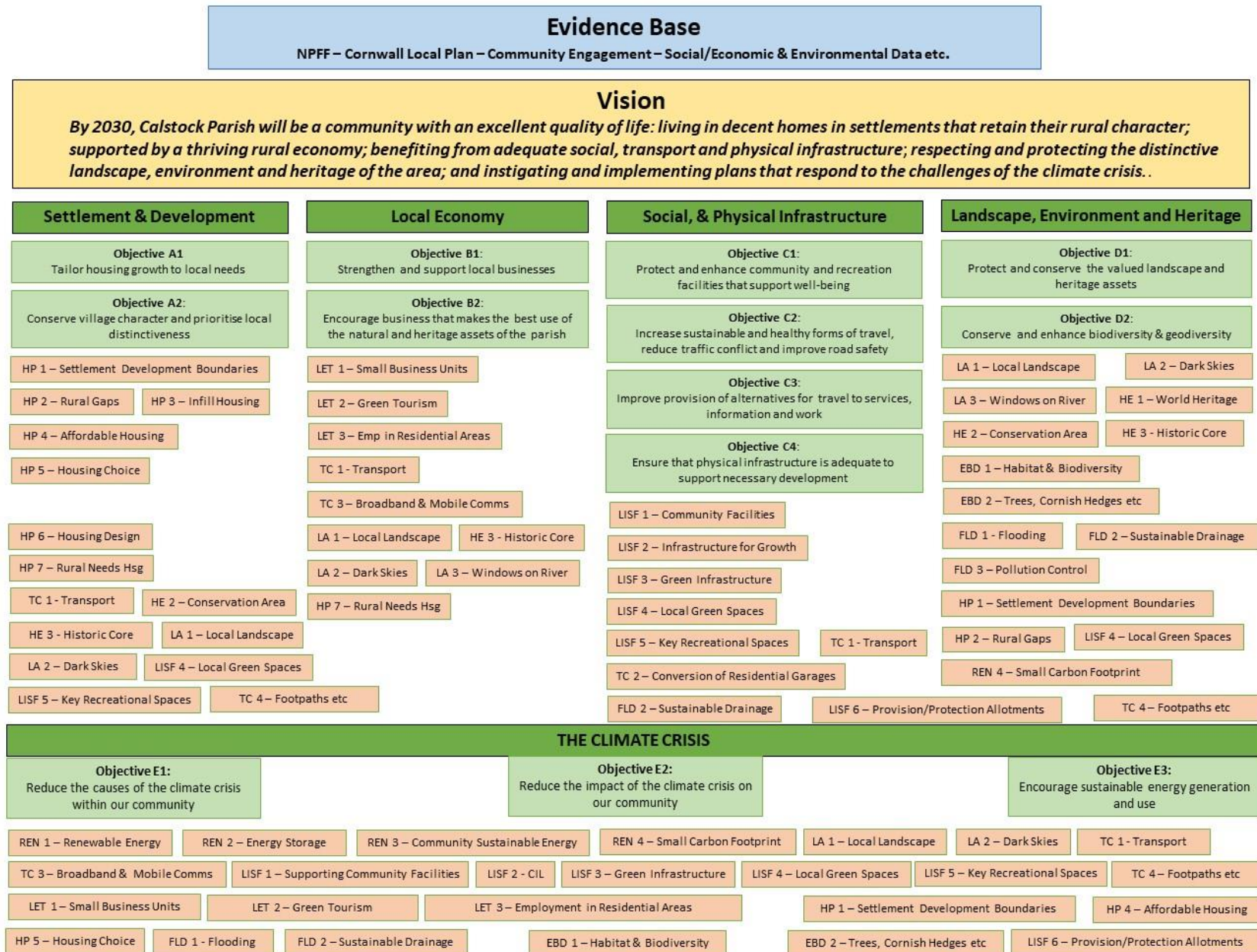
13.8 In order to achieve these 'Objectives', a number of land-use policies are included in the NDP. It is these policies that must be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into reality. The policies cover the themes of transport, landscape, infrastructure, green and recreational spaces, habitat, business, tourism and development. The way the Vision, Objectives and Policies link together is illustrated in Table 4: The Link from Evidence to Policies.



13.9 In working towards these objectives the Calstock Parish NDP has two guiding management principles:

- a) Ensuring that local people are engaged in the planning process by ensuring that community opportunities to take part in creating and reviewing the NDP are maximized, and ensuring that the NDP responds to local aspiration within the context of national and county-wide policies
- b) Ensuring that community awareness is raised when development proposals arise, and that local councillors and the local planning authority are fully informed of local concerns.

**Table: 4: The Link from Evidence to Policies**





## PART FOUR: THE NEIGHBOURHOOD PLAN POLICIES

### 14. TRANSPORT AND COMMUNICATIONS



*Above: Entrance to Gunnislake Station, terminus of the Tamar Valley Line, and important link to Plymouth and tourism asset.*

#### *Policy TC1 – Transport - Justification*

14.1 Calstock Parish is bisected by the A390, a key cross-Cornwall route and the suggested diversion when the Tamar Bridge, A30 or A38 are closed. The A390 is a busy road and particularly so at commuter times. Gunnislake village, just along from New Bridge and the border with Devon is steep, narrow and congested and large lorries have been unable to make the turn at the traffic lights in the village with consequent delays and damage to road furniture.

14.2 There is an Air Quality Management Area (AQMA) within the Parish. The AQMA is on the A390 at Gunnislake (see Map 2). for which an action plan is in place. Details can be found in the evidence base. Community engagement and consultation on the Calstock Parish NDP showed that the community is clearly concerned about impact that increased traffic from any development will have on this area as it is on the main route through the Parish and the NDP supports the community's wish to see CLP Policy 16 (Health and Well-being) implemented vigorously.

14.3 A lack of car parking is a problem in many parts of the Parish, especially in Calstock and Gunnislake. Many properties in the centre of Calstock do not have off-road parking. There is a car park behind the Village Hall in Calstock which is managed by the Parish Council and which is used by residents, but many also park in the street, particularly in The Adit, on Harewood Road, Sand Lane and Lower Kelly. This can cause congestion and problems of access for emergency vehicles. The car park at Calstock station is also used by residents, as is the one at Gunnislake station. Calstock Parish Council also lease and maintain the car parks in Gunnislake and Harrowbarrow. There are regular reports of parking problems in King Street in Gunnislake, in Bittams Lane and opposite Pearce's garage. Parishioners often express concern about the

dangers this poses to emergency services trying to pass and to pedestrians walking between parked cars, especially children.

### WHO DO I CONTACT ABOUT AN ILLEGAL PARKING ISSUE?

Most people park safely and legally. Unfortunately, some do not, causing traffic obstruction and harming road and pedestrian safety. This cannot be controlled through the NDP as the issue is outside planning powers. Cornwall Council has the responsibility to enforce parking restrictions on public roads. It can issue penalty charge notices any time a parking or waiting restriction applies. This includes on public and bank holidays and at night. Cornwall Council's civil parking enforcement procedures explain when its staff issue penalty charge notices, how appeals are handled and more.

If you think there is a vehicle illegally parked where there is a parking restriction you can report it to Cornwall Council via the Council's website at this address: [Illegally Parked Vehicles](#)

14.4 Public transport in the parish is limited to infrequent bus services flowing East-West between Tavistock and Callington, including stops at both Gunnislake and Calstock, close to the railway stations. School buses use the A390 and minor roads to convey children to and from senior schools. None of the minor roads have pavements. For most people living in the parish, the car is the principal mode of transport.

14.5 The parish is well served by a direct railway line to Plymouth which is well used by residents as an alternative to car travel. The timetable enables pupils and students to access secondary and higher education in Plymouth and employees at the Plymouth Dockyard to access day time rotas. The service provides a direct and cost-effective means of transport to Plymouth for leisure and tourism.

14.6 Speed of traffic through the parish is a community concern but beyond the remit of the NDP. However, representations will continue to be made to Cornwall Council through the relevant channels to seek a review of traffic speed through the parish and mitigating solutions sought. The flow of traffic along the A390 and within all settlements is impeded by parked vehicles, which slows the traffic and causes a hazard for pedestrians and cyclists and can prevent emergency vehicles reaching their destination.

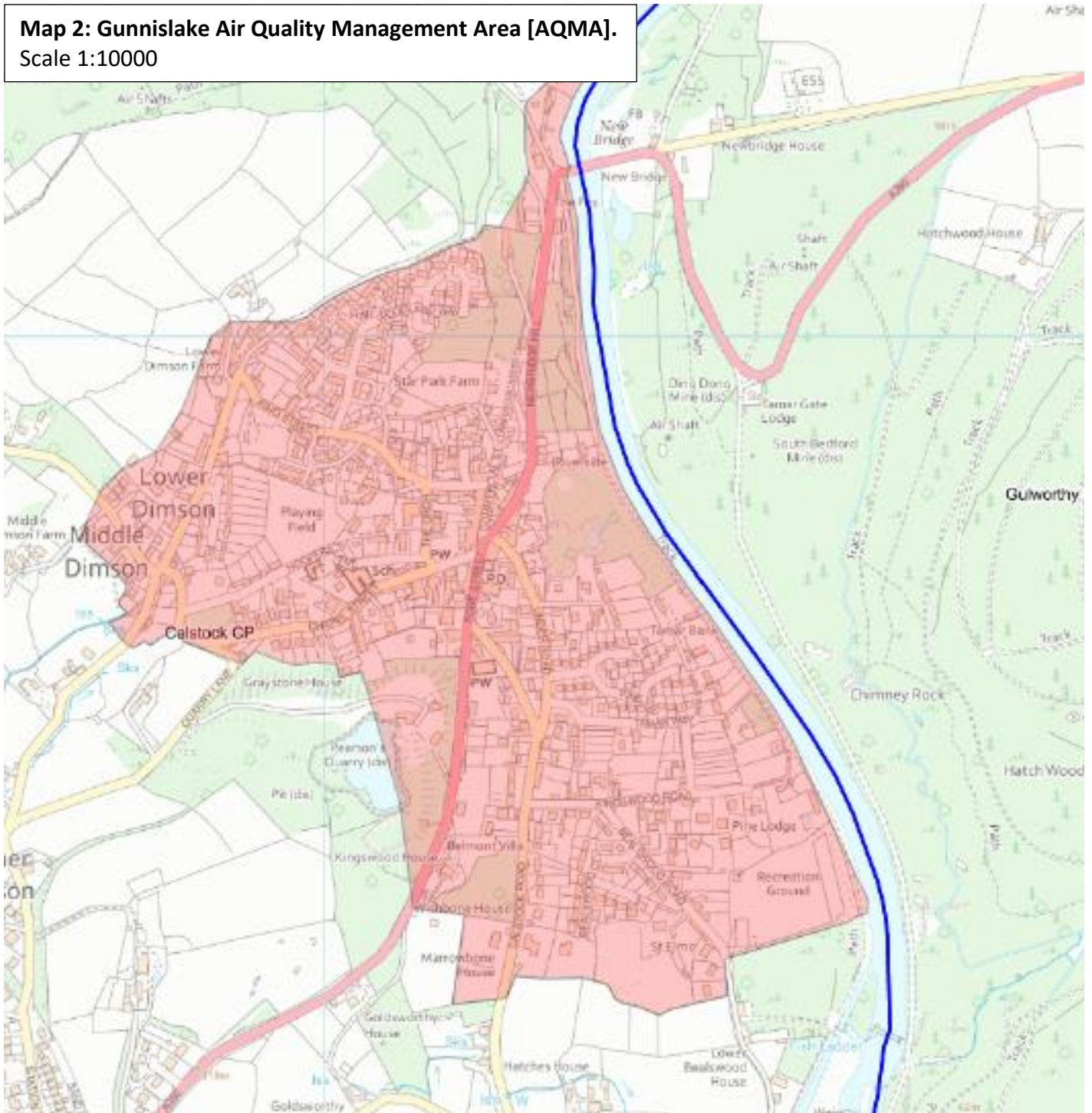
14.7 Looking into the future, government policy is to end the sale of high emission vehicles by 2035 and has announced its intention to ensure all new homes are Electric Vehicle ready and have a charge point available. On-street or alternative charging for those without off-street parking addresses the concern that those who cannot afford or do not own a property with off-street parking could be excluded from owning an electric vehicle.

### *Policy TC1 - Intention*

14.8 The aim of the transport Policy is to ensure that the current range of transport links for the Parish are maintained or improved, that housing or business developments should not aggravate the existing traffic/transport difficulties in terms of delays, safety or harm to air quality, and that the wider health benefits in their design to enable safe walking or cycling to transport hubs, play areas and key community infrastructure.



**Map 2: Gunnislake Air Quality Management Area [AQMA].**  
Scale 1:10000



## TC 1 - TRANSPORT

### 1. Development will be supported where:

#### a. For new residential development it:

- i. Is within walking distance of public transport (bus stop or railway station), or maximises opportunities for safe walking and cycling to services and facilities, including the appropriate provision of new paths to link with the existing network and to local facilities, to a standard which allows for wheelchair access wherever practicable and appropriate;
- ii. Incorporates, per dwelling, a garage and parking space or provides adequate off-road parking for family-sized private vehicles with the minimum provision for at least two vehicles; and



- iii. Incorporates facilities to promote the use of low emission vehicles including an appropriate standard of passive electric vehicle charging points built into individual dwellings and charging points within on-street parking areas (as per NDP Policy REN4).

b. It supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs

c. It ensures that existing Public Rights of Way and designated bridleways affected by developments are incorporated into the development in accordance with Policy TC4 below.

d. Demonstrates that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards in the Gunnislake AQMA and includes appropriate mitigation under CLP policy 16

2. In addition, developments of more than 4 dwellings will be supported if proposals:

a. are designed with a speed-reducing layout with the following hierarchy of transport in mind: pedestrian, cyclist, public transport, service vehicles, other motor vehicles; and where the scale is appropriate, includes bus bays and shelters located where they will encourage public transport provision and use;

b. include turning areas, and visitor parking (at a ratio of 1 parking space per two dwellings); and

c. support appropriate traffic calming measures within, alongside, or off site on roads approaching the site\*

3. Proposals to enhance the two rail stations within the Parish will be supported, subject to their scale and design being appropriate to the rural setting.

NOTE: there are further provisions relating to electric vehicle charging in Section 22, NDP Policy REN 4.

[\\* Traffic in Villages Toolkit](#)

14.9 Guidance relating to items 2a and 2b above can be found in the evidence base.

#### *Policy TC2 – Conversion of Domestic Garages – Justification*

14.10 The conversion of garages, often integral, from use as potential vehicle parking to habitable accommodation, is a frequent concern where on street parking is already congested. The loss of a garage can result in the loss of on-site vehicle parking spaces, thus adding to street parking congestion. It is recognised that integral garages are often not used for vehicle parking and residents may wish to convert them into residential accommodation as a relatively cheap and easy way of creating extra living space. Nevertheless, this can lead to increased problems of on-street parking and this can prove of great concern to other residents. It is therefore vital that a proper balance is found.

#### *Policy TC2 - Intention*

14.11 The aim is to strike a balance between the provision of adequate parking to help in the prevention of road obstruction and congestion, and the needs of householders for adequate living accommodation.

### **TC 2 – CONVERSION OF RESIDENTIAL GARAGES**

**Where planning permission is required for garage conversion to habitable rooms, proposals will only be supported where they include appropriate replacement on-site parking**

In areas where parking congestion and road obstruction is assessed to be an issue, the removal of permitted development rights to convert domestic garages to residential space may be requested by the Parish Council.

### *Policy TC3 – Broadband and Mobile Communications - Justification*

14.12 There is 'Superfast Broadband' throughout the main settlements in the Parish but speeds can vary, whilst more rural parts have poor broadband access. The signal for mobile phones (voice and data) is widely variable according to location and provider, and is often non-existent in parts of the larger settlements set within valleys e.g. Calstock Village. 57% of small business respondents wished for improved broadband.

14.13 New developments should have the capability to connect to the internet and mobile phone network with the best available speed and with realistic future proof upgrade capability, subject to NPPF Para 57 on viability and deliverability. This will help to ensure that all current and future members of the community are not digitally disadvantaged, and that inward investment is not restricted by any local inadequacy in digital communications.

14.14 Mobile phone masts need to be located where they can provide a good signal. This means that they are often sited where they are visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts are located so as to keep visual impact to a minimum.

14.15 An updated Code of Best Practice for Mobile Phone Network Development was published in 2016. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and good design for the mast location and appearance.

14.16 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.

14.17 There are many examples of mobile phone mast designs that help to minimise visual impact - for example, designs that appear to be trees or streetlights. This NDP wishes to encourage designs such as these in Calstock Parish.

### *Policy TC3 - Intention*

14.18 The intention is to enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.

#### **TC3 – BROADBAND AND MOBILE COMMUNICATIONS**

- 1. Development will be supported where it makes provision for the connection of highspeed broadband.**
- 2. The provision of ducting, available for community owned local access network or fibre optic cable deployment, in its own supporting infrastructure will be encouraged.**
- 3. Proposals for mobile phone masts will be supported where:**
  - a. The siting of the mobile phone masts seeks to minimise its visual impact, both within the Parish, and on views from outside the Parish; and**

- b. The design of the mobile phone mast and associated equipment seeks to minimise visual impact and blend in with the background in accordance with NDP Policy LA1; or**
- c. The new mast is to be grouped with existing masts; and**
- d. If it involves sharing of a mast the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.**

*Policy TC4 – Footpaths, Bridleways, Public Rights of Way and Cycle Paths – The Issues/Justification.*

14.19 In view of the important contribution that footpaths, bridleways and cycle paths can make to sustainable connectivity, the reduction in greenhouse gas emissions, to healthy activity and leisure, and to the enjoyment of the excellent landscape, heritage and biodiversity of the Parish, it is essential that they are retained as is their convenience and comfort for users. Such routes are only useful if they are perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start from (usually their home) to where people want to be. Such routes may also be wildlife corridors through fields and built-up areas, and provide public links to, and views of, the River Tamar. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access', requires that all structures erected on rights of way must meet the highest possible standards. This will benefit all users not only those with restricted mobility.

**Policy TC4 - Intention.**

14.20 To ensure that development proposals do not unacceptably impinge on effectiveness of existing routes and preserve links to the River Tamar.

**POLICY TC4 - FOOTPATHS, PEDESTRIAN LINKS, PUBLIC RIGHTS OF WAY BRIDLE-WAYS, AND CYCLE PATHS.**

- 1. Development proposals which protect existing public footpaths, pedestrian links, Public Rights of Way, bridleways, and cycle paths, and their ambiance and safety, will be supported.**
- 2. Where routes pass through or are realigned by new development, they should be incorporated into the development as a through route which is:**
  - i. not diverted to an unreasonable degree;**
  - ii. designed as part of a landscaped wildlife corridor rather than being routed along estate road pavements as part of the highway network, and is**
  - iii. accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'.**
- 3. Developments should, where practical and feasible, provide opportunities to improve public pedestrian access to the River Tamar bankside.**

14.21 **Summary of Transport and Communication Policies.** The intention is that new development in the Parish shall:

- ✓ Enhance or promote the use of public (bus and train) or green (footpath, cycleway and bridleway) transport
- ✓ Ensure that within any development the design is such that the character of the locality is maintained and not dominated by parked vehicles
- ✓ Ensure maximum public safety within and at egress from developments
- ✓ Avoid increasing air quality harm
- ✓ Enhance communication links

- ✓ Anticipate and plan for the demise of diesel and petrol engine vehicles

14.22 Evidence Base References can be examined through this link: [Transport and Communications](#)



## 15. LOCAL LANDSCAPE



*Above: Hingston Down with the Tamar Valley and distant Dartmoor beyond, seen from Kit Hill.*

### *Policy LA1 – Local Landscape - Justification*

15.1 Calstock Parish is large in area and diverse in landscape. The eastern edge of the parish, which is also the county boundary, is the River Tamar which is tidal up to the weir at Gunnislake. The River Tamar separates the counties of Devon and Cornwall, with the Tamar Valley landscape linking the two National Character Areas of the Cornish Killas and South Devon. The river and county boundary take on a symbolic importance for residents. It means the parish is simultaneously the ‘first and the last’ in Cornwall. Much of the landscape in the parish appears timeless despite having been the site of much industrial activity in previous centuries.

15.2 The 9.1 square miles (2367 hectares) of the parish are bisected by the 260m granite ridge running east- west from Kit Hill. North of this ridge the landscape is less densely populated, land is steeper, and thus farming practices are predominantly livestock and grazing. Views from here extend almost to the north coast, far beyond Launceston. Southern sloping land is the dominant landscape type of the parish. It consists of undulating land east/west sloping down to the River Tamar. On the southern facing slopes, grazing is interspersed by crops and, in the past, horticulture. Within these rural landscapes the industrial heritage of the parish is evident, with engine houses and chimneys providing visual interest on the undulating southern slopes, visible from Plymouth and beyond.

15.3 The Tamar Valley Area of Outstanding Natural Beauty (AONB) covers over half of the parish, approximately 5.5 square miles. This attribution is highly valued by parishioners, who are proud to live in or adjacent to an AONB. Calstock village is also a Conservation Area. [The Statement of Significance for the Tamar Valley AONB](#) cites five special qualities as the attributes of significance:

- A rare valley and water landscape
- A landscape of high visual quality



- A unique wildlife resources
- A remarkable heritage
- A landscape of artistic and public appeal

15.4 River access at Calstock and Gunnislake and the existence of local brickworks and quarries have together provided the parish with a rich supply of building materials from local and more distant sources. These have imparted a distinctive character to the buildings of the parish, notably rows of old miners' cottages, mine captains' dwellings and buildings such as assay houses, many of which have been turned into residential dwellings over the last century. It is important that repairs to the historic fabric, and any new building, respect the features that make the parish 'special', reinforce those aspects which provide its local character and where possible remove or remedy features which detract from that character. This is most important within the historic core of the parish but also desirable elsewhere.

15.5 The local landscape does not have the desolate feel of Dartmoor (readily visible to the east) and is populated throughout by human habitation. Consequently it is an important historic landscape, which tells a story of its occupation by man through time, retaining a distinctive field pattern which includes a mix of anciently enclosed land, the haphazard development created in response to metalliferous mining, including minerworker's smallholdings, scattered mining villages and hamlets, isolated terraces and cottages, traditional fruit and veg production on the river valley sides, and modern enclosures.



*Above: The historic landscape at Harrowbarrow, Calstock. The sinuous fields in the foreground are ancient enclosures whilst the smaller straight-sided fields in the distance are probably nineteenth century miners' small holdings enclosing areas of former rough ground.*

Image used with permission of the Cornwall and Scilly Historic Environment Record © Cornwall Council 2020

15.6 It is a landscape which is actively used by walkers, cyclists and riders but does not require specialised kit and is therefore a very popular recreational resource. The landscape remains largely unspoilt, providing residents, many of whom work and commute to Plymouth, with a sense of difference: of rural and country living without the need to be too hardy or self-sufficient.

15.7 As part of our evidence gathering, a Local Landscape Character Assessment (LLCA) was carried out, along with an Open Space Audit. The LLCA identified the characteristics of the local landscape that create a sense of place and local distinctiveness. Eight distinctive landscapes within the parish boundaries were identified and used to shape the landscape character policy that follows.

15.8 Views are important in helping us to understand and appreciate our environment, they also help us form attachment to places where life experiences happen, and so become 'cherished' locally. Carrying out the LLCA helped determine where the cherished views are in the Parish and include:

- a. Views of Dartmoor from Chilsworthy
- b. Views of the iconic viaduct in Calstock
- c. Glimpses of the river through narrow lanes in Calstock
- d. The village green and river in Calstock where weddings, regattas, and other social and meaningful events happen
- e. The southern sloping land from Hingston Down
- f. Looking towards Plymouth Sound from Pleasure Piece

#### *Policy LA 1 - Intention*

15.9 The aim of the Landscape Policy (LA) is to ensure that new proposals - whether they be for repair, extension or new development - draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form of the landscape in order to:

- a. Preserve the rural look and feel of the landscape and preserve the village character
- b. Protect current green spaces
- c. Consolidate or enhance the riches of the AONB
- d. Promote diversification of active agricultural practices to enhance economic viability rather than 'passive diversification' to preserve the farming landscape

#### **LA 1 – LOCAL LANDSCAPE POLICY**

**1. Where appropriate to the size, scale and type of development, proposals should demonstrate that they do not have an unacceptable detrimental impact on the characteristic landscapes of Calstock Parish, the setting and significance of heritage assets, or on key viewpoints or vistas (as identified in the LLCA) from, across, and within the Parish's settlements.**

**2. For major development\* the form of assessment will be by an appropriate Landscape and Visual Impact Assessment, in line with the current Landscape Institute Guideline\*\*, that clearly sets out and demonstrates how the proposal:**

- a. **Avoids the widening and/or straightening of characteristic narrow, winding lanes (or demonstrates how such modification is required for road safety purposes and can be accommodated with minimal damage to landscape character)**
- b. **Retains the field pattern of Cornish hedges and minimises damage to trees, bushes, historic features and gateposts within them**
- c. **Repairs/replaces any characteristic landscape features that are affected, taking into account the local character of bare stone faces and vegetation with shrubs and trees**

of proven Cornish provenance, having carried out a survey of all existing trees, hedgerows and existing biodiversity

- d. Is in harmony with the undulating character of the landscape, working with existing topography whenever possible
- e. Is appropriate to the small scale and intimacy of the landscape and preserves the sense of place
- f. Effectively screens or blends new buildings into the shape and colour of the landscape, so as to reduce the visibility of houses from other areas of Calstock Parish, the AONB and neighbouring parishes and provides suitable strategies for avoiding or minimising their visual impact
- g. Uses natural and locally distinctive materials to blend proposals for cabins and other non-permanent structures into the landscape
- h. Outlines the use of existing and proposed landscaping and how the landscaping may look in 15 years' time
- i. Details, where appropriate, how areas will be retained and managed for open space and/or woodland in the future

3. Proposals which would be visible above the ridgeline/skyline of valley slopes and hilltops or above the average roof height of surrounding development, or are proposed on previously undeveloped areas on the settlement edges should take account of their potential impact on the landscape in general, and the views and vistas crossing and into the site from surrounding areas. All such proposals should be accompanied by an appropriate Landscape and Visual Impact Assessment and/or agreed photomontages. These should set out a description of the views and vistas and describe the nature of the impact or harm to the view from the proposals, consider the cumulative impact on the view from any existing unimplemented development proposals and identify any mitigating measures to be incorporated into the development as necessary.

4. Proposals that would have an unacceptable detrimental impact on key viewpoints or vistas of the settlements or of the surrounding landscape will not be supported.

\* For the purposes of this policy the definition of 'major' will be the same as that given in the NPPF 2019 Glossary

\*\* 3rd edition of "Guidelines for Landscape and Visual Impact Assessment", Landscape Institute, 2011.

15.10 For guidance on the distinctive characteristics of the landscape and built environment in Calstock Parish, reference should be made to the Local Landscape Character Assessment (LLCA) and the Cornwall Industrial Settlement Initiative reports for Drakewalls, Albaston, Gunnislake and Calstock, and the NCA Profile for Cornish Killas, which can be found in the [Heritage and Design](#) evidence base. A copy of the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) may be inspected at the Parish Council Office.

#### *Policy LA2 – Dark Skies and Street Lighting – Justification*

15.11 The dark night-time sky above Calstock Parish is a natural asset which is enjoyed by the community as part of the experience of living in a relatively remote rural area. It also brings several other benefits:

- a) Enjoyment and appreciation – improving quality of life and providing creative inspiration
- b) Health – promoting improved sleep patterns and reducing stress
- c) Wildlife – providing a more natural environment for both nocturnal and diurnal animals
- d) Scientific advantages – enabling enhanced conditions for astronomy;
- e) Educational outreach – facilitating both formal education and more informal activities;
- f) Energy efficiency – reducing wastage from unnecessary or excessive lighting.

15.12 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful of energy and interfering with the night sky.

#### *Policy LA2- Intention*

15.13 To encourage design that will help to preserve the quality of the ‘dark sky’ above the Parish and secure the tranquillity and dark skies quality of the landscape for current and future generations. Further advice can be found at: [Dark-Sky Lighting Basics](#)

#### **LA 2 – DARK SKIES AND STREET LIGHTING**

**Proposals for development will be supported where it is demonstrated that if external lighting is required it protects the night sky as far as possible in terms of:**

- a. Using low level lighting rather than street lamps;**
- b. The use of full shielding of any fixture exceeding 500 initial lumens;**
- c. Limiting the impact of unshielded lighting through use of adaptive controls in security, rural edge highway and public space lighting;**
- d. Restricted number, and position of lamps and careful use of flood and security lighting including effective baffling and motion sensors;**
- e. Low colour temperature lighting with a limit of 3000k (kelvins) or less;**
- f. Landscaping to reduce glare and reduce unnecessary light throw to a minimum.**

#### *Policy LA3 - ‘Windows on The River’ – Justification*

15.14 Riverside walks, which permit a view of the beauty of the River Tamar and the AONB, are a key feature of Calstock Parish’s wonderful character. In some locations the roads and pathways from which a view is available are set back from the river, behind a narrow strip of land, some of which includes residential gardens and other forms of development. There is a risk that, in the interests of privacy or security, owners of such land may want to raise the height of boundary walls, thus blocking the view of the river and associated landscape from the public viewpoint.

15.15 Whilst the need for privacy and security is understood, the raising of boundary wall heights is not considered to be an acceptable means of addressing these issues where it would involve the loss of a public viewpoint that has been long established and is locally cherished. Householder development such as domestic extensions can also block views.

15.16 Where a boundary wall or fence fronts on to a public highway planning permission must be obtained to raise it above 1m in height. In cases where ‘permitted development limits’ have been exceeded, householder development will also require permission. Such works as may affect public viewpoints will be resisted.

#### *Policy LA 3 – Intention.*

15. 17 To protect well established public viewpoints of the river for the benefit of local residents and visitors enjoying the special characteristics of the Parish. Note that development for flood alleviation that will protect lives, properties and businesses may take precedence over the protection of windows on the river.



### **LA 3 - 'WINDOWS ON THE RIVER'**

**Where planning permission is required, the raising of boundary walls and fences, and/or the development of residential extensions or other development, will not be supported if it blocks the view of the River Tamar from a public viewpoint.**

15.18 A policy on Rural Gaps, giving a level of extra protection to the gaps between our villages, is given in the Housing section of this NDP.

15.19 **Summary of Local Landscape Policies.** The intention is that new development in the Parish shall:

- ✓ Respect the natural beauty, character and special qualities of the area
- ✓ Maintain the local landscape and ensure that panoramic and picturesque views are not interfered with
- ✓ Deliver on the aspiration that any changes proposed to the local landscape are environmentally congruent with what is already there

15.20 **Evidence Base References** can be examined through this link: [Local Landscape](#)

## 16. LOCAL INFRASTRUCTURE, SERVICES AND FACILITIES



Above: Tamar Valley AONB centre, home to the Parish Council, Tamar Valley AONB Service. Also an example of sustainable building.

### *Background*

16.1 The varied size and economic vibrancy of the settlements within the parish have led to a diverse pattern of local facilities and infrastructure. Hamlets have little, or no supportive social infrastructure and the larger settlements vary in the viability and range of resources. All however have a strong community spirit. With 6% of the Parish working from home (compared to 3.5% in England as a whole), but only 2.7% using public transport (as compared to 11.3% in England) an efficient and satisfactory infrastructure needs addressing (*statistics from 2011 Census Table QS701EW - Method of travel to work data*). The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing, fire and ambulance services, health and education facilities, public houses, public toilets, youth centres, nurseries, libraries, leisure centres, allotments, playing fields, social care facilities including day centres, places of worship and services provided by the community and voluntary sector.

### *Gunnislake*

16.2 In the village there is Gunnislake Health Centre, a Village Hall, butcher, post office, convenience store, an emporium, cafe and 3 public houses. Free parking for 2 hours is available nearby. Fosters Field, a green space in the centre, is used for public events. George V playing field in the south east of the village has a play park and tennis court. Flooding and drainage problems on the football pitch forced the football club to move to Calstock. CIL revenues could be used to refurbish it. Woodland Way Centre is a venue for community groups.

### *Calstock*

16.3 There is a strong community spirit in Calstock. The river provides a focus and many amenities are adjacent to it. The 1907 railway viaduct provides an iconic backdrop. There are two pubs, a social club,

a hairdresser, cafe and two art galleries. The Village Hall on the quayside hosts local clubs, recreational activities, a pre-school and music and theatrical events. A public slipway and quay provide access for kayaking, canoeing and rowing. A parish pontoon is a landing point for tripper boats from Plymouth and visiting yachts. There is a car park on the quay adjacent to which is the football field. The boatyard provides public and private moorings, boat storage and workshops for local crafts. Calstock Arts, an art centre in a converted chapel, offers a full programme of music, drama, dance and film, and has a basement gym managed by the rowing club. Cotehele House, a 1300-acre property owned by the National Trust, has 160,000 visitors a year.

#### *Harrowbarrow & Metherell*

16.4 The village has a shop with a post office, a public house, school, village hall and a play park in close proximity. There is also a range of commercial enterprises in this settlement.

#### *St Ann's Chapel, Delaware and Albaston*

16.5 St Ann's Chapel is a large ribbon-style settlement bisected by the A390 and has absorbed most of the recent housing developments. Delaware and Drakewalls are now connected by new housing. Albaston is an old settlement linked by a minor road to Drakewalls. Little additional supportive infrastructure has been implemented. The residents of St Ann's Chapel have taken the brunt of local housing development and are concerned about traffic speeds in this 30mph limited area. There are two petrol stations with convenience stores, motor repair outlets, and two public houses [one temporarily closed]. There is a football pitch and skate park. Sylvia's Meadow and Pleasure Piece are green spaces. The Tamar Valley Donkey Park is located nearby. Honicombe Manor Holiday Park has holiday homes and on-site leisure facilities including pools and gym, which are open to the local public. There is the Mount Pleasant Caravan Park. The Tamar Valley Centre in Drakewalls has the AONB offices and also houses the Parish Council. The Calstock Parish Archive is located in the former Cemetery Chapel nearby.

#### *Chilsworthy, Latchley and Cox Park*

16.6 There is a public house in Chilsworthy, a small village green in Latchley and a mobile home park in Cox Park. Otherwise this area is isolated with few community amenities.

#### *Educational Establishments*

16.7 There are primary schools in Harrowbarrow, Gunnislake, Calstock and Delaware. The parish has nursery and pre-school provision and has a Local Authority Outdoor Education Centre housed in repurposed school buildings.

#### *Allotments/Community Orchards*

16.8 There are allotments at St Ann's Chapel and Calstock. Harrowbarrow and Metherell Agricultural Scheme operates in fields behind the Village Hall. There is a community orchard at Treragin Cross.

#### *Clubs and Societies*

16.9 Within the parish are numerous clubs and societies including the WI, U3A, local history groups, choirs, amateur dramatics, reading groups and dance classes. Calstock Parish Footpath Society monitors local footpaths.

#### *Social Events*

16.10 Across the parish events include the Calstock May Revels, Calstock Regatta, the Gunnislake Festival, the Albaston Show, Chilsworthy and Latchley Village Show, the Calstock Bike Show and Harrowbarrow Flower Show. The 3 main settlements in the parish support local newssheets/ papers which are published bi-monthly and are available in local shops and public houses (some are hand

delivered within their relevant villages). There are also community Facebook pages and groups and social media for various local groups. These are important community information sources.

### *Places of Worship and Cemeteries*

16.11 Harrowbarrow, Calstock (Grade 1 Listed Building) and Gunnislake have churches and the Tamar Valley Methodist Church is situated in Albaston. Two cemeteries are managed by the Parish Council in Calstock and Albaston, with one 'closed' churchyard in Calstock.

### *Community Facilities and Amenities*

16.12 A list of community facilities can be found in the Evidence Base. The Community Asset register remains a mechanism by which these can be protected.

16.13 When asked if new development should include amenities, 75% of the household survey agreed, mentioning green/open/recreation space, play areas, doctors' surgeries/pharmacies, allotments, schools, bus stop/service, parking facilities, community centres/village halls, and a Post Office.

### *Policy LISF 1 – Existing Community Facilities and Social Infrastructure - Justification*

16.14 Our community facilities are seen as vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being. They are a finite resource that is not well distributed across the Parish and must be protected and enhanced wherever possible. Ongoing maintenance and improvement will be an issue if additional population, and therefore additional use, puts them under pressure by causing additional wear and tear on fabric and facilities. Many of these facilities are potential assets of community value that could be nominated for further protection under Cornwall Council's Register of Assets of Community Value.

### *Policy LISF 1 - Intention*

16.15 The aim of this Policy is to ensure that existing facilities are retained to support the existing community and meet the needs of the community in the future.

#### **LISF 1 – SUPPORTING COMMUNITY FACILITIES AND SOCIAL INFRASTRUCTURE**

**1. The following community facilities have been identified (see Maps 6, 10 to 17) as being especially important to the community and to which CLP Policy 4.4 is particularly relevant:**

- a. Community centres and public halls at Calstock, Harrowbarrow, Gunnislake
- b. AONB Centre, Drakewalls
- c. Parish Quay
- d. Harrowbarrow Post Office
- e. Gunnislake Post Office

**2. Development will be supported which includes provision to diversify and enhance the range of services and community facilities to meet current and future community needs.**

### **Community Infrastructure Levy**

16.16 The 'Community Infrastructure Levy (CIL) required from new development allows local authorities to raise funds from new building projects undertaken in their area. The Levy allows local authorities to raise funds from new building projects undertaken in their area, and is governed by the CIL Regulations 2010 (as amended). CIL is charged as a fixed rate per square metre of new floor space created, and the



money raised can be used to help fund a wide range of infrastructure that is needed to support development. A development is liable for CIL if it:

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

16.17 The CIL Charging Schedule sets out the rates that will be charged on new development in Cornwall, and also details the types of development that will not be charged and those that can apply for exemption from paying CIL. The CIL Discretionary Relief Policy sets out additional relief available in Cornwall.

### **How does it Work?**

16.18 Parishes will receive 15% of the CIL income raised from development within their area (the Neighbourhood Portion), and this will increase to 25% for parishes with an adopted Neighbourhood Development Plan. The remaining amount (the Strategic Share) will be retained by Cornwall Council and distributed to strategic investments. The Parish of Calstock is within CIL Charging zone 4, and as a 'designated rural area', new developments of 1-5 dwellings will be liable to pay £100 per sqm, and developments of 6 or more dwellings will be liable to pay £35 per sqm. Work is currently underway to determine how money retained by Cornwall Council, in the 'Strategic Share', may be redistributed via a bidding process, with a focus on local projects.

16.19 The government have consulted on changes to the CIL Regulations, one of which will make it possible for CIL and S106 money to be combined on the same item of infrastructure (which is not currently possible). This should make it easier to create funding packages for infrastructure. More information can be found on Cornwall Councils website at [www.cornwall.gov.uk/cil](http://www.cornwall.gov.uk/cil)

16.20 The Parish Council has agreed that Community Infrastructure Levy payments received by it (the 'Neighbourhood Portion') will be directed towards support for the community facilities and social infrastructure, local traffic speed management and safety projects, and measures to tackle the causes and impacts of the climate crisis.

### *Policy LISF 2 - Development Infrastructure for Growth – Justification.*

16.21 Any development requires 'infrastructure' to support it. Development infrastructure includes such things as approach roads, internal roads, sewage treatment arrangements (drains and capacity at the treatment works), water supply, surface water drainage, open space, education, etc, which must be adequate to meet the needs of the incoming population without harming the ability of infrastructure suppliers to meet the requirements of existing development and customers. Development infrastructure is usually paid by the developer, either directly by provision on site, or through contributions to the infrastructure supplier/operator if the additional provision required is off-site. This is usually arranged under S106 of the 1990 Planning Act, or s253 of the 1980 Highways Act.

16.22 By law, such contributions cannot be required to pay for improvements to overcome existing infrastructure inadequacy beyond the requirements of the new development concerned, although by careful timing and co-ordination of other matching funds, this may be achievable.

16.23 A perceived issue within communities is that infrastructure provision is often delayed, sometimes well beyond the time at which it was agreed to be delivered. The community wants infrastructure and facilities to be developed alongside development.

16.24 In Calstock Parish, infrastructure contributions will be necessary to cover:

- a. Adequate vehicular access
- b. The provision of additional capacity at schools
- c. Open space, including an open space delivery plan outlining phasing, detailed design specifications, maintenance requirements & estimated costs and how these will be sustained in the long term, in accordance with the standards set out in Table 5 below
- d. Sewage treatment
- e. Water supply

*Policy LISF 2 - Intention*

16.25 The intention of this policy is to ensure that development of services and facilities takes place alongside any future development

**LISF 2 - DEVELOPMENT INFRASTRUCTURE FOR GROWTH**

**Development proposals within the Calstock Parish NDP area will be supported where the infrastructure provision is consistent with the requirements of Policy 28 of the Cornwall Local Plan. Any off-site contributions for recreational spaces should take into account the standard and distribution table set out in Table 5, page 45.**

*Policy LISF 3 - Green Infrastructure Network – Justification*

16.26 The NPPF and CLP include policies on Green Infrastructure (GI) which recognises how it supports natural and ecological processes and is integral to the health and quality of life of sustainable communities and notes how the health and well-being of its communities can be positively influenced by green infrastructure strategies. GI is acknowledged as playing an important role in health and well-being across the lifespan of the whole community. GI can also provide opportunities for the protection and enhancement of biodiversity and carbon reduction.

16.27 Calstock Parish is blessed with an extensive green infrastructure, much of which is protected by landscape, biodiversity, and recreation designations and policies. However, it is essential that other green infrastructure assets, which are not so protected, should be recognised and supported, and that the entire system is perceived as a functioning network.

**What is Green Infrastructure?**

**Parks and Gardens** – parks, country parks, formal gardens

**Amenity Greenspace** – informal recreation spaces, housing green spaces, large gardens, domestic gardens, village greens, common land, other incidental green space, green roofs

**Natural and semi-natural urban greenspaces** - woodland and scrub, grassland (e.g. downland and meadow), heath or moor, wetlands, open and running water, wastelands and disturbed ground), bare rock habitats (e.g. cliffs and quarries)

**Green corridors** – river corridors and flood meadows, canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way

**Other** - allotments, community gardens, city farms, cemeteries and churchyards

*Policy LISF 3 - Intention*

16.28 To recognise the importance of the GI Network and ensure that existing new development takes up opportunities to improve green infrastructure and health and well-being opportunities in the Parish.

### **LISF 3 – GREEN INFRASTRUCTURE NETWORK**

- 1. The Calstock NDP proposes that a Green Infrastructure Network is established within the Parish [See Map 5]**
- 2. Development proposals on land that lies within or adjoining the Network will be supported where it:**
  - a. Does not compromise the integrity of the GI Network and its assets and enhances the visual characteristics, biodiversity and geodiversity of the Network and**
  - b. Ensures that through landscaping schemes, layouts, access and public open space provision, it contributes to the connectivity, maintenance and improvement of the Network and**
  - c. Incorporates provision to improve the health and well-being of the local community, based on an up to date understanding of the needs of all ages and**
  - d. There would be no adverse impact on the amenity of nearby residential areas.**

#### *Policy LISF 4 – Local Green Spaces - Policy Justification.*

16.29 Within the Parish there are several open areas of local significance which are of particular importance to the local community, and fulfil the requirements of the NPPF 2019 (paras 99 & 100) for Local Green Space designation in that each green space:

- a) Is in reasonably close proximity to the community it serves;
- b) Is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- c) and the land involved is local in character and is not an extensive tract of land.

16.30 Each of the local green spaces has been identified in a Green Space assessment which is included in the evidence base,

#### *Policy LISF 4 - Intention*

16.31 The intention is to identify and protect the key green spaces that are of local significance in the Parish.

### **LISF 4 – LOCAL GREEN SPACES**

- 1. The neighbourhood plan designates the following locations as local green spaces (as shown on Map 6).**
  - a. Calstock Riverside**
  - b. Calstock land south of Station Lane**
  - c. Gunnislake Riverside**
  - d. St Dominic Park Riverside**
- 2. Inappropriate development on these areas will not be approved except in very special circumstances**

#### *Policy LISF 5 – Key Recreational Spaces - Justification*

16.32 Cornwall Council conducted an Open Space Assessment for Calstock Parish in April 2017, which concluded that the parish is quite typical in quantity levels of provision of open space, but that there were obvious deficiencies in some areas. See Table 5 below.

**TABLE 5: EXISTING AND PROPOSED PROVISION OF OPEN SPACE IN CALSTOCK PARISH**

TYPE	Existing Provision (M <sup>2</sup> per person)	Requirement by distribution	Recommended Standard of Provision (M <sup>2</sup> per person)
<b>PARKS AND AMENITY LAND</b>	6.25	Chilsworthy, Latchley, Metherell & Clampits	7.83
<b>NATURAL SPACE</b>	48.23	Harrowbarrow, Latchley, Metherell & Clampits	44.44
<b>PUBLIC SPORT</b>	6.15	N/A	2.09
<b>CHILDREN'S EQUIPPED PLAY SPACE</b>	0.50	Chilsworthy, Latchley	0.70
<b>TEEN PROVISION</b>	0.26	Gunnislake, Calstock	0.30
<b>ALLOTMENTS</b>	4.73	Nil	4.34
<b>TOTAL</b>	66.11		59.69

Source: CC Open Space Assessment for Calstock Parish April 2017

16.33 When new development occurs developers will be required to contribute to the provision of additional facilities taking into account the standard and distribution set out in Table 5 above, in accordance with Policy 28 of the CLP and NDP Policy L1SF 3. If the development is for family housing, it should include a central green amenity space to facilitate supervised outdoor play.

16.34 It is also important, in the interests of community well-being, that there is no loss of existing provision.

#### *Policy L1SF 5 - Intention*

16.35 For the avoidance of doubt, this policy identifies the Key Recreational spaces that should be protected under NPPF Para 97.

#### **L1SF 5 – KEY RECREATIONAL SPACES**

**In accordance with NPPF Para 97, the following key strategic open spaces are protected from loss, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss:**

- a. Recreation ground - St Anns Chapel
- b. Millennium Green, Albaston
- c. Drakewalls Mine, Matthews Shaft, Drakewalls
- d. Allotments, St Anns Chapel
- e. Hingston Down Common, St Anns Chapel
- f. Pleasure Piece, St Anns Chapel
- g. Recreation Ground and Play Area, Calstock
- h. Cotehele Wood, Calstock
- i. Allotment Gardens, Calstock



- j. Foster's Field, Gunnislake
- k. King Georges Field, Gunnislake
- l. Play Areas at Gunnislake, Harrowbarrow, St Ann's Chapel.
- m. Hawksmoor Cricket Ground
- n. Butts Park Cricket/Football Ground, Albaston

These sites are shown on Map 6.

#### *Policy LISF 6 Provision and Protection of Allotments - Justification.*

16.36 Allotments are highly valued by the community. There is growing interest in allotments as a means of growing healthy organic food, and of obtaining leisure opportunities. They can help reduce the need for carbon generating transport, and improve local resilience. However, allotment sites are often flat and in locations that are attractive for development.

#### *Policy LISF 6 - Intention*

16.37 To ensure that new opportunities for allotments are created and operated effectively in a way that does not cause environmental problems, and for existing allotments to be conserved. (Under the Allotments Act 1925 a local authority cannot sell, use or otherwise dispose of land which it acquired for use as allotments without first obtaining the consent of the Secretary of State for the Environment. The Secretary of State can only give such consent if satisfied that adequate provision will be made for allotment holders displaced or that such provision is not necessary or reasonably practicable). This policy seeks to apply a similar approach to non-statutory allotments. It also covers the situation where development is proposed alongside statutory allotments.

#### **POLICY LISF 6 – PROVISION AND PROTECTION OF ALLOTMENTS**

- 1. New proposals for allotments will be supported subject to an appropriate condition/legal agreement incorporating an agreed management and maintenance plan.**
- 2. Proposals that result in harm to or loss of existing allotments will only be supported if:**
  - i. There are vacant plots and evidence of longterm insufficient demand for continued use of land as allotments; or**
  - ii. Where clear and significant social, economic and environmental community benefits could be derived from the proposal; and**
  - iii. Replacement provision is to be made, of at least equivalent quality, located at reasonable convenience for the existing plot holders.**

16.38 **Summary of Local Infrastructure, Services and Facilities Policies.** The intention is that new development in the Parish shall:

- a. protect or enhance the range of local facilities
- b. support green infrastructure which enhances the quality of life for local people
- c. enhance local facilities making them bespoke for the immediate environment following consultation with residents of the settlement
- d. be accessible by public transport or safe walking or cycling routes and available to all ages and groups.

16.39 **Evidence Base References** can be examined through this link: [Local Infrastructure, Services and Facilities](#)

## 17. LOCAL ECONOMY AND TOURISM



*Above: Gunnislake centre: a quiet corner frequently disturbed by heavy traffic and within the AQM.*

### *Policy LET 1 - Small Business Unit Development - Justification*

17.1 Local employment opportunities in the Parish are limited. There are now only a few commercial nurseries in the Parish. Although much of the land is farmed, the number of people employed in agriculture is small and often limited to family members. There is a high ratio of self-employment e.g. arboriculturists, jobbing builders and artists and there is growth in the number of people working from home in IT and marketing. The average wage in the east of Cornwall is £22,518 (2018 figures). Therefore, the Housing Policy addresses the issue of affordable housing.

17.2 There are a few business parks and industrial workshops. The National Trust at Cotehele employs 60 people and provides opportunities for 290 volunteers. Hingston Down Aggregates employs less than 10 people. Honicombe Manor Park provides a number of holiday lodges, cottages and bungalows. 'Tamar Grow Local' markets local produce. The area is well served by public houses which offer some local employment. There are also businesses supporting care work, hairdressing and various mobile services.

17.3 The limited availability of local employment means local young and working age people tend to leave the area to find work and careers. Increasingly the area is attractive to retirees. Most of the settlements in the Parish have become places from which people commute. The average distance travelled to work in the Parish is 22km - in Cornwall it is 20km and in England 14.9km (2011 Census.) Most people shop outside the Parish.

17.4 This has social as well as economic consequences. There is no longer a bus service to Chilsworthy and Latchley. There is no local bank. The only permanently open post offices are in Gunnislake and Harrowbarrow.

17.5 The NDP aims to maintain and develop local employment opportunities to support sustainability within the parish.

17.6 Arguably tourism has the greatest potential in the area for growth. Tourism is promoted through organisations like TAVATA (The Tamar Valley Tourism Association). However, this development should not damage the local heritage and landscape which are the reason that visitors and tourists come to the area.

17.7 There are some B&B businesses or holiday lets but this is not a typical Cornish holiday area. Tourist industries need to capitalise on the rural nature of the area, and on river related physical activity e.g. walking, cycling and kayaking. Supporting this activity are routes along the Turner Trail, Railway Walks, and Gold Public Footpaths and a series of leaflets produced by the Calstock Footpath Society. The AONB promotes the aesthetic and bio-diversity attributes of the area but the only 'destination activity' is Cotehele (160,000 visitors per year.) Calstock has the greatest opportunity to develop a more vibrant tourist and yacht-related trade. Pleasure Cruises from Plymouth run intermittently and are dependent on the tide.

17.8 NPPF Paragraph 83 says that planning policies should enable the sustainable growth and expansion of all types of business in rural areas through conversion of existing buildings and well-designed new buildings, and the development and diversification of agricultural and other land-based rural businesses. Para 84 goes on to recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances they should be sensitive to surroundings, not have an unacceptable impact on local roads and exploit opportunities to make a location more sustainable. The use of previously developed land is also encouraged.

#### *Policy LET 1 - Intention*

17.9 This Neighbourhood Plan policy aims to aid diversification and encourage new small firms, specializing in everything from traditional crafts to advanced 'digital businesses'. However, in doing so it is important to ensure that development is sensitive to the very special features within the Parish, including heritage buildings and biodiversity interests nearby and the amenity of residential properties, and that it does not create road hazards.

*NB: Development of buildings for agricultural purposes up to 465 Sq.m is 'permitted development' subject to various criteria in Part 6 Class A 'Agricultural and forestry' of the Town and Country Planning (General Permitted Development) (England) Order 2015. Change of use of existing agricultural buildings established for 10 years to a flexible A1, A2, A3, B1, B8, C1 use, C3 and D2 or State Funded School/nursery is also permitted subject to criteria in Part 3 of the same.*

#### **LET1 – SMALL BUSINESS UNIT DEVELOPMENT**

- 1. Where planning permission is required, the conversion of an existing building to small workshop use will be supported if:**
  - a. It will not add to difficulties with water supply, sewerage and sewage treatment and waste disposal;**
  - b. It will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;**
  - c. It will not conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;**
  - d. It will not have a materially adverse impact on nature conservation or landscape interests;**
  - e. It includes measures to improve access on foot, cycling or public transport;**



- f. Reasonable measures have been taken to provide for any nature conservation interest.
- g. If extension is required the scale, design and use of materials match or enhance the existing character of the building and relate to its surroundings;
- 2. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.
- 3. Where the need cannot be met by the conversion of an existing building, proposals will be supported for new build development if in addition to 1.a to 1.f above:
  - a. They are located within or adjacent to existing groups of buildings or use previously developed land.
  - b. The scale, form, bulk and general design is appropriate to its location.
  - c. They do not create road hazards that are considered unacceptable by the Highway Authority; and
  - d. Where appropriate and feasible, supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport.
  - e. Demonstrable measures have been taken to provide for any biodiversity interest.
- 4. Wherever possible, efforts should be made to retain and enhance existing hedgerows and trees: outside storage areas should be screened from public view by natural landscaping.

#### *Policy LET 2 – Green Tourism – Justification*

17.10 Tourism reaps many benefits for the community, such as employment and additional spending in the local economy. It also helps to maintain the fabric of many important buildings and provides facilities which can also be used by local residents. However, excessive levels of tourism can harm the environment through erosion, add to traffic congestion and pollution and create competition for resources. CLP Policy 5 encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits.

#### *Policy LET 2 - Intention*

17.11 The intention of policy LET2 is to allow development that supports tourism that makes best use of the areas assets whilst providing care for them; maximises accessibility for residents to those facilities and features in the Parish that attract visitors, whilst offering protection to the special landscape and heritage character of the area. Tourism of this form may also extend the holiday season and thereby add to local prosperity.

#### **LET2 - GREEN TOURISM DEVELOPMENT**

1. New and extended high-quality tourism facilities, attractions and accommodation will be supported where they are for tourism that capitalises on local assets, (i.e. the parish's landscape, river and heritage features, it's geodiversity and biodiversity, attractive rural settlements, and local food production), and encourages cycling, walking and public (rail & river) transport, and:
  - a. Are within or adjoining existing settlements, on a scale appropriate to the settlement; or
  - b. If in the open countryside and associated with a farm diversification scheme or an existing employment site of a scale proportionate to its surroundings;
  - c. Is physically accessible to people with impaired mobility and other disabilities such as impaired sight or hearing;



- d. Are socially inclusive, facilitating use by all sectors of the tourist and local community as well as tourists;
- e. Respect the historic interest of the surrounding buildings and areas and ensure that proposals protect or enhance the historic environment that people value;
- f. Improve local biodiversity through the creation of new habitat;
- g. Achieve small-scale improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally;
- h. Protect and enhance the visual quality of the site and its surroundings

2. New non-permanent camping, chalet and caravan sites facilities will be considered on their merit having regard to the impact a development may have on the character of the area.

3. Proposals within the AONB must also conserve and enhance the landscape character and natural beauty of the AONB and be appropriately located to address the AONB's sensitivity and capacity (and be compliant with the most recent AONB Management Plan).

4. Developments of chalets and park homes built on visually sensitive sites will not be supported.

#### *Policy LET 3 – Employment in Residential Areas –Justification*

17.12 Whilst recognising the continued importance of traditional industries and working practices, it is important to broaden the economic base and support sustainable economic growth. Embracing flexible working practices is appropriate.

17.13 Running businesses at/from home is a major and increasingly valuable part of the local economy. According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business. Applied to the parish this implies there are around 280 home-based businesses. In most cases planning permission is not required except where building alterations are involved, or the scale of business materially changes the use of the premises. However, sometimes working from home or setting up a new business on land within residential areas can cause issues.

#### *Policy LET 3 - Intention*

17.14 To support new work opportunities whilst protecting residential amenity.

#### **LET 3 – EMPLOYMENT OPPORTUNITIES IN RESIDENTIAL AREAS**

**Proposals for development to provide small-scale employment opportunities in residential areas, including the creation of live-work units, will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential amenity of nearby residential property.**

17.15 Summary of **Local Economy and Tourism Policies**. The intention is that new development in the Parish shall:

- ✓ ensure existing employment sites remain in employment use
- ✓ lead to the improvement, modernisation and upgrading of current sites
- ✓ ensure that new business development minimises negative impact on and results in net gains to biodiversity
- ✓ business developments should be within scale and harmony with the local settlements and landscape character
- ✓ encourage sustainable tourism

17.16 **Evidence Base References** can be examined through this link: [Local Economy and Tourism](#)

## 18. SETTLEMENTS AND HOUSING



Above: The new Wain Homes development at St Annes Chapel.

### *Background*

18.1 Although the population of Calstock Parish is relatively large, at 6,253, it is spread out across the Parish, in a scatter of medium-sized and small villages, hamlets and isolated dwellings. These are set in and separated by tracts of very attractive countryside, which include areas of valuable biodiversity and important heritage features, and remind us of the area's important mining heritage. As a result, the settlements have a small scale, generally quiet and relaxed rural character that is much valued. Against this background, the Calstock Parish NDP must follow the NPPF and CLP including their requirements to meet affordable and other local housing needs, address market demand, and plan for future needs. As a locally prepared planning policy document, the Calstock NDP can take on this responsibility by setting a careful strategy to meet housing needs within the parish, that meets with local approval, whilst preserving the overall pattern of settlement and character, requiring sustainable design, and avoiding urbanisation.

18.2 The best and most successful villages have developed through small-scale incremental growth that harmonises with the existing character of their setting and buildings and is sustainable with current infrastructure.

18.3 To achieve the above, the housing strategy must be clear about where development might be considered acceptable and where it will not be, by defining development boundaries for the villages that

"We moved here because it is so tranquil"

"Housing development should focus on social/affordable housing to enable younger people and families to live locally"

"Please preserve the quiet"

"We grew up in the village, now there's no mix of people and that's not right"

Source: quotes from Engagement replies.

delineate where various policies apply. These will enclose the land needed to meet local growth needs in the form of infill development, and facilitate the application of CLP Policy 9 (Rural Exception Sites), whilst resisting sprawl and ribbon development. Supporting this, policies must protect the valuable rural gaps between settlements from development that would harm them, require a high standard of design and layout, and seek a housing mix which maintains community balance.

#### *Policy HP 1 – Development Boundaries – Justification*

18.4 The Caradon Local Plan (1999 and 2007) drew ‘village development limits’ around the villages in the Parish, with the intention of delineating where various policies applied, meeting local growth needs whilst preserving the valued green spaces between the settlements and preventing ribbon development and coalescence. These worked effectively and were well supported locally and in most planning decisions. However, they ceased to apply with the adoption of the Cornwall Local Plan in 2016. On the basis of the community feedback calling for slow but steady growth, the desire to facilitate the application of CLP Policy 9 (Rural Exception Sites) and protect the valuable rural gaps that contribute significantly to local character, the intention is to reintroduce the village development boundaries, updated to reflect changes since 2007. The requirements of CLP Policy 3 and Para 2.32 have been considered in the Settlement Development Boundary Assessment, which can be found in the evidence base.

18.5 Settlement Development Boundaries also encourages development closer to existing services with a range of transport options, thus contributing to reduction in emissions, whilst strengthening social infrastructure.

#### *Policy HP 1 – Intention*

18.6 The intention of Policy HP 1 is to provide clarity on where various policies apply, facilitating the housing policies that follow, so as to enable controlled growth, whilst preserving the essential character of our villages and hamlets. Land beyond any development boundary is thus defined as the ‘open countryside’. In the open countryside, development will be strictly controlled by CLP Policy 7 and will be limited to dwellings to meet essential needs of rural workers, replacement dwellings, house extensions, rural exception housing sites under CLP Policy 9. Other acceptable development is rural workshops, agricultural and forestry buildings, replacement buildings, renewable energy projects and small-scale ‘green’ tourism facilities.

### **HP 1 – DEVELOPMENT BOUNDARIES**

#### **1. Development boundaries are set for the following villages:**

- a. Calstock [Map 10]**
- b. Chilsworthy [Map 11]**
- c. Drakewalls & Albaston [See Map 12]**
- d. St Ann’s Chapel [Map 13]**
- e. Harrowbarrow and Rising Sun [Map 14]**
- f. Metherell and Norris Green [Map 15]**
- g. Latchley [Map 16]**
- h. Gunnislake [Map 17]**

**2. Within each Development Boundary, there is a presumption in favour of sustainable development that will apply to proposals for small scale infill and the development of previously developed land that respect the setting, scale, form and character of the settlement and the criteria set out in HP 3.**

**3. Outside of the Boundary development will not be supported unless it is in accordance with:**

- a. CLP Policy 7, i.e. replacement dwellings, sub-division of existing dwellings, re-use of redundant, disused or historic buildings, temporary accommodation for agricultural workers, dwellings for full time agriculture or forestry workers.; or**
- b. CLP Policy 9, i.e. rural exception sites for affordable housing: or**
- c. Renewable energy projects under NDP Policies REN 1 and REN 2: or**
- d. Rural workshop and Green Tourism projects under Policies LET 1 and LET 2; and**
- e. NDP Policy HP 2 on Rural Gaps.**

*Policy HP 2 – Rural Gaps – Justification*

18.7 A clear gap between settlements contributes to the openness and character of their setting, prevents coalescence and helps to maintain a separate identity and sense of place for residents of the settlements on either side of the gaps. It can also provide access and recreational benefits to local people and contribute to well-being. Rural gaps are increasingly vulnerable to development pressures and risk being lost over time. They also include areas of valuable biodiversity and provide green infrastructure corridors. Within the WHS area they also help to protect the integrity of the settlement pattern associated with the mining activity of the area.

*Policy HP 2 - Intention*

18.8 To maintain the valued green space and the distinction between the settlements, thus maintaining their sense of place, by ensuring that any development preserves the openness and landscape character of the gaps.

**HP 2 - RURAL GAPS**

**1. Rural Gaps are defined between the settlement development boundaries of:**

**Harrowbarrow and Rising Sun, Higher Metherell, Lower Metherell, Norris Green, Middle Dimson and Higher Dimson, St Ann's Chapel, Drakewalls and Albaston, and Drakewalls and Gunnislake, as shown on Map7 and Village Inset Maps 10 to 17.**

**2. Development proposals in the Rural Gaps, will be only supported where they are located and designed to maintain the separation of the villages and the visual openness and landscape character of the gaps, through**

- a. Locating structures where they will be viewed against existing built form**
- b. Retaining the proportion and scale of built structures and the space between them**
- c. Reference to the built vernacular of the neighbourhood area**
- d. Conservation and restoration of traditional Cornish Hedge and hedgerow boundary treatments**
- e. Use of appropriate plant species in a comprehensive landscape scheme with appropriate boundary treatments to integrate with the rural character. Wherever appropriate, development should deliver enhancements to the landscape character, and**
- f. Avoiding interference with obvious wildlife corridors and incorporating additional links;**
- g. Respecting for the character or setting of heritage assets and historic routes located between settlements.**



## Housing Delivery Strategy

18.9 The housing baseline allocation for the rural part of the Caradon Community Network Area is for 520 dwellings by 2030. Calstock Parish has contributed 132 completed dwellings and a further 241<sup>1</sup> had planning permission by April 2018. The Calstock Parish area has clearly played a major role in achieving the target. **Cornwall Council have advised that no further dwellings need to be allocated in Calstock Parish to meet the CNA baseline target** (see Table 7).

**Table 7: Calstock Parish Minimum NDP housing target to be in conformity with Cornwall's Local Plan.**

<b><i>Cornwall Local Plan Baseline Housing Target to 2030</i></b>	<b>CNA Commitments to April 2018</b>	<b>CNA Completions to April 2018</b>	<b>Remaining Local Plan Target to 2030</b>
<b>520</b>	298	242	0
<b><i>Adjusted Pro Rata rate*</i></b>	<b>Parish Commitments (- 10%) (April 2018)</b>	<b>Parish Completions to April 2018</b>	<b>Calstock Parish's share of the remaining Local Plan Target</b>
<b>0%</b>	241	132	<b>0</b>
<b><i>*ie Calstock Parish 'Fair Share' proportion of houses in the CNA, taken from the 2011 Census is adjusted to take into account the AONB.</i></b>			

18.10 However, Cornwall Council also advise that it is necessary to consider whether the community would benefit from planning for a greater number of homes above the minimum target, taking into account local circumstances such as

1. Results of the community engagement survey of housing needs
2. Current numbers on the Homechoice register
3. Feedback from local estate agents and other sources about market demand
4. Whether additional houses (and population) would help sustain local services and facilities
5. Whether developer investment could have benefits in terms of other infrastructure provision
6. Community attitudes to housing provision
7. Any other material considerations.

The following paragraphs consider these issues.

18.11 Community engagement feedback. In the Calstock Parish NDP 2015 survey 65 respondents said that members of their household had moved away from the Parish to live independently. About 50% of respondents said that they had people currently living with them would like to live independently in the Parish if suitable homes were available ( a total of 81 people). Some 56% of respondents said that if they had to move within 5 years would want to stay within the Parish. The most popular type of housing wanted was market value (60.2% of those answering the question), but many also wanted Affordable/Social Rented and Affordable to buy (60 persons, or 32.3%).

18.12 Current numbers on HomeChoice Register. Cornwall Housing Department provided information from the Homechoice Register for May 2019 (see Table 8) reporting the need for 31 houses in the priority Bands A to D. Of these 22 (71%) were for 1 or 2 bedroomed houses. It is a priority, therefore, for any developments of affordable homes to include a minimum of 75% 1 and 2 bedroomed socially rented housing. These numbers reflect the current (2019) position and although they fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing.

<sup>1</sup> This includes a 10% discount for possible non-completions.

**Table 8: Cornwall Homechoice register as at November 2018 for Calstock Parish council area May 2019**

	BAND <sup>2</sup>	1 bed	2bed	3bed	4bed	TOTAL
<b>TOTAL BAND A-D</b>		<b>9</b>	<b>13</b>	<b>6</b>	<b>4</b>	<b>32</b>
<b>BAND E</b>		21	9	4	0	34
<b>TOTAL NEED</b>		<b>30</b>	<b>22</b>	<b>10</b>	<b>4</b>	<b>66</b>

Plus Help to Buy SW: 7 x 1 bed and 3 x 2 bed = 10

#### **What forms of Housing will meet the housing need?**

Details on the various types of housing product that are available to address housing needs are explained at length in the Cornwall Council [Supplementary Planning Document on Housing](#). In summary, these are:

- Affordable Rented Housing – typically at up to 80% of open market rent
- Social Rented Housing – typically 45 to 55% of open market rent
- Shared Ownership – Where the premises are owned by a Housing Association (25%) and a mortgage holder (75%). The occupier pays both rent and mortgage.
- Discounted Ownership - Where the property is sold at a fixed discount, making it cheaper to mortgage. For Calstock the current discount is set at 50% for a two-bedroom property.
- Shared Equity – Where the occupier enjoys an ‘equity loan’ (a portion of the equity is owned by the local authority) and therefore can afford a home on the open market
- Starter Homes – available for qualifying first time buyers at a discount of at least 20%
- Rent to Buy - under the national scheme.

CLP Policy 8 says that ‘Planning obligations will be used to ensure that affordable housing is provided and (where possible) retained for eligible local households.’ Policy 9 in connection with rural exception sites says that ‘The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Council’s adopted local connection policies’.

18.13 The average income in South East Cornwall in 2018 was £22,518 (mean) and £12,808 (lowest 25% of earners) (figures from NOMIS Annual Survey of Hours and Earnings). Assuming that mortgages are available on the basis of industry standard multipliers of 4x annual earnings for a single person and 3x annual earnings for a couple (both on the same earnings), and that a 10% deposit was available, the purchasing power of local people on the average (mean) income would range from £100,050 to £150,100. For those on the lower 25% percentile earnings, the purchasing power would range from £56,900 to £85,380. Affordability within this Parish therefore implies an open market price of well under £100,000 for a one-bedroom and £150,000 for a two bedroom home. The average house price in this area in 2017 was £214,000, and recent advertised market prices for two-bedroom properties are well above this figure.

18.14 The current guideline discount for ‘Discounted Ownership’ is 50% for two-bedroom properties. Applied to the 2017 average house price this would imply that affordable housing for purchase would cost

<sup>2</sup> Band A applicants are deemed to have exceptional needs, have an urgent priority assigned by the Welfare Assessment Panel, needs an adapted property, or have multiple Band B needs,

Band B applicants accepted as statutory homeless, have a high priority assigned by the Welfare Assessment panel, lacks 2+ bedrooms, lives in high disrepair, accepted as move on, or have multiple Band C needs

Band C applicants who are homeless or threatened with homelessness, medium welfare priority, medium disrepair category, lack 1 bedroom, need to move closer to family or work or have multiple band D needs

Band D applicants with low welfare priority, living in low disrepair category, share facilities with non-family members, or have children under 10 living in flats and/or lacking a garden

Band E applicants assessed as nil priority, living in nil disrepair category, or have savings or equity over £75,000

around £107,000, just in the range for local people with average earnings, but out of reach of the 49% of people with below average earnings, and considerably beyond the means of the lowest 25%.

18.15 This means that the option of affordably purchased houses at the discounted market rate of 50% will not meet the need for affordable housing in the Parish. Therefore, in order to meet CLP Objective 4 to meet housing need, affordable housing in Calstock Parish will need to be a mix of socially rented houses and houses in shared ownership

18.16 Feedback from local estate agents and other sources about market demand. Estate Agents were surveyed, and replied with comments such as: *‘Popular area due to commute from Plymouth...Calstock/Gunnislake area popular because of railway’ .... ‘Mostly families and couples looking for typical village life with school and shop’ .... ‘The small village new developments we have been involved with have gone like hot cakes – huge demand with lack of property to offer’ .... ‘Main priority should be affordable housing for young people - affordable starter homes walkable of facilities on green field sites if available’.* Clearly the area is popular for re-location attracted by the excellent quality of life available in the area, and the proximity to well paid jobs in Plymouth and Tavistock, adding further pressure onto the stock of homes.

18.17 Would additional houses (and population) help sustain local services and facilities? There is no doubt that even a few additional homes occupied by new residents (rather than existing) would help support existing local services by creating more custom and demand within their ‘walk-in’ catchment.

18.18 Would developer investment have benefits in terms of other infrastructure provision? To support additional local services, a substantial ‘critical mass’ of new development would be necessary to provide the required level of custom and demand that would justify investment in new facilities. Conversely, new development may bring negative impacts such as character change, pressure on infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning benefits.

18.19 Community attitudes to housing provision. It is apparent from Table 7 that since 2010, the parish has absorbed a considerable level of development<sup>3</sup>, and this is reflected in community opinion. Whilst community feedback recognised the requirement to address affordable housing needs, and that housing development can sometimes bring wider benefits such as the development of brownfield sites and securing the on-going use of a heritage building. There was considerable concern that village character and heritage, wildlife and biodiversity, and the green spaces between villages - the things that make Calstock Parish the special place that it is – are being harmed by development, and that in future new development should be of a scale and character that respects the distinctive qualities of the area, in line with NPPF requirements for sustainable development

18.20 Other material considerations.

- a. There is an AQMA (Air Quality Management Area) on the A390 at Gunnislake for which an Action Plan is in place. It is inevitable that any development within the Parish will have an impact on this stretch of road which is the third through-route in Cornwall and the emergency route when the Tamar Bridge is closed. CLP policy 16 (health and well-being) states that “where it affects Air Quality Management Areas, development proposals must demonstrate that singularly or cumulatively, they will not cause increased risk to human health”.

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<sup>3</sup> including the continued delivery of the large estate in St Ann’s Chapel (All Saints Park) and a further large development of over 140 dwellings at Tamar Meadows, on the north side of the A390 at Drakewalls, is under construction. In addition, units of 20-40 houses have also been developed in St Ann’s Chapel over the last decade e.g. The Market Garden and Fosters Meadow.

- b. There may be possibilities for some of the housing need to be met in neighbouring parishes within the Caradon Network Area.
- c. Central Government policy is to significantly boost the supply of homes to meet the needs of present and future generations. NPPF paragraphs 68 (a) and 69 ask NDPs to consider allocating small and medium sized sites which can make an important contribution to meeting the housing requirements of an area and are often built-out relatively quickly.
- d. Given the lack of local employment, larger sites cause significant growth in car journeys to work, to the detriment of air-quality and the global environment
- e. CLP Policy 8 requires that new housing schemes for more than 10 dwellings should provide a target level of 30% affordable housing. Sites of 6 to 10 dwellings only need to make a financial contribution towards affordable housing to be built elsewhere, whilst smaller sites are not required to make any contribution. So, to meet the level of housing need recorded on the HomeChoice register through Policy 8, allocations of land for 200 or more dwellings would be needed

18.21 From the information in Paras 18.10 to 18.18 it can be concluded:

- a. Central Government policy is to significantly boost the supply of homes to meet the needs of present and future generations.
- b. There is an ongoing need for some market and affordable dwellings to meet the aspirations of local people
- c. Affordability is a big issue for local people and clearly the NDP strategy must seek to meet local needs for affordable homes.
- d. There are strong market pressures from outside the area that reduces the supply to local people and causes high local house prices
- e. Whilst any development will support community facilities, only large-scale development will support the creation of new facilities
- f. There is strong opposition to continuing large-scale development because of its impact on local character
- g. New development will have an impact on air quality in Gunnislake.
- h. Meeting housing need through CLP policy 8 would require unacceptable levels of development.

18.22 Revised Housing Target. Based on the above analysis, it was calculated that the baseline housing target for the Calstock NDP could reasonably be set, in April 2018, in the region of 60 dwellings. The strategy to deliver this was for 45 dwellings to be provided through allocations of land, and 15 coming from infill development. This would generate up to about 15 affordable homes, with the remainder of the need being met through rural exception sites under CLP Policy 9.

18.23 However, since that time research has shown that a further 53 dwellings have been granted planning permission to be provided through infill, conversions and a larger site at Calstock village. Of these it's possible that about 15% will not be built, so about 45 dwellings can be deducted from the baseline housing target, leaving a residue of about 15, equal to the amount of infill that was anticipated. Consequently, there is currently no need to allocate land for further market housing

18.24 Preferred Housing Strategy Taking into account the factors set out above the housing strategy proposed is to support on-going village infill development to meet market demands and allow for continued organic growth in the least sensitive locations, not to make any housing land allocations, and to address the need for affordable housing through small scale 'rural exception sites' under CLP Policy 9, subject to additional local criteria ensuring that they do not harm any interests of acknowledged



importance. These conclusions are supported by research which shows that of the 97 affordable homes approved in Calstock Parish between 2010 and 2030, about 33% were from sites within villages whilst 67% came from rural exception sites. The latter also provided a higher proportion of affordable rented properties (64.6%) compared to sites within villages (43.7%).

#### *Policy HP 3 – Infill Development - Justification*

18.25 Paragraph 1.65 of the CLP defines ‘infilling’ as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside, whilst CLP paragraph 1.68 states that neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.

18.26 Given the importance of the rural gaps, the presence of the AONB, AGLV and WHS, it is considered that infill should be restricted to the settlements recognised in this NDP by having development boundaries under Policy HP1.

18.27 Successful infill development generally integrates well into the existing neighbourhood in terms of density, scale, building features, landscaping, parking arrangements etc. and can often enhance a settlement.

#### *Policy HP 3 – Intention*

18.28 To direct infill development to existing settlements and encourage proposals which integrate well whilst avoiding aggravating existing problems with parking and circulation.

### **HP 3 – INFILL HOUSING DEVELOPMENT**

#### **1. New residential infill development will be supported within the settlement development boundaries, subject to:**

- a. Design being consistent, in terms of net density, layout, scale (height), orientation, bulk, form and landscaping being consistent with that existing in the settlement
- b. Being of a similar plot-size to and integrating with adjacent existing properties in proximity to the proposal site
- c. Inclusion of adequate off-road parking for private vehicles, to meet adopted standards.
- d. Adequate road width to the frontage of the development to ensure that pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass
- e. Demonstration that singularly or cumulatively the development will not cause increased risk to human health from air pollution or exceed adopted national standards and include appropriate mitigation under the AQMA policy of Cornwall Council (CLP, policy 16, para 2.101).

#### *Policy HP 4 – Exceptional Affordable Housing Sites – Justification*

18.29 Rural exception sites are ‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing (NPPF 2019, Glossary), which in the case of the Calstock NDP means sites outside of, but adjacent to, the settlement development boundaries established under NDP Policy HP 1. Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment (CLP Policy 9). This policy is a more efficient method of meeting affordable housing need without overburdening the Parish with a large numbers of market housing which it can no longer absorb – which may become necessary if the entire affordable housing need were to be sought through CLP Policy 8.

#### *Policy HP4 – Intention*

18.30 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments, and to guide their development away from the most sensitive areas.

#### **HP 4 – RURAL EXCEPTION SITES**

**Proposals for Rural Exception Sites in accordance with Policy C9 of the Cornwall Local Plan and subject to other policies in the Development Plan will be supported where:**

- a. If in the AONB, the development conserves and enhances its landscape character and natural beauty, addresses the AONB's sensitivity and capacity, and if major development meets the tests of exceptional circumstances set out in NPPF.**
- b. The proposed number of dwellings being appropriate to the size, character and role of the settlement**
- c. The housing mix reflects the nature of the identified local housing need.**

#### *Policy HP 5 – Ensuring a Choice of Housing - Justification*

18.31 In the Calstock Parish NDP community engagement survey, 60.4% of those responding indicated a need for small dwellings (1 & 2 bed). The November 2018 HomeChoice figures report an 87.9% preference for small dwellings (1 & 2 bed). The 2011 Census indicated that 69.1% of existing households were of 1 and 2 people. However, the Census indicated that the housing stock comprised only 37.1% small dwellings, a similar proportion as identified in the community engagement

18.32 The parish is within commutable distance to the bigger towns of Tavistock and Callington and the city of Plymouth (by both train and car) which provide most of the employment opportunities, resulting in considerable pressure for housing, so it is appropriate that some market provision to address this sector is included. The 2011 Census indicates that 23.3% of the population of Calstock Parish are 65 or over and there is anecdotal evidence that the older population would like to remain in the Parish but are unable to find suitable housing to suit their age-related requirements. There is similar need for housing to meet the needs of young people.

18. 33 'Ready for ageing?' the report of the Select Committee on Public Service and Demographic Change, warns that society is underprepared for the ageing population. (51% more people aged 65 and over and 101% more people aged 85 and over in England in 2030 compared to 2010; and a 90% increase in people with moderate or severe need for social care). The housing market is delivering much less specialist housing for older people than is needed with the result that many people need to move to suitable accommodation or care-homes away from their own neighbourhoods, families and friends. This is a particular problem in rural communities.

18.34 Extra-care housing is a model which directly addresses the need as it allows older people to live in their own homes within a local environment that provides an appropriate level of care through a range of stages of later life, causing less social and family disruption, and supporting improved mental health in old age. Other benefits include a positive impact on community resilience as people stay or become part of the place and are able to contribute to the longer-term sustainability of the local community facilities and businesses. They may also incorporate facilities that are available to local people (eg computer suite, hairdresser, café/restaurant, etc), whilst providing additional and varied employment. The opportunities of larger houses being released for families are likely to be enhanced, whilst the developments themselves

can make more efficient use of land, delivering at higher densities but often with same or less traffic impact.

18.35 Calstock Parish has an ageing population. From 2001 to 2017 the Parish population grew by 3%, the proportion of that population of working age fell by 6.6% and the number of young people fell by 21.2%, whilst the proportion over retirement age grew by 61.2%. In 2017 people of 65-or-over represented 30.2% of the population, compared to 19.3% in 2001. This trend is likely to continue and increase, with 57% of the population already being 50 years old or more. As these people grow older their requirement for specialist services and housing will increase dramatically. However, the opportunities to address these needs through the normal housing market is very limited as a result of residential land values and the economies of scale of care provision. Therefore, allowing for the development of extra-care housing as a rural exception, where the site value is proportionally lower, could be a way of encouraging this form of provision.

18.36 Cornwall Council are actively promoting extra care provision through its care and housing strategies, with Housing Supplementary Planning Guidance detailing the planning aspects. About 135 units are needed by 2025 in the Callington area, which is recognised as being particularly rural in character. Therefore, it is an area where a more innovative approach may be justified, to ensure that some of the provision is available within the surrounding rural parishes. This could for example be either a 'hub and spoke' arrangement with rural extra-care dwellings provided in or alongside a larger village served by public transport, operating in conjunction with a central hub located at Callington, or a stand alone development which reflects that the population of Calstock Parish is of a similar size to Callington (town) and includes a growing number of older people.

#### *Policy HP 5 – Intention*

18.37 This policy is intended to ensure that housing development within the Parish provides a mixture of dwellings to meet the needs of the local population, delivering a good choice of variable homes to support sustainable and inclusive communities, including an extra care development if required.

#### **POLICY HP 5 – ENSURING A CHOICE OF HOUSING**

**On new housing developments of over units 10, proposals will be supported in accordance with Policy 6 of the Cornwall Local Plan and which provide a housing mix that:**

- a. Emphasises the provision of small dwellings suitable for 1 and 2 persons young or elderly households**
- b. Provides for family homes, bungalows, and aspirational<sup>4</sup> homes to meet market demand**
- c. Addresses the need for dwellings designed to meet special needs such as 'lifetime homes' fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access. (Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document October 2019.)**

**An exception to these requirements will only be supported where the intention is to meet a specific housing need which requires a particular type or tenure of housing and which is supported by clear and recent evidence.**

<sup>4</sup> 'aspirational homes' may be more substantial dwellings in their own grounds, or part of an estate development, or quality apartments within building conversions

### *Policy HP 6 – Design of New Housing - Justification*

18.38 Every new development, of whatever scale, has a potentially significant effect on the appearance and character of an area, and impacts on local functionality, quality and sustainability. Cornwall Local Plan Policy 12 provides guidance on design expectations generally across Cornwall which seek to achieve high quality, safe sustainable and inclusive design. In Calstock Parish there is a need to ensure that design is sensitive to the special character of the local settlements, set amongst high quality countryside with rich biodiversity and heritage features. Guidance on principles of good design is available in the [National Design Guide](#), the [Cornwall Design Guide](#) and [‘Living with Beauty’](#) the report of the Building Better, Building Beautiful Commission.

### *Policy HP 6 – Intention*

18.39 To ensure that new development offers exemplary, sustainable and innovative characteristics so that current and future residents can be confident that, after the development phase has been completed, any homes are fulfilling and sustainable places in which to live, and are realised in accordance with the distinctive landscapes, scale and grain of the local area. Design policy for development proposals within the historic village cores and Calstock Conservation Area is available in Policy HE3 and Policy HE2.

#### **HP 6 - DESIGN OF NEW HOUSING**

**1. All development proposals outside the historic village cores (Policy HE3) and Calstock Conservation Area (Policy HE2) should contribute to the characteristic local ‘sense of place’ by using design cues drawn from the distinctive and historic architectural and design traditions established in Calstock Parish as appropriate to their nature and location.**

**2 This should be expressed in terms of its format, scale, massing, density, articulation and use of materials and other external finishes. Where appropriate and feasible in these terms, the design should respond to and provide remediation of existing design issues that are detrimental**

**3. All developments should feature elements that enhance prevention of crime, anti-social behaviour and disorder and provide a secure environment by application of ‘Secure by Design’ standards to ensure ongoing community safety and cohesion.**

**4. Extra Care Units whose primary purpose is to provide housing and care to meet the needs of local elderly local elderly and/or disabled people, will be supported where it would:**

- a. meet current design standards including dementia friendly design
- b. appropriate in scale, format, character and appearance;
- c. be well related to the physical form of the settlement on a site within reasonable proximity to public transport, village amenities and facilities with a level and safe route of access.

**5. Development proposals should demonstrate the application of the following specific guidance in their design:**

- 1. The National Design Guide**
- 2. The Cornwall Design Guide and Chief Planning Officer's Advice Note on Good Design in Cornwall**
- 3. The Building for Life 12 standard (or any successor schemes).**

**6. Larger scale developments will be supported which incorporate the use a ‘pattern book’ approach to identify and use the design cues that influence the proposed development.**



### *Policy HP 7 – Essential Rural Housing Needs - Justification*

18.40 Residential development in the countryside is normally restricted with the exception of dwellings needed for agricultural/rural workers. Partially used brownfield sites could also be considered if it can be demonstrated there is a need to develop small innovative schemes, which may include live/work units, to support the special needs sector e.g. horticulture or social farming unit.

### *Policy HP 7- Intention*

18.41 This policy seeks to direct necessary rural dwellings to locations where they will have the least impact.

#### **HP 7 – ESSENTIAL RURAL HOUSING NEEDS**

**New dwellings outside the settlement development boundaries which are required to serve the needs of agriculture, forestry or some other rural enterprise which has a special need to be located on-site will be supported if they are sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.**

18.42 **Summary of Housing Policies.** The intention is to enable managed housing growth in Calstock Parish:

- ✓ Proposals involving small scale development will be allowed within, or immediately adjacent, to the current built environment of settlements over the period up to 2030
- ✓ Small scale development on exception sites will be allowed within the Parish subject to rigorous scrutiny and full compliance with all relevant housing policies
- ✓ All housing proposals should provide a mix of homes which responds to evidenced local housing needs
- ✓ Any affordable housing will be subject to an agreement or planning condition to ensure that the dwellings remain 'affordable' for local people in perpetuity.

18.43 **Evidence Base References** can be examined through this link: [Housing](#)



Above: Cotehele Quay, typical Tamar Valley building features within the NT property and World Heritage Site.

### *Background*

19.1 The River Tamar is the dominant character of the Tamar Valley, acting as a boundary on the Eastern side, it separates Cornwall from Devon and meanders from the ward of Chilsworthy, through Gunnislake to Calstock. It is the key to understanding the rich heritage and local distinctiveness of the parish, and its crossing points give the parish two of their most iconic structures: New Bridge at Gunnislake which J. M. W. Turner painted in 1815, and the Calstock Viaduct.

19.2 The influence of the river extends beyond the waterway and is felt throughout the parish - prior to the 20<sup>th</sup> century the Tamar was the main thoroughfare for industry, commerce, agriculture and horticulture in addition to playing a pivotal role in the mining bonanza of the 19<sup>th</sup> century. During World War 2 the Tamar was part of the rehearsals by American soldiers for the D-Day landings and a pre-departure 'sausage camp' for American troops was located at St Anns Chapel.

19.3 It is the river which provides the backdrop for local people as they go about their modern lives and makes this parish special for residents and visitors.

19.4 The links with the Tamar date as far back as the Romans (at least), who lived and thrived in the parish in the first century CE. A 2007 dig by the University of Exeter, in an area opposite the parish church in

Calstock, revealed a Roman fort. Fragments of ore and slag suggest that this was a site involved with metal working. The pottery shards found are indicative of a trading link, via the Tamar, with Europe.

19.5 There is no evidence that the Saxons used the river when they fought and defeated an army of Vikings and Cornish at the Battle of Hingston Down in the 830s. The local myth is that *Danescombe* Valley is named

so because the Danes fled to the river by that route.

19.6 In the 14<sup>th</sup> Century, the Edgcumbe family chose to build a house on a high point above a bend in the River Tamar and owned it for the next 600 years. Cotehele House, garden and 1300-acre estate including Cotehele Quay, with a Victorian Tamar sailing barge, the 'Shamrock', and Cotehele Mill, a working water mill, is now managed by the National Trust and attracts 160,000 visitors a year.

19.7 Although the number of fishing licences is rapidly dwindling and are no longer passed down through 'fishing families' the Tamar has been and remains a salmon river. The river remains important for fly-fishing, but riparian rights are held privately.

19.8 Calstock Parish is a historic mining area. Tin has been mined here since antiquity and for a short time Calstock was a designated Stannary town. The 'golden age' of mining was between 1800 and 1860 when the 'copper rush' and the



*Crossing the Brook, (detail), oil on canvas, 193cm x 165cm, 1815 showing the Caledonia building to the right of Newbridge, Gunnislake by J M W Turner. ©Tate 2009*

riches of the Devon Great Consols and Clitters mine made Gunnislake the equivalent of a frontier town. The influence of mining is obvious in much of the built environment in rows of miners' cottages and the more substantial Mine Captains' residences. Engine houses and mine chimneys are dotted throughout the parish and some are within private curtilages. The old mining tracks along which miners walked to and from work are part of the network of PROW's and the Tamar Discovery Trail used by locals, visitors and wildlife. The Tamar Community Trust protects, conserves and promotes the natural landscape and heritage of the Tamar Valley which includes looking after the mine buildings although some, on Duchy land, are difficult to access and maintain adequately.

19.9 Copper, arsenic, bricks and granite have all been exported from the parish via the numerous quays along the Tamar. 'Night waste' was imported into the parish from Plymouth via the 'sewage canal' at Gunnislake. This was combined with the output from the lime kilns along the river to fertilise the local fields.

19.10 After the demise of mining and with the arrival of the railway, the parish developed a trade in early flowers and soft fruit. Although not as robust as in the early part of the 20<sup>th</sup> century, there is still a strong horticultural tradition in the parish and there are newly emerging orchards devoted to ancient and rare varieties of fruit trees at Cotehele and Harrowbarrow. The most recent orchard was planted in Gunnislake

in January 2018. 'The distinctive 19<sup>th</sup> and early 20<sup>th</sup> century horticultural landscapes of the Tamar Valley' are given specific mention in 'Historic Environment' of the CLP [Policy 24, para 2.175].

19.11 The unusual shape of fields around Harrowbarrow reflect medieval farming patterns. Known locally as 'long acres' the terminology is used in village roads and some house names.

19.12 Local heritage and history is embedded in the spring hedgerows and Cornish banks in which rare and treasured historical varieties of daffodils quietly thrive. The approach to preserving the heritage, and thus the 'special' nature of the area, is intrinsic to all the policies in the Calstock Parish NDP.

19.13 Calstock Parish is part of the Cornish World Heritage Mining Area. The parish is riddled with mines, adits, chimneys, flooded underground chambers, and small localised bleached areas on which nothing grows because the land remains too contaminated. The area was part of the great Cornish mining diaspora when the local resources started to dwindle, and men sought to take their mining skills across the world as 'Cousin Jack'. Calstock village has a conservation area at its centre.

19.14 Calstock Parish has 5 Scheduled Monuments including: the Tamar Canal, Gunnislake Clitters, Okeltor and Prince of Wales mine sites, and Neolithic barrows on Hingston Down. There are also 5 Grade I Listed Buildings, including Cotehele House, which is also a Grade II\* Park & Garden. Added to this there are 4 Grade II\* Listed Buildings and 119 Grade II Listed Buildings, spread across the area. Of these there are 7 entries on the national Heritage at Risk Register. An overview of the heritage assets present in the Parish is given in Map 3.

19.15 The intention of the Calstock NDP heritage policies is to be fully compliant with Policy 24 of the CLP and ensure that buildings, landscapes and other key sites of archaeological and historical importance and local significance are preserved and enhanced whilst not prohibiting future use or public access. The requirements within this policy relate to both designated and non-designated heritage assets as well as their settings and any contextual features as may relate to their significance.

Scheduled Ancient Monuments and Statutorily Listed Buildings are strongly protected by law, Section 12 of the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in the Calstock Neighbourhood Development Plan.

#### *Policy HE 1 – World Heritage Site - Justification*

19.16 Most of Calstock Parish is within the UNESCO Cornwall and West Devon Mining Landscape World Heritage Site (The Tamar Valley Mining District - Area A10), a designated heritage asset of the highest global significance recognised and managed under the Convention Concerning the Protection of the World Cultural and Natural Heritage. The Calstock Parish Neighbourhood Development Plan must comply with the requirement on the United Kingdom to protect, conserve, present and transmit to future generations its World Heritage Status. It must also consider the draft Supplementary Planning Document (SPD) prepared by Cornwall Council for the WHS, setting out how the planning system can meet this obligation.

19.17 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. A large part of the WHS within Calstock Parish is protected by the policies applicable to the Calstock Conservation Area, whilst the listed buildings of the area have their own statutory protection. The [unlisted assets which make up the World Heritage Site, such as the scatter of](#)



miner's smallholdings across the landscape, tramway remains, spoil heaps and so on, are 'less well' protected.

#### *Policy HE 1 – Intention*

19.18 To extend the principle of protection and positive enhancement across the whole of the WHS in the NDPs designated area and protect undesignated building and structures within the WHS.

#### **HE 1 – WORLD HERITAGE SITE**

**1. Development proposals within the World Heritage Site will be supported where they appropriately demonstrate by reference to the appropriate current guidance and policy documents including the adopted WHS Management Plan that:**

- a. they reflect the significance of the affected heritage assets and their settings;**
- b. the proposal is appropriate in terms of size, height, density, design, layout, landscaping and scale; and**
- c. the proposal adequately protects, conserves and enhances the inscribed Outstanding Universal Value through the appropriate assessment of impacts via a suitably detailed heritage assessment carried out in accordance with a recognised methodology such as those set out within both the adopted WHS Supplementary Planning Document (2017) and the ICOMOS (International Council on Monuments and Sites) Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011).**

**2. New development or redevelopment that is likely to lead to substantial harm to or total loss of significance of an undesignated heritage asset will only be supported if it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.**

**3. Proposals for development or redevelopment that are within the setting of World Heritage assets which enhance or highlight the significance of the asset will be supported in principle.**

**4. Where there is existing public access/views of WHS assets this should be preserved and where appropriate enhanced.**







### *Policy HE 2 - Development in and near to conservation areas - Justification*

19.19 Conservation Areas are designated where an area has a particular historical or architectural interest, the character and appearance of which is worthy of protection and enhancement. The central part of Calstock settlement was designated a conservation area in 1986 and the area was later extended towards the Danescombe Valley to protect the landscape setting. All development within the CA or nearby should be informed by a suitably detailed heritage assessment.

### *Policy HE2 – Intention*

19.20 To encourage new development that responds sympathetically to the special character of these areas and contributes to their distinctive qualities and to ensure that developments occurring that are visually close to Conservation areas are designed in such a way as not to detract from the distinctive characteristics of the Conservation Area concerned.

#### **HE 2 - DEVELOPMENT IN AND NEAR TO CALSTOCK CONSERVATION AREA.**

**1. The design of new development proposals within the Calstock Conservation Area will be supported where it:**

- a. Is demonstrably informed by and consistent with the scale, design and character of the surroundings**
- b. Is demonstrably integrated into the historic topography and settlement form**
- c. Reinforces the existing 'sense of place' and local distinctiveness, reflecting existing historic street patterns and the historic streetline**
- d. Avoids pastiche and 'token' local distinctiveness, making use of appropriate materials and detailing to reflect local building traditions**

**2. Development proposals visually close to the Conservation Area should be sensitive to their potential impact upon the setting of the Conservation Area and inward or outward public views of the Conservation Area. In appropriate cases, where the impact is judged to have a potentially significant effect, the Design and Access Statement accompanying the application should include an assessment of the impact upon the character of the Conservation Area, describing how the proposal has been informed by this assessment, and demonstrating how any mitigation will be effectively incorporated into the development.**

**All development within the Conservation Area or nearby should be informed by a suitably detailed heritage assessment.**

### *Policy HE 3 – Design in the Historic Core of Settlements - Justification*

19.21 The setting of the many listed buildings and the general character of the old mining and port villages is attractive but has been unsympathetically affected by much modern development. That which remains is worthy of protection and enhancement as it makes a significant contribution to the distinctive 'sense of place' associated with Calstock Parish and the WHS. Protection from development that could harm their characteristics is justified. Carefully designed development proposals can respond positively to local identity and distinctiveness, reinforcing the existing sense of place and reflecting existing historic street patterns. In so doing it can help reverse previous losses to local character. The 2004 Cornwall Industrial Settlements Initiative Report recommended that the historic cores of Gunnislake, Drakewalls and Albaston should be designated as Conservation Areas, and that the Calstock Conservation area should be extended. This is beyond the remit of NDPs, but policies can be included to protect them in the interim.

### *Policy HE 3 - Intention*

19.22 To ensure that the impact of development on the heritage and archaeological assets of Calstock Parish is effectively mitigated and encourage opportunities to reverse previous harm to local character. All development within the Historic Cores should be informed by an appropriately detailed heritage assessment.

#### **POLICY HE 3 – DESIGN IN THE HISTORIC CORE OF SETTLEMENTS**

- 1. New development proposals within the historic core areas of Drakewalls, Albaston and Gunnislake as defined on Maps 12 and 17 will be supported where it is appropriately demonstrated that the design:**
  - a. Is informed by and consistent with context of the site and its surroundings in terms of the historic topography, height, scale, massing, orientation and location within the site, avoiding any overwhelming impact on buildings nearby, nor impinge unacceptably onto the streetscape, whilst maintaining a human scale and following historic streetlines and established/traditional building line practice;**
  - b. Demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes;**
  - c. Uses materials (where practical) which are sourced locally;**
  - d. Incorporates design cues taken from local listed buildings and landmarks in the built environment**
  - e. Avoids pastiche and ‘token’ local distinctiveness, making use of appropriate materials and detailing to reflect local building traditions**
- 2. Development proposals should be sensitive to their potential impact upon the setting of the village concerned and inward or outward public views of the settlement.**
- 3. Where appropriate and feasible, proposals should help to address any negative features and take up enhancement opportunities.**

19.23 **Summary of Heritage and Design Policies.** The intention is to:

- ✓ ensure the heritage assets of the Parish continue to contribute to the character of the Parish that is valued by local residents, visitors, tourists and scholars
- ✓ locally valued heritage is protected and conserved for future generations

19.24 **Evidence Base References** can be examined through this link: [Heritage and Design](#)



## 20. FLOODING

### Policy FLD 1 – Flood Prevention - Justification

20.1 Flooding and water management are key issues for the community within the parish. Specific areas of concern include surface water on the A390 along St Ann's Chapel, the floodplain at both Calstock and in the north of the Parish and the capacity of the current sewerage system.

20.2 In Calstock Parish there are 3 types of flood risk:

- a) Fluvial – this occurs when the River Tamar bursts its banks due to excessive rainfall
- b) Surface water – excessive run-off water i.e. on and adjacent to the A390 at St Ann's Chapel, Delaware Road and areas of Chilsworthy
- c) Tidal – The River Tamar does experience high tide flooding

20.3 Within the Parish there are flood zones 2, 3A and 3B as designated by Cornwall Council. Map 9 shows the principle areas at risk from fluvial and tidal flooding. Surface water flooding can occur anywhere.



20.4 The run-off from Hingston Down is excessive and causes significant flooding along the A390 and minor roads in the north of the parish and down into the valley. Gardens are often saturated with water and there have been incidences of run-off water flooding properties. Each new housing development appears to bring additional levels of water run-off.

20.5 The flood plain at Calstock is vulnerable to flooding but is protected by a bund which forms part of the Tamar Valley Heritage Trail and is currently managed by the Environment Agency. The Environment Agency is reviewing (2018) the viability of the bund and is considering replacing it with a new bund that would include the creation of a new reed bed habitat under the Habitats Directive. Within the bund there is a community open space used by residents and the local football

team. Calstock village car park is regularly flooded when there is a combination of spring tides and the river is high following heavy rainfall upstream.

20.6 The football pitch on the George V Playing Field in Gunnislake is unplayable during the winter months due to poor drainage leading to health and safety issues.

20.7 The topography and soil type within the Parish means that percolation is poor in many areas.

20.8 South West Water's sewerage system can also be put under a lot of pressure. When there is excessive water, sewage is pumped into the River Tamar under the storm water procedure protocol. This is occurring more frequently and is not acceptable to parishioners.

*"At Calstock it [flooding] is due to a combination of heavy rainfall and high tides. Above Gunnislake the River Tamar flows within an incised valley that naturally limits floodplain storage and confines the flow of floodwater. Inundation can also occur at periods of very high spring tides. There are several incidents of surface water flooding recorded across the area."*

From Tamar Catchment Flood Management Plan, summary report June 2012, Environment Agency

20.9 In the surveys and questionnaires, the Community have cited physical infrastructure – particularly sewage systems and drainage - as currently being over capacity as it is.

20.10 In Planning Committee meetings public comment during Public Participation is regularly about increased run-off from developments along the A390, which often do not require a Flood Risk Assessment (FRA). During council debate about the same planning applications – particularly in St Ann’s Chapel - discussion is driven by the potential flooding and levels of surface water and the impact this will have on the infrastructure and the properties within the vicinity. Without a Flood Risk Assessment this is difficult to assess.

#### *Policy FLD 1 - Intention*

20.11 All development will be considered under CLP Policy 26, ‘Flood Risk Management and Coastal Change’ but this is very general in nature and does not address local concerns in detail. Policy FLD 1 is intended to add local requirements derived from local circumstances. It is the intention of the Flood Policy to reduce the risk of flooding throughout the Parish and address the sustainability of existing systems.

NB Flood maps can be checked at: <https://flood-map-for-planning.service.gov.uk/>

#### **POLICY FLD 1 – FLOODING PREVENTION**

- 1. Development will be supported where it includes measures to ensure that it does not increase flood risk from fluvial, surface water, or any other source of flooding.**
- 2. Planning applications must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice.**
- 3. Development that needs to be located within the flood risk zones 2 and 3 for operational or other reasons will be supported where it can be demonstrated that measures will be put in place to ensure that the development proposed will not have a detrimental impact on surface water run-off and sewage discharge networks.**

20.12 National policy says that Residential developments will not normally be supported in Flood Zones 2 and 3. For minor developments (e.g. extensions with footprints less than 25 square metres; alterations that do not increase the size of a building; developments within existing curtilages such as sheds, garages, games rooms etc.) it is usually expected that applications should demonstrate that:

- a. No adverse effect will be evident on a watercourse, floodplain or flood defence
- b. The development will not impede access to flood defence and management facilities
- c. There is no cumulative impact of such developments having a significant effect on local flood storage capacity or flood flows

20.13 Sometimes flood risk assessments may also be required on a site by site basis based on locally available evidence which may include photographs, witness statements, existing FRAs undertaken for developments in the area, a diary of flood events/drainage issues (which should include date, time, and location of the event, comments, details of the eyewitnesses and land-owners if known), video footage and sketches.

#### *Policy FLD 2 – Sustainable Drainage - Justification*

20.14 Sustainable Urban Drainage Schemes (SuDS) aim to reduce the need for hard, engineered drainage systems, manage water at or near the surface, maximise infiltration into the ground, and deliver ecological benefits. They can also prevent water from entering into piped systems which may have limited capacity.

20.15 Maximising the use of “natural” SuDS features including infiltration, swales, storage basins, ponds and wetlands can manage flood risk, improve water quality, increase biodiversity and provide amenity benefits, such as additional public open space integrating with cycling and walking routes, providing additional habitat, and contributing to the character of the area.

*Policy FLD 2 – Intention*

20.16 To encourage the use of SuDS in development, particularly those using natural features.

**FLD 2 – SUSTAINABLE DRAINAGE**

**Development proposals will be supported provided they are able to demonstrate that they include one or more of the following sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the Parish., as appropriate**

- a. Permeable driveways and parking areas**
- b. Water harvesting and storage features**
- c. Green roofs and/or**
- d. Soakaways.**
- e. The use of swales, naturally managed retention ponds and ditches.**

*Policy FLD 3 – Pollution Control – Justification*

20.17 The parking of vehicles and the storage of heating oils can be a source of pollution through drips and leakages, that whilst minor in individual cases, can cumulatively have a more significant impact.

*Policy FLD 3 - Intention*

20.18 To ensure that adequate pollution controls are incorporated in new developments.

**FLD 3 – POLLUTION CONTROL**

**Planning applications will be expected to demonstrate pollution control measures will be in place to ensure vehicular emissions from parked vehicles and other pollutants, e.g. household heating tanks, do not find their way into the River Tamar or its feeding tributaries.**

*Policy FLD4 - Drainage Management - Justification.*

20.19 Everything which drains into the Tamar including the outflow of treated sewage and surface water drains, the run-off from agricultural land, domestic and commercial waste water, and oil or petrol seepage on residential drives and garage forecourts, affects the quality of the river water. This in turn affects health of the river as habitat and the biodiversity it supports. The Combined Sewerage Outlets (CSO) and frequent storm surge overloads which discharge into this important environment are also serious problems.

20.20 Whilst the Tamar catchment is very large, extending to the rivers ‘risings’ and the extent of the many tributaries that feed into them, the community of Calstock Parish can contribute significantly to protecting and enhancing the quality of the water environment. Some of this is through the modification of behaviour (for example never pouring fats, oils or grease (‘FOG’) in to drains or toilets, cleaning up oil and fuel spills rapidly), but much can be done through good design, modernisation and subsequent maintenance of development.

*Policy FLD4 - Intention*

20.21 To support and encourage various additional forms of water quality protecting measures in new development.

#### **POLICY FLD4 - DRAINAGE MANAGEMENT**

Development proposals should include details, where appropriate of drainage measures which will ensure that the water environment of the River Tamar is enhanced to and maintained at the highest quality in accordance with national and local policy. Applicants are also encouraged to include

1. The use of rainwater harvesting ('Grey Water') recycling for flushing toilets and garden irrigation;
2. The principles of sustainable drainage methods (e.g. permeable paving, use of Green Roofing, Living walls and Rain Gardens etc.)

20.22 Summary **of Flooding Policies**. The intention is to:

- ✓ ensure development does not take place on flood risk areas
- ✓ require Flood Risk Assessment in all appropriate circumstances
- ✓ promote sustainable drainage solutions and pollution control

20.23 **Evidence Base References** can be examined through this link: [Flooding](#)



## 21. ENVIRONMENT AND BIODIVERSITY



### Background

21.1 Calstock Parish has a wide range of habitats and landscapes within its 2367 hectares. These include a substantial part of the Tamar Valley AONB, estuarine river, one of the few remaining areas of Western Heath, pasture, and ancient woodland. It is a largely rural parish, but some areas were heavily industrialised in the 19<sup>th</sup> century and have since regenerated and been designated *as bio-diverse areas*.

21.2 This mix of the unchanged landscape comprises areas which are now returning to natural growth and regeneration (e.g. Hingston Down), active agriculture and forestry (e.g. along the bank and steep cliffs of the River Tamar) all of which provide a rich mix of biologically diverse environments.

21.3 The larger settlements have seen developments over the second half of the 20<sup>th</sup> century but substantial green spaces remain within communities (e.g. Fosters Field, green gaps between settlements and areas previously designated as Open Areas of Local Significance e.g. green space around Drakewalls Mine). The amount of green space contributes to the character of the Parish and provides opportunities for formal and informal recreation. In accordance with national planning guidance the community wishes to see the most important of these spaces protected for future generations. Accordingly, these spaces will be afforded protection from development, unless exceptional circumstances demonstrate that the development proposals should go ahead.

21.4 A key part of the NDP has been the undertaking of detailed landscape character assessments. This work has led to a set of Landscape (L) and Housing (H) local policies. Environment and Bio-diversity policies (EBD) are designed to work in conjunction with all the policies contained within this plan to offer a coherent and integrated approach to development which preserves the 'look' and 'feel' of the parish landscape.

21.5 The settlements and wider countryside of the Parish contain features of significant local wildlife value. Semi-derelict engine houses, mine shafts and adits built and created in the 19<sup>th</sup> century are found

throughout the Parish on land that now appears to be predominantly pastoral and these provide safe roosts for bats. The Parish is a European stronghold for the Greater Horseshoe Bat.

21.6 The AONB works to promote the biodiversity and beauty of the Parish which is renowned for the springtime display of daffodils in the hedgerows – some of which are rare - and patches of rare, wild orchids. The riverside path and Tamar Discovery Trail offer the chance to see riverside wildlife. The standing water in the old runnels and canals adjacent to the River Tamar offer sanctuary for dragonflies. The most dramatic man-made edifice in the Parish, Calstock Viaduct, is the occasional home of a peregrine falcon which rests on one of the corbels. The patch of Western Heath at Pleasure Piece has had sightings of the Dartford Warbler and there have been sightings of juvenile Red Kites searching for a territory. The species-rich hedgerows form important corridors for wildlife including badgers and foxes, small birds such as finches, great tits and blue tits. The woodlands are the home of woodpeckers and cuckoos can still be heard in the Parish in springtime.

21.7 Much of the landscape in the north of the Parish appears unchanged since the 18<sup>th</sup> century. To enable a greater appreciation of the Parish's landscape features and interaction with wildlife, access to the countryside is achieved via a network of old footpaths, sunken lanes and tracks which cross the Parish.

21.8 'Natural Solutions' from the New Economics Foundation highlights evidence from recent studies demonstrating how access to and increased physical activity within the natural environment can deliver an increase in individual well-being through a reduction in symptoms of depression and anxiety. Activity within the natural environment helps to develop a sense of connection within a community and thus contributes to social cohesion.

#### *Policy EBD 1 - Habitat and Diversity – Justification*

21.9 The protection and enhancements, where possible, of biodiversity opportunities is a key principle of the NPPF. Calstock Parish has many areas of special significance, including the Tamar Valley SAC and SSSI, Sylvia's Meadow SSSI, Hingston Down Quarry SSSI, and County Wildlife Sites. The Cornwall Biodiversity Action Plan (BAP) identifies a number of 'priority habitats' that are characteristic of Cornwall and in the Parish, these include mainly the deciduous and ancient woodlands clustered on the sides of the river valleys.

#### *Policy EBD 1 - Habitat and Diversity – Intention*

21.10 To protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and encourage biodiversity gain wherever possible. Net Biodiversity Gain [NBG] follows the principle of the mitigation hierarchy which seeks to:

- Enhance habitat
- Avoid habitat loss
- Minimise habitat loss
- Restore habitat loss
- Compensate for habitat loss
- Offset Habitat loss

DEFRA have published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change.

21.11 Examples of appropriate methods to address NBG might include:

- purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- hedgehog access points in fences,
- planting new native trees and hedges and flower-rich habitats
- the intentional use of SUDS, and drainage ponding, as habitat,
- ‘re-wilding’ of areas to support drainage and create habitat
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact, and incorporate linkages to provide new connections between corridors
- and where appropriate, contributions to a ‘green reserve’ nearby.

#### **EBD 1 - HABITAT AND DIVERSITY**

**1. All development proposals should include measures for increasing biodiversity. Where appropriate due to the size and scale of the development this should be demonstrated through the use of a Biodiversity Metric Gain Plan, based on an assessment of the site before and after development, that they minimise impacts on and achieve at least a 10% net gain in biodiversity.**

**2. Each Biodiversity Metric Gain Plan should use appropriate methods drawn from the guidance in the Cornwall Biodiversity SPD, that are consistent with the British Standard for Biodiversity [BS42020] and supports Cornwall’s Environmental Growth Strategy. Each plan should explain how Mitigation Hierarchy has been followed (including proposals for any necessary compensation) and how the proposal will integrate into any wider green infrastructure network.**

**3. Developments must ensure that adverse impacts on County Wildlife Sites, Local Geological Sites and sites supporting Biodiversity Action Plan habitats and species, as recorded on the Proposals Map, are avoided, or effectively mitigated where impacts are unavoidable or, as a last resort impacts are compensated for through the creation of habitats elsewhere.**

**Guidance on the Cornwall Council approach to Net Biodiversity Gain is given in a [Chief Planning Officers Advice Note](#).**

#### *Policy EBD 2 – Trees, Cornish Hedges and Hedgerows –Justification*

21.12 Trees are an important character forming aspect of the southern area of the local landscape with some significant hedgerow trees and tracts of substantial woodlands, whilst the local pattern of fields and settlements is defined in many places by the pattern of Cornish hedges and hedgerows. Together they give the Parish the character that is valued so much by local people. Trees, hedges and hedgerows also help to enclose and define settlements, serve as screening, and help create well-defined spaces and help support biodiversity.

#### *Policy EBD 2 – Intention*

21.13 This policy seeks to protect existing trees and supports the approach set out in the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.



## **EBD 2 – TREES, CORNISH HEDGES AND HEDGEROWS**

**1. Development proposals that impact on trees, Cornish Hedges or hedgerows will be supported providing they:**

- a. Sympathetically incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme**
- b. Include measures to ensure their protection during the course of development and their continued survival in the long term**
- c. Maintain a minimum buffer of at least 15 metres in width between ancient woodland and any development boundary**
- d. Incorporate the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sq<sup>m</sup> of gross business floorspace**

**2. Where development proposals result in the loss of trees, replacement should aim to be at a ratio of 3:1 to ensure rapid canopy replacement. Any replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat [See Cornwall Council Guidance**

**3. Whenever a Cornish hedge is lost, and replacement is considered the necessary mitigation, this should aim to be approximately double the length of hedge that is lost to ensure an appropriate net gain the biodiversity or wildlife habitats that it contains.**

**4. Proposals should be accompanied by an appropriate assessment that establishes the health and longevity of any affected trees or hedgerows and a management plan to demonstrate how they will be so maintained. No loss of deciduous woodland identified in the National Habitat Action Plan will be accepted.**

**21.14 Summary of Environment and Diversity Policies.** The intention is that New Development in the Parish shall:

- ✓ Seek to protect and enhance wildlife value not only on the application site but on the surrounding sites and wildlife corridors
- ✓ Respect local landscape character
- ✓ Support the creation of green spaces

**21.15 Evidence Base References** can be examined through this link: [Environment and Diversity](#)



## 22. THE CLIMATE EMERGENCY: RENEWABLE ENERGY AND SUSTAINABLE DESIGN

### *Background.*

22.1 The climate crisis represents a fundamental threat to global well-being. This is recognised internationally through the Kyoto and Paris Climate Conference Agreements and the United Nations Intergovernmental Panel on Climate Change (IPPC) Interim Report, 2018. In May 2019, Parliament declared a 'climate change emergency' and on 12 June, the Government announced it will set a new net zero greenhouse gas emissions target for the UK, to be delivered by 2050.

22.2 See <https://greengb.campaign.gov.uk/> for more details.

22.3 On 22nd January 2019 Cornwall Council resolved to declare a 'climate emergency' and to prepare a report 'to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Heating to 1.5° C'. This resolution was made in the context of Cornwall Council's target for Cornwall to become carbon neutral by 2030. On 14th May 2019 Calstock Parish Council itself declared a Climate Emergency.

22.4 NPPF 2019 (Para 148) says that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:

- shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;
- encourage the reuse of existing resources, including the conversion of existing buildings; and
- support renewable and low carbon energy and associated infrastructure.

22.5 Para 152 of NPPF 2019 encourages planning support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

22.6 Cornwall Council, following up on its Climate Emergency Declaration, is preparing a Climate Change Development Plan Document (CCDPD). The CCDPD is in preparation and is likely to cover:

**Renewable energy generation** - this could include potential for broad site identification for large scale renewables;

**Improved building standards** - this could include on-site renewables or low carbon energy sources and uplifting energy efficiency standards

**Strategic resilience** - this could identify designations and safeguarding relating to coastal change and key flood defence/ mitigation areas or projects;

**Natural climate change solutions** - this could include policies or allocations related to Biodiversity net gain and key habitat creation or safeguarding (including the forest for Cornwall.)

22.7 The Calstock NDP, working within this framework, aims to:

- encourage and support Macro and Microgeneration and facilitate development that takes advantage of local renewable energy sources in a way that will cause least harm to the area and its setting and benefits local people through reduced energy consumption, reduced carbon footprint and results in lower energy costs.
- encourage design which minimises the need to use energy, and encourage and support the use of renewable energy sources within new and existing properties

- help to tackle fuel poverty
- encourage the location of necessary new development close to existing facilities, reducing the need to travel and supporting the development of low carbon travel methods (walking, cycling, public transport)
- incorporating natural solutions which help draw greenhouse gasses from the air ('carbon sequestration') in the layout of development and subsequent land-management practice.
- encourage and support for community-led initiatives for renewable and low carbon energy

22.8 Implemented consistently these measures will bear down on global heating and make a useful local contribution to the national and international campaign to achieve net-zero carbon by 2050. Stronger measures may be possible in future reviews of the NDP when more stringent national legislation is available.

### *The Calstock Parish Carbon Budget*

22.9 The amount of carbon added to the atmosphere from Calstock Parish is estimated at between 24,950 tonnes and 33,232 tonnes per annum, giving a total of 249,500 to 332,232 tonnes over the ten years 2020 to 2030\*. The NDP operating under current legislation cannot possibly reduce this to net-zero by 2030.

*However, to be in accordance with NPPF 2019, the CLP and Climate Emergency Declarations, the NDP should be laying a pathway to secure net-zero carbon by 2050 (the statutory target as at April 2020) or any earlier UK target as subsequently set, whilst striving to support the achievement of the Cornwall Council target of net-zero carbon by 2030.*

**\* These are gross estimates as no practical way of estimating the existing carbon sequestration of trees and plants within the Parish was identified.**

22.10 Many policies in this NDP indirectly contribute to the tackling of the causes and effects of the climate crisis – see Table 9 below. The policies in this section of the NDP are intended to act more directly.

**TABLE 9: CALSTOCK NDP POLICIES WHICH HELP TACKLE THE CAUSES AND IMPACTS OF THE CLIMATE CRISIS**

POLICY THEME	PAGE	EFFECT
<i>Policy TC1 – Transport</i>	29	<ul style="list-style-type: none"> <li>✓ Relates new development to public transport routes</li> <li>✓ Encourages walking/cycling</li> <li>✓ Supports enhancement of public transport</li> </ul>
<i>Policy TC3 – Broadband and Mobile Comms</i>	31	<ul style="list-style-type: none"> <li>✓ Reduces need to travel</li> </ul>
<i>Policy TC4 – Footpaths, Bridelways, PROW and Cycle Paths</i>	32	<ul style="list-style-type: none"> <li>✓ Provides alternative sustainable forms of travel</li> </ul>
<i>Policy LA1 – Local Landscape</i>	35	<ul style="list-style-type: none"> <li>✓ Reduces loss of natural carbon sinks</li> </ul>
<i>Policy LA2 – Dark Skies and Street Lighting</i>	37	<ul style="list-style-type: none"> <li>✓ Reduces energy use</li> </ul>
<i>Policy LISF 1 – Existing Community Facilities and Social Infrastructure</i>	41	<ul style="list-style-type: none"> <li>✓ Helps reduce need to travel for services</li> </ul>
<i>Policy LISF 2 – Community Infrastructure Levy – Community Priorities</i>	42	<ul style="list-style-type: none"> <li>✓ Helps reduce need to travel for services</li> <li>✓ Can fund measures to tackle causes and impacts of climate change</li> </ul>

<i>Policy LISF 4 - Green Infrastructure Network</i>	44	✓ Protects and enhances natural carbon sinks ✓ Encourages walking/cycling
<i>Policy LISF 5– Local Green Spaces</i>	39	✓ Protects natural carbon sinks
<i>Policy LISF 6 – Key Recreational Spaces</i>	46	✓ Protects natural carbon sinks
<i>Policy LISF 7 Provision and Protection of Allotments</i>	47	✓ Protects and creates natural carbon sinks ✓ Reduces need to travel ✓ Reduces freighting needs
<i>Policy LET 1 - Small Business Unit Development</i>	49	✓ Improves the scope for access on foot, by cycling or by public transport ✓ Encourages retention/enhancement of natural landscaping
<i>Policy LET 2 – Green Tourism</i>	50	✓ Encourages cycling, walking and public transport for tourism, ✓ Encourages use of renewable energy ✓ Supports creation of natural carbon sinks
<i>Policy LET 3 – Employment in Residential Areas</i>	51	✓ Helps reduce need to travel
<i>Policy HP 1 – Settlement Development Boundaries</i>	53	✓ Focuses new development close to services etc.
<i>Policy HP 2 – Rural Gaps</i>	54	✓ Reduces loss of natural carbon sinks
<i>Policy HP 4 – Affordable Housing</i>	60	✓ Focuses new development close to services etc.
<i>Policy HP 5 – Ensuring a Choice of Housing</i>	61	✓ Reduces need to move away and travel to see relatives etc
<i>Policy HP 6 – Extra Care Housing</i>	62	✓ Reduces need to move away and travel to see relatives etc
<i>Policy FLD 1 – Flood Prevention</i>	73	✓ Reduces the risk of flooding throughout the Parish and address the sustainability of existing systems.
<i>Policy FLD 2 – Sustainable Drainage</i>	74	✓ Reduces the risk of flooding throughout the Parish and address the sustainability of existing systems.
<i>Policy FLD 3 Pollution Control</i>	74	✓ Reduces potential impacts of climate change
<i>Policy FLD4 – Drainage Management</i>	75	✓ Reduces potential impacts of climate change
<i>Policy EBD 1 - Habitat and Diversity</i>	78	✓ Encourages retention/enhancement of natural carbon sinks ✓ Enhances opportunities to avoid species loss
<i>Policy EBD 2 – Trees, Cornish Hedges and Hedgerows</i>	79	✓ Encourages retention/enhancement of natural carbon sinks ✓ Enhances opportunities to avoid species loss
<i>Policy REN1 - Renewable Energy</i>	84	✓ Encourages provision of additional renewable energy potential ✓ Ensures that renewable energy reflects the sensitive character of Calstock Parish.

<i>Policy REN 2 – Local Energy Storage</i>	86	✓ Encourages the provision of infrastructure to support rural renewable energy generation and use
<i>Policy REN 3 - Community Sustainable Energy</i>	89	✓ Encourages take-up of renewable energy proposals
<i>Policy REN 4 - Energy efficient &amp; small carbon footprint development</i>	89	✓ Helps reduce use of fossil fuels ✓ Promotes energy efficiency ✓ Encourages retrofitting of energy conservation measures

#### *Policy REN 1 - Renewable Energy – Justification*

22.11 Renewable energy is of considerable significance to Cornwall because of its geographical characteristics (as an exposed and hilly peninsula, enjoying strong levels of sunshine, with many watercourses and granite spine) and relatively sparse population making it particularly suitable for wind turbines, Solar PV arrays and other forms of ‘natural energy’. The renewable energy industry contributes significantly to the economy and employment opportunities in the county. Taking this into account the following measures to help tackle the climate crisis by supporting renewable energy are achievable through the Calstock NDP:

A. Wind Turbines – Due to the landscape character, biodiversity and heritage status of much of the Parish, opportunities are restricted to turbines placed outside the AONB and only in the form of small clusters in the Band A range as defined in the Cornwall Renewable Energy SPD.

B. Solar Arrays (Commercial) – Opportunities for solar arrays in Calstock Parish are, as with Turbines, very restricted because of the large tracts of AONB within the Parish. For the same reasons it is suggested that arrays be restricted to Band A on lower slopes outside the AONB.

C. Hydro Electric Generation - Due to its topography, and the presence of the River Tamar and several tributary streams, Calstock Parish may have opportunity for hydroelectric power generation.

D. Heat Pumps (air to air and air to water) - Most domestic and small-scale industrial air heat pump fittings do not require planning permission and so are outside the scope of the NDP, however the Plan could encourage provision of this very efficient means of producing renewable energy as part of a general support for micro-generation.

E. Biomass boilers – Although at best these are only carbon neutral, and there can be negative biodiversity impacts, other emissions and noise which can be an issue for nearby residential development. However, smaller boilers may have a small role to play in microgeneration for small numbers of homes where there is a reliable and nearby sustainable supply of the biomass.

F. Ground source heat pumps (geothermal) - Most domestic and small-scale industrial air heat pump fittings do not require planning permission and so are outside the scope of the NDP, however the Plan could encourage provision of this very efficient means of producing renewable energy as part of a general support for micro-generation.

G. Deep Geothermal - Due to the intensive mining into subterranean granite across the parish there is potential to harness energy from water which has absorbed heat from surrounding rock in deep mineshafts. Geothermal energy may be of value in Calstock Parish as mining sites



are quite widespread, so co-location with energy users is possible along with remediation of previous development and contamination. They can however have significant impacts on heritage features and biodiversity unless carefully designed. (nb this is not 'Hot Dry Rocks' technology involving very deep drilling into high temperatures, which is an emerging technology with significant future potential in Cornwall).

H. Microgeneration - the production of heat or power on a small scale, using a variety of local means, for consumption nearby, promoting energy diversity and alleviating concerns relating to security of supply, energy shortages and power cuts.

I. Renewable energy Storage – the storage of excess energy generated locally for use later when local demand increases.

#### *Policy REN 1 – Intention.*

22.12 To encourage provision of additional renewable energy potential and ensure that renewable energy is facilitated in a way that reflects the sensitive character of Calstock Parish.

### **POLICY REN 1 – RENEWABLE ENERGY PRODUCTION**

#### **1. Wind Turbines**

- a. **Development proposals involving one or more turbines will not be supported unless they are located within the Wind Turbine Opportunity Area (See Map 4 below). Within the Wind Turbine Opportunity Area proposals will be supported where potential harmful impacts on the following are appropriately avoided or mitigated:**
  - i. **Landscape and visual impact, having particular regard for the need to conserve and enhance the AONB and its setting and protect the authenticity and integrity of the Outstanding Universal Value of the WHS;**
  - ii. **Residential amenity through noise generation, shadow flicker or overbearing visual impact; and**
  - iii. **Safety of highways and public rights of way.**
- b. **Applicants should use Cornwall Council's SPD on Renewable Energy Annexes 1 & 2 to inform their impact assessments**
- c. **Proposals will be expected to include provisions under S106 or similarly binding arrangements to ensure that at the end of its operational life turbines will be removed and the site remediated to its previous quality for agricultural use.**

#### **2. Solar Photo Voltaic (PV)**

- a. **Within the AONB and its setting solar PV arrays will only be supported in very exceptional circumstances and should be of very small scale.**
- b. **Elsewhere within the Parish Proposals for small solar PV arrays will be supported on lower slopes, where**
  - i. **their size complies with the Band A (<1 ha) defined in Annex 1 of Cornwall Council's Renewable Energy Supplementary Planning Document;**
  - ii. **the proposals demonstrate how they conserve and enhance the AONB and its setting;**
  - iii. **there is no resultant harm to the authenticity and integrity of the Outstanding Universal Value of the WHS;**

**iv. any potential harmful impacts on the following are appropriately avoided or mitigated:**

- 1. residential amenity through noise generation, or overbearing visual impact;**
- 2. safety of highways and public rights of way**
- 3. Landscape and visual impact, having particular regard for the sensitivity of landscape to solar arrays; and**

**v. there is adequate demonstration of how land beneath/surrounding the panels will be managed for agricultural purposes or to enhance biodiversity ; and**

- c. Proposals for solar PV development will not be supported where they, together with existing and approved solar PV, would lead to a concentration of solar PV on a scale which would significantly change the character of the wider landscape**
- d. Proposals will be expected to include provisions under S106 or similarly binding arrangements to ensure that at the end of its operational life turbines will be removed and the site remediated to its previous quality for agricultural use.**

### **3. Hydro Power**

- a. Proposals to harness the power of rivers for the purpose of generating electricity will be supported, provided that:**
  - i. Any associated buildings are small scale and designed to hide within the landscape (through bunding and design that reflects local built vernacular)**
  - ii. Adequate provision is incorporated to ensure unobstructed passage for fish and other riverine wildlife**
  - iii. Any impoundments (weirs or dams) do not aggravate flooding issues and are designed to maximise biodiversity benefit.**

### **4. Deep Geothermal**

- a. Proposals to harness deep geothermal energy for heating or for electricity generation will be supported, provided that:**
- b. Drilling rigs, plant and machinery would not**
  - i. dominate, or prevent the understanding and appreciation of historic landmarks, heritage assets, views along the along the Tamar valley or its tributaries, or rising ground above the settlements; and**
  - ii. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, traffic generation or overbearing visual impact;**
- c. In the case of historic mining sites, the layout and use of buildings is informed by a detailed Heritage Impact Assessment; and**
- d. Wherever possible, the opportunity is taken to re-use existing mine buildings and remedialise despoiled ground;**
- e. Appropriate ecological surveys are undertaken, and adequate mitigation of any effects is proposed;**
- f. The risks of induced seismicity are assessed as being acceptable, and a procedure for monitoring during the life of the plant is agreed with the local planning authority**

- g. Co-location of commercial energy/heat users with the geothermal plant will be supported subject to the criteria set out in Environment and Biodiversity Policy EBD1 above.**

#### **5. Microgeneration**

- a. Proposals for micro-generation associated with individual or groups of dwellings and businesses that require planning permission will be supported where:**
  - iii. any negative impacts on the built, natural or historical environments can be acceptably mitigated and**
  - iv. there are no unacceptable impacts on neighbouring properties.**

Reference should be made to the 'Landscape strategy and siting guidance' given in Cornwall Council's Landscape Sensitivity and Strategy Matrices for each Landscape Character Area. March 2016

#### *Policy REN 2 – Local energy storage - Policy Justification*

22.13 Local energy storage is considered to be a crucial element in moves to increase the proportion of renewable and low carbon energy in rural systems. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security in rural areas, alleviate energy poverty, and potentially assist moves to off-grid systems. Storage could, in addition, be part of a new residential or non-residential development site, as an essential element of an energy strategy to decarbonise the new development. Carefully designed and located storage facilities can be accommodated in sensitive locations. However, as an emerging area of technology a cautious approach to their development is appropriate.

#### *Policy REN 2 - Policy Intention*

22.14 Policy REN2a is intended to encourage the provision of infrastructure to support rural renewable energy generation and use and set the parameters by which such proposals can be accommodated without harming various planning interests.

#### **Policy REN 2 – LOCAL ENERGY STORAGE**

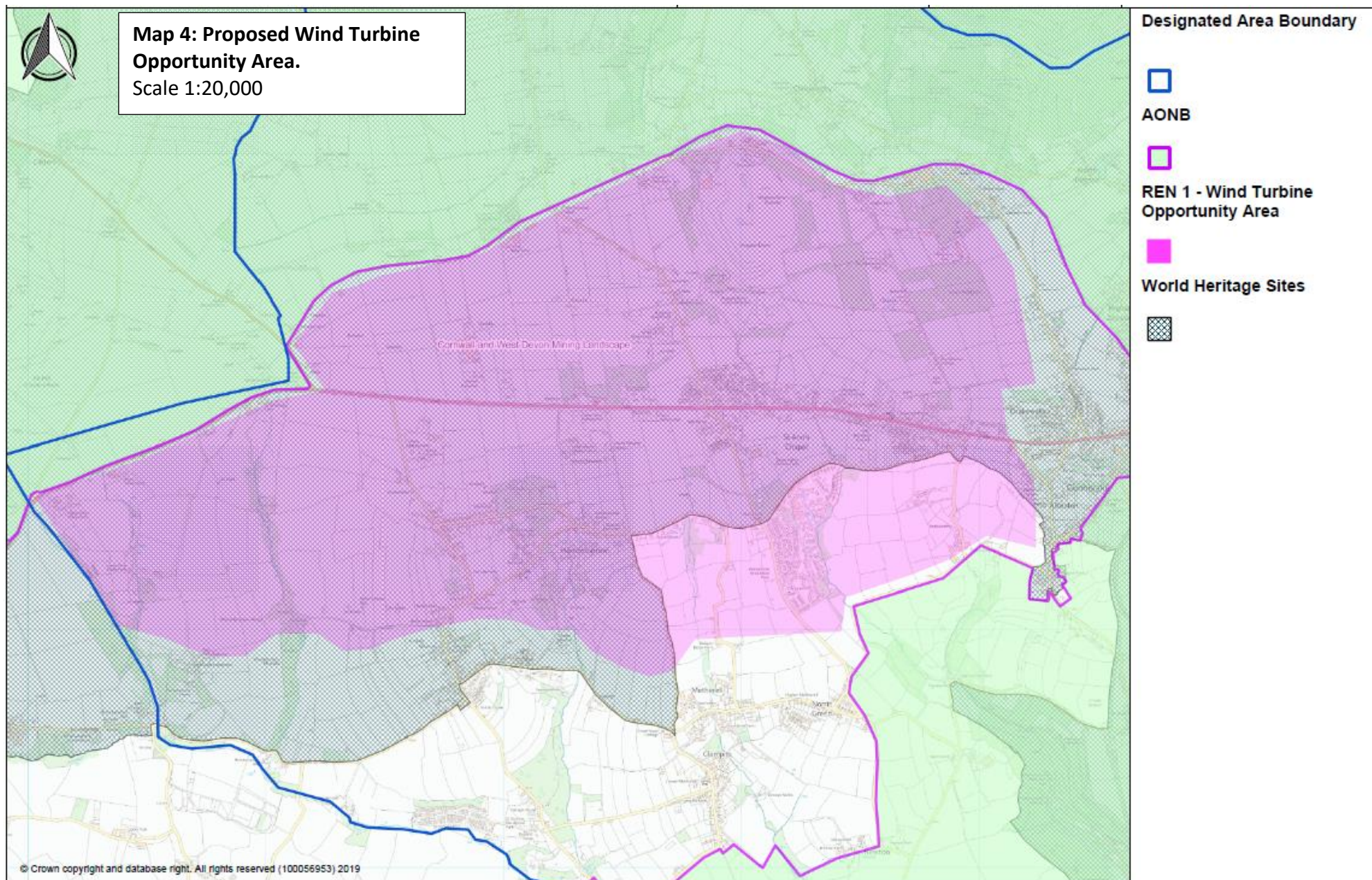
**Proposals for renewable and low carbon energy storage developments will be supported and encouraged providing that:**

- a. They would not dominate, or prevent the understanding and appreciation of historic landmarks, heritage assets, views along the Tamar valley, or rising ground above the settlements; or have an overbearing visual impact;**
- b. They would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.**
- c. If in the AONB, the development conserves and enhances its landscape character and natural beauty, addresses the AONB's sensitivity and capacity, and if major development meets the tests of exceptional circumstances**
- d. Wherever possible, the opportunity is taken to re-use existing agricultural or mine buildings and remediate despoiled ground;**
- e. Any new buildings are designed to reflect local vernacular and minimise visual impact on the landscape.**

**f. In the case of historic mining sites, the layout and use of buildings is informed by a detailed Heritage Impact Assessment;**

**Appropriate ecological surveys will need to be undertaken and adequate mitigation of any effects proposed.**





### *Community Benefits from Renewable Energy Development.*

22.15 The Localism Act, as amended (2011) allows a local planning authority to take into account financial benefits where there is a direct connection between the intended use of the funds and the development. Material and socio-economic community benefits, such as improved infrastructure and job creation, which arise from developments are considered as a normal part of the planning process. Therefore, it is possible, and common practice, for developers of onshore wind developments to offer local communities a range of benefits.

22.16 Such community benefits offer a rare opportunity for the local community to access resources, including long-term, reliable and flexible funding to directly enhance their local economy, society and environment. These resources also offer an opportunity to gain access to and leverage for funding from other sources. The best outcomes are achieved when the benefits are tailored to the needs of the community.

22.17 Local Councils must keep their planning role separate from their role in negotiating community benefits. Their response to a planning application should focus on consideration of planning matters and should not be influenced by the potential of community benefits

**22.18 Local Guidance.** To facilitate this process should it occur in the Calstock NDP area, bearing in mind its role as an expression of local community intentions, the Neighbourhood Plan includes the following guidance note which sets out the basic terms of engagement should such community benefit offers be received.

#### **GUIDANCE NOTE – COMMUNITY BENEFITS FROM RENEWABLE ENERGY DEVELOPMENT**

Where proposals for the development of commercial renewable energy generating facilities offer a community benefits package, it should comprise a combination of least two of the following ways:

- a. Contribution to a community benefit fund to be administered by the Calstock Parish Council and used for real community benefit in the Parish. This should be for at least a twenty-year payment period;
- b. The developer will provide a fuel poverty mitigation scheme in the Calstock Parish, providing practical energy efficiency measures, tariff switching services, fuel debt counselling and alleviation; either directly or through provision of funding to an independent agency/organisation that will act on its behalf;
- c. Install small scale renewable energy technologies for local community buildings, groups or sectors of the community subject to fuel poverty, as advised by the Calstock Parish Council;
- d. A reduced electricity tariff rate for local residents in Calstock Parish.
- e. A package of benefits-in-kind to be agreed with Calstock Parish Council

Community energy benefits are to remain as such in perpetuity regardless of the sale and purchase of the asset to another organisation and must form any condition of sale.

Precise agreement on the form of community benefits and the administration of the community benefits package will be reached through negotiation guided by the principles set out in 'Community Benefits from Onshore Wind Developments: Best Practice Guidance for England' DECC 2014.

### *Policy REN 3 - Community Sustainable Energy - Justification.*

22.19 Para 152 of NPPF 2019 encourages plans to support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies



that are being taken forward through neighbourhood planning. This could contribute locally by way of the community owning or holding shares in renewable energy or by providing cheaper energy bills. Potentially it could encourage the take up of electric vehicles.

#### *Policy REN 3 – Intention.*

22.20 To define how the Cornwall Local Plan Policy and Renewable Energy SPD support for the communities' relationship with renewable energy should be applied in Calstock Parish. In particular, future renewable energy schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the Calstock Parish community.

#### **POLICY REN 3 - COMMUNITY SUSTAINABLE ENERGY**

**Proposals for community owned renewable energy schemes will be supported where they:**

- a. Conform with Renewable Energy Production Policy REN1 of the NDP**
- b. Are integrated into the local grid or by other means so that the energy generated can be supplied directly to domestic, business and other buildings in the parish, demonstrated by direct reduction to buildings' energy consumption.**
- c. Are fully or partly owned by local residents and businesses.**

#### *Policy REN 4 - Energy efficient & small carbon footprint development- Justification.*

22.21 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 REN 4 – Intention*

22.22. To support the transition to a low carbon future through good design. To help achieve growth in microgeneration, the policy requires at least 50% of total regulated energy requirement from on-site renewable sources to be provided in new developments. This could be achieved by installing a 4Kw solar panel system on each property, which would cover that properties electricity needs for a year. Given that the cost of a such a system is continuing to fall (currently £5,000 to £6,000 according to internet survey conducted May 2019), would make a development more marketable and possibly add a premium to the sale price, this is not considered to be disproportionate

#### **POLICY REN 4 – ENERGY EFFICIENT & SMALL CARBON FOOTPRINT DEVELOPMENT**

**1. Development proposals which optimise energy efficiency and generate a small 'carbon footprint' through a high level of sustainable design and construction carbon will be supported. This includes:**

- 1. Siting and orientation to optimize passive solar gain;**
- 2. Provision of shelter belt planting in areas exposed to wind;**
- 3. Use of sustainable water sources (rainwater harvesting, greywater recycling and other measures of water demand management) and efficient use of all water for both internal and external water consumption;**

4. Layouts that encourage natural cooling to avoid heat stress and avoid the need for air-conditioning;
5. The use of high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use;
6. Installation of energy efficiency measures such as loft and wall insulation and double glazing;
7. Modular or flexible designs which are adaptable to meet changing needs;
8. incorporation of a passive electric vehicle charging point\* built into individual dwellings and additional charging points within on-street parking areas;
9. The sensitive retrofitting of energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations. Such measures could include:
  - a. measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or
  - b. the replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally.

2. All new non-residential buildings with a total internal floor area of 100m<sup>2</sup> or greater should achieve BREEAM 'Excellent' (or equivalent)

3. New housing development which achieves at least 4 stars in the overall Building Research Establishment Home Quality Mark (HQM)\*\* and 5 stars in the HQM 'My Footprint' assessment is encouraged.

\* Passive provision means either cabling in place to enable straightforward connection of a charge point at a later date, or sufficiently wide ducting provided to enable cables to be inserted at a later date without the need for excavation.

\*\* See <http://www.homequalitymark.com/ratings-and-stars>

- 22.23 **Summary of Renewable Energy Policies.** The intention is that New Development in the Parish shall:
- ✓ contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience;
  - ✓ support renewable and low carbon energy and associated infrastructure.

22.24 **Evidence Base References** can be examined through this link: [Renewable Energy](#)



## PART FIVE: TASKS, MAPS AND SUPPORTING MATERIAL

### 23. PROJECT TASKS

23.1 As noted in the introduction to this NDP, and in Table 2, a number of issues that are of community interest cannot be dealt with through the planning process as they do not involve land use, but are more in the nature of management tasks or projects. The NDP is nevertheless a useful place to record such projects so that they can guide the distribution of Community Infrastructure Funds when these become available.

23.2 Project Tasks have no policy status as such and will not become part of the statutory Development Plan when this NDP is adopted.

<b>PROJECT TASK 1: COMMUNITY LAND TRUST INITIATIVE</b>
This plan features community housing need for the next 15 years. Within this timescale the manner by which Affordable Housing can be delivered may change. Alternative models for Social Housing such as Community Land Trusts offer the potential for creative solutions to meeting the affordable housing needs of the Parish. The Parish Council will encourage and support Community Land Trust initiatives, funding for which may come from CIL money.
<b>PROJECT TASK 2: ST ANN'S CHAPEL PLAY PARK ENHANCEMENT PROJECT</b>
Improving and developing the play park at St Ann's Chapel to ensure that the area offers a wider range of equipment and physical activity challenges across the age range (with a focus on re-installing skateboarding equipment).
<b>PROJECT TASK 3: RE-PURPOSING THE CEMETERY CHAPEL, ALBASTON COMPLETED</b>
Repurposing the redundant Cemetery Chapel at Albaston with the aim of creating a versatile community space which meets Health and Safety regulations and is accessible to disabled users.
<b>PROJECT TASK 4: CALSTOCK SKATEPARK PROJECT</b>
A skate park at Calstock has been proposed for many years, although plans have not developed because interested community members are unable to sustain the time commitment required to bring designs etc. to fruition.
<b>PROJECT TASK 5: SAFER ROADS INITIATIVE</b>
Speed-reduction/traffic-calming initiatives (pedestrian crossings, traffic lights) along the A390 – especially near the train station, in partnership with Cornwall Council.

## 24. PROPOSALS MAPS

24.1 Maps 5 to 9 are summary overview maps. Closer detail can be seen in the maps for individual villages at Maps 10 to 17

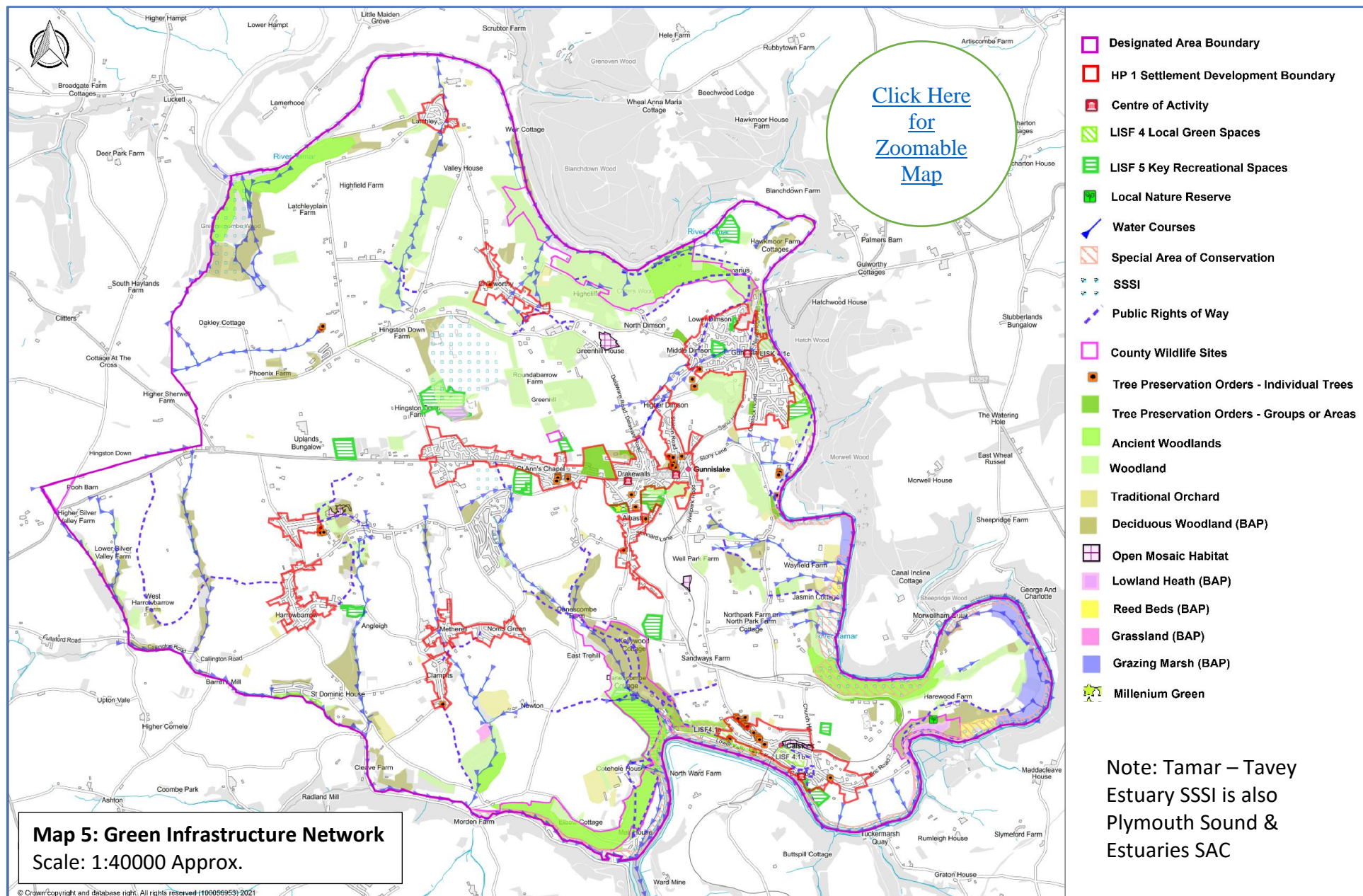
24.2 For the greatest detail, see the NDP website where more extensive, detailed and zoomable maps are available.

24.3 NOTE All scales are approximate and should not be relied on for accurate measurement

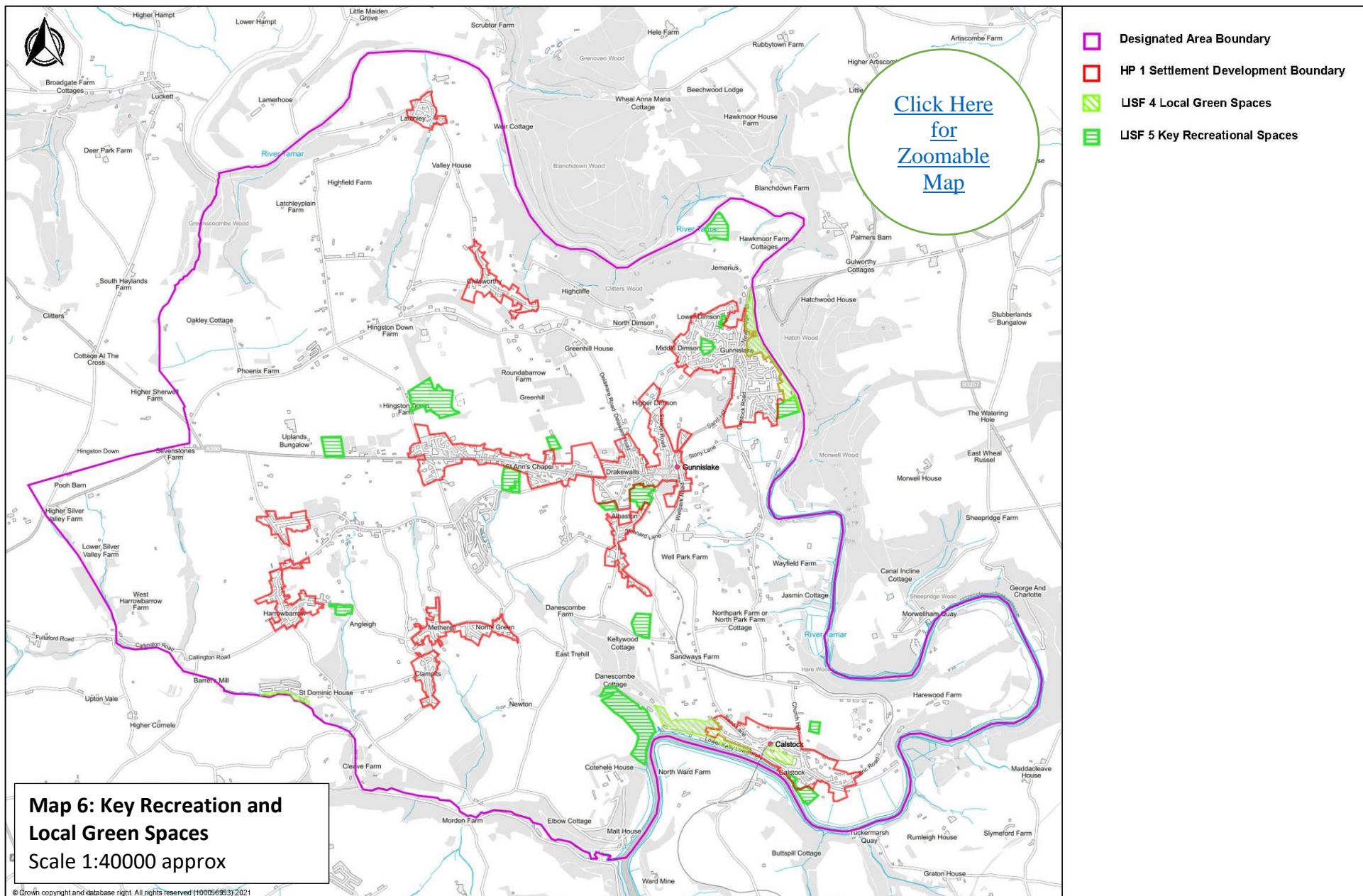
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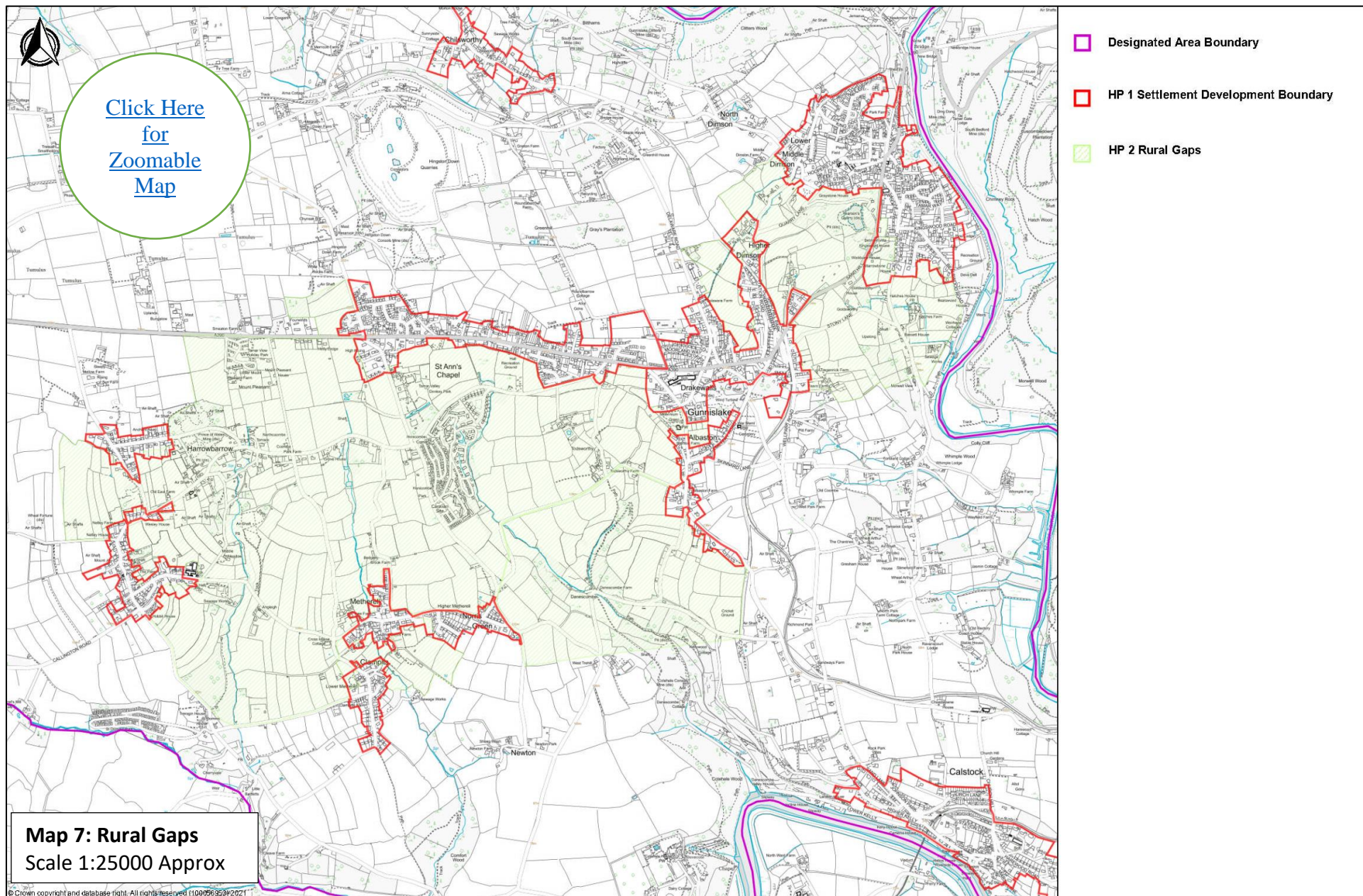
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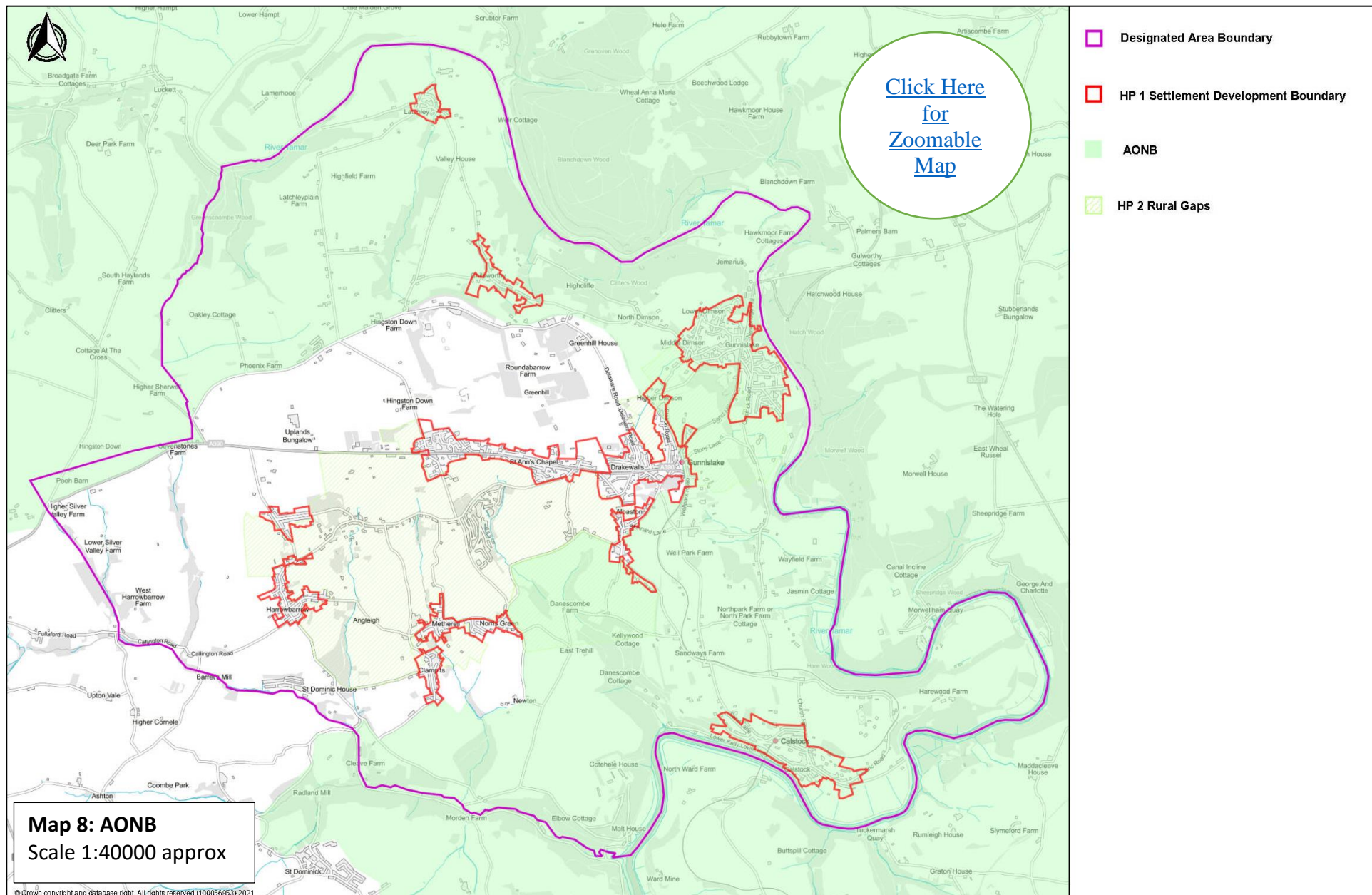


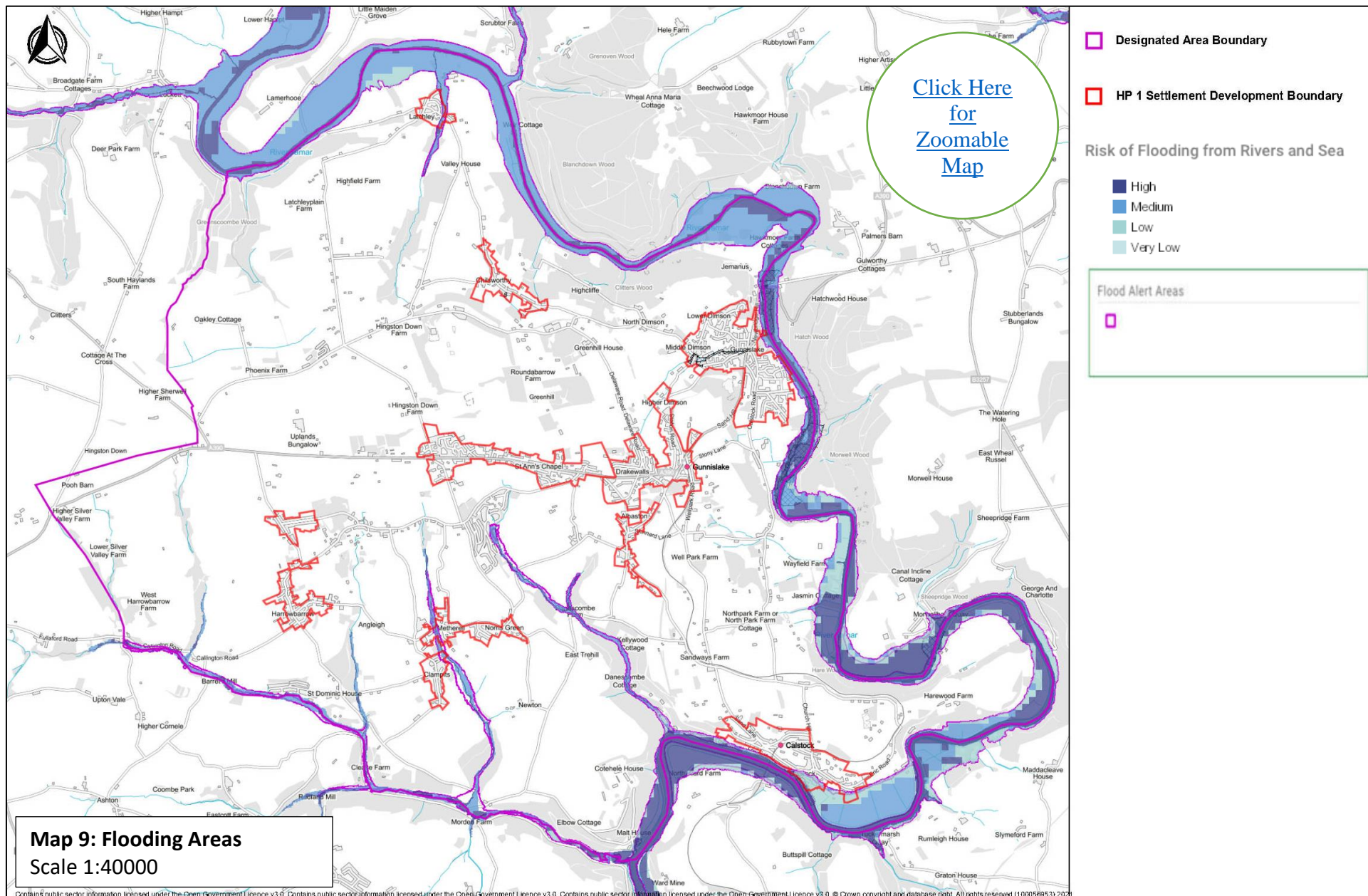












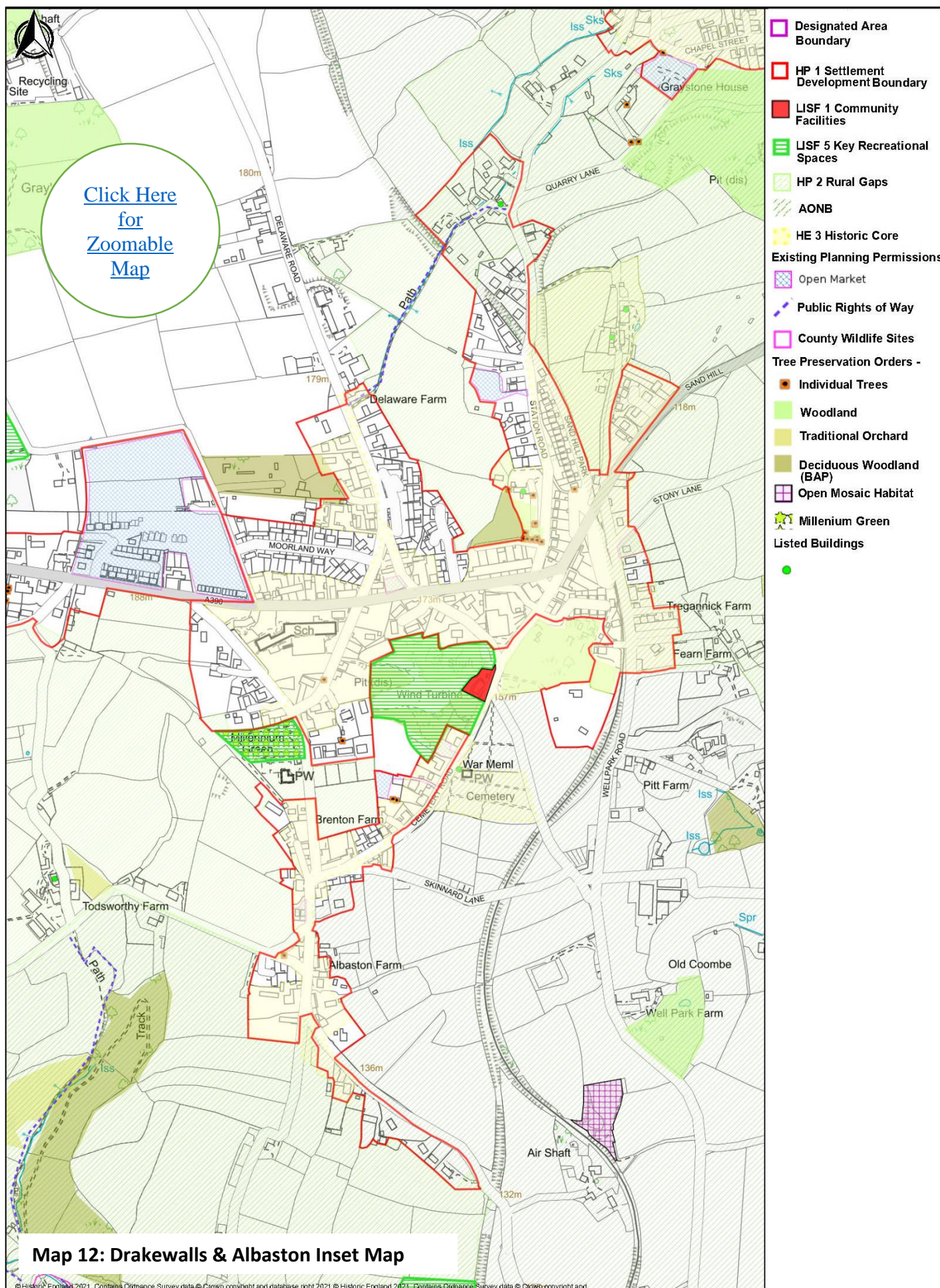








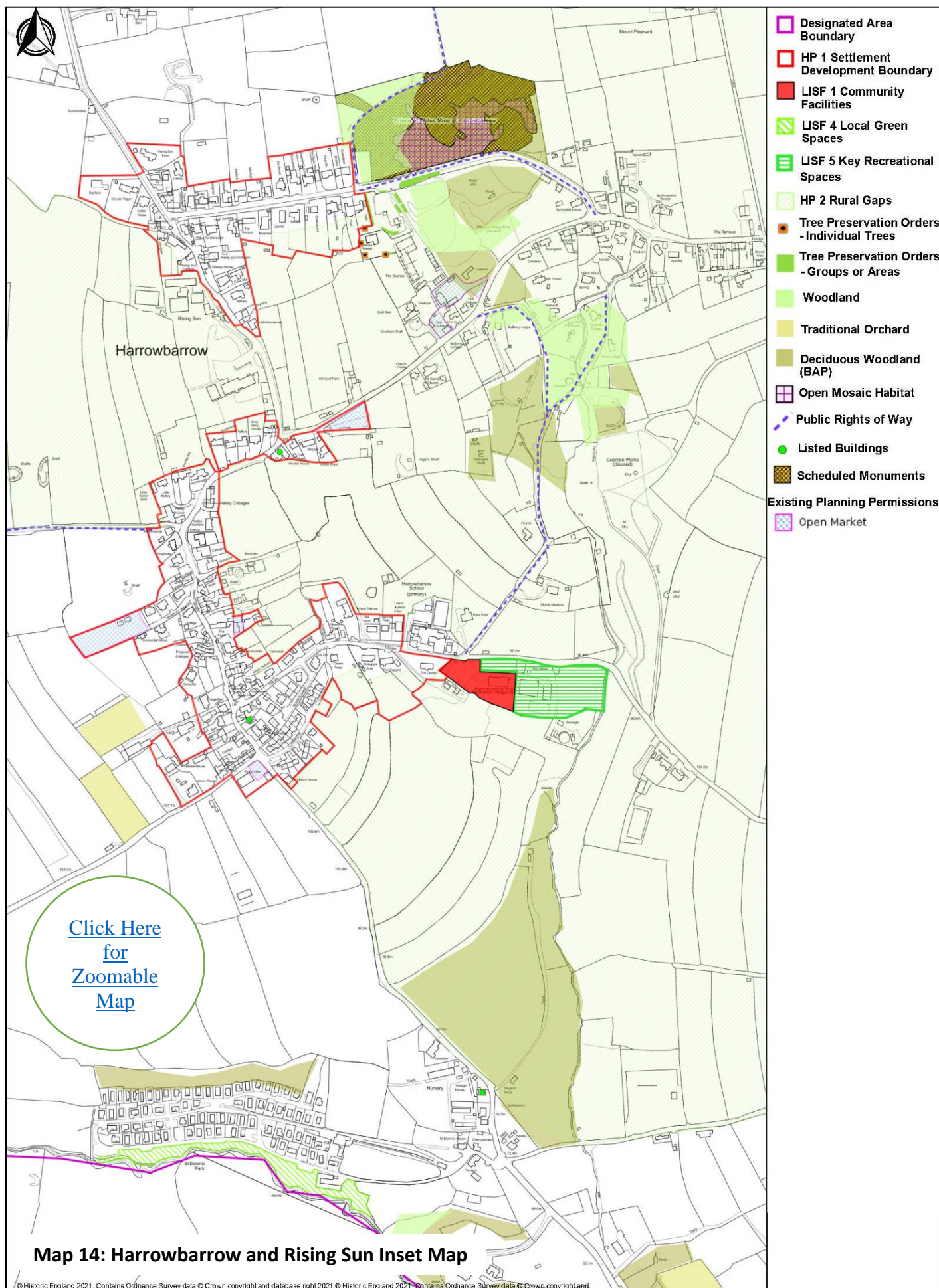




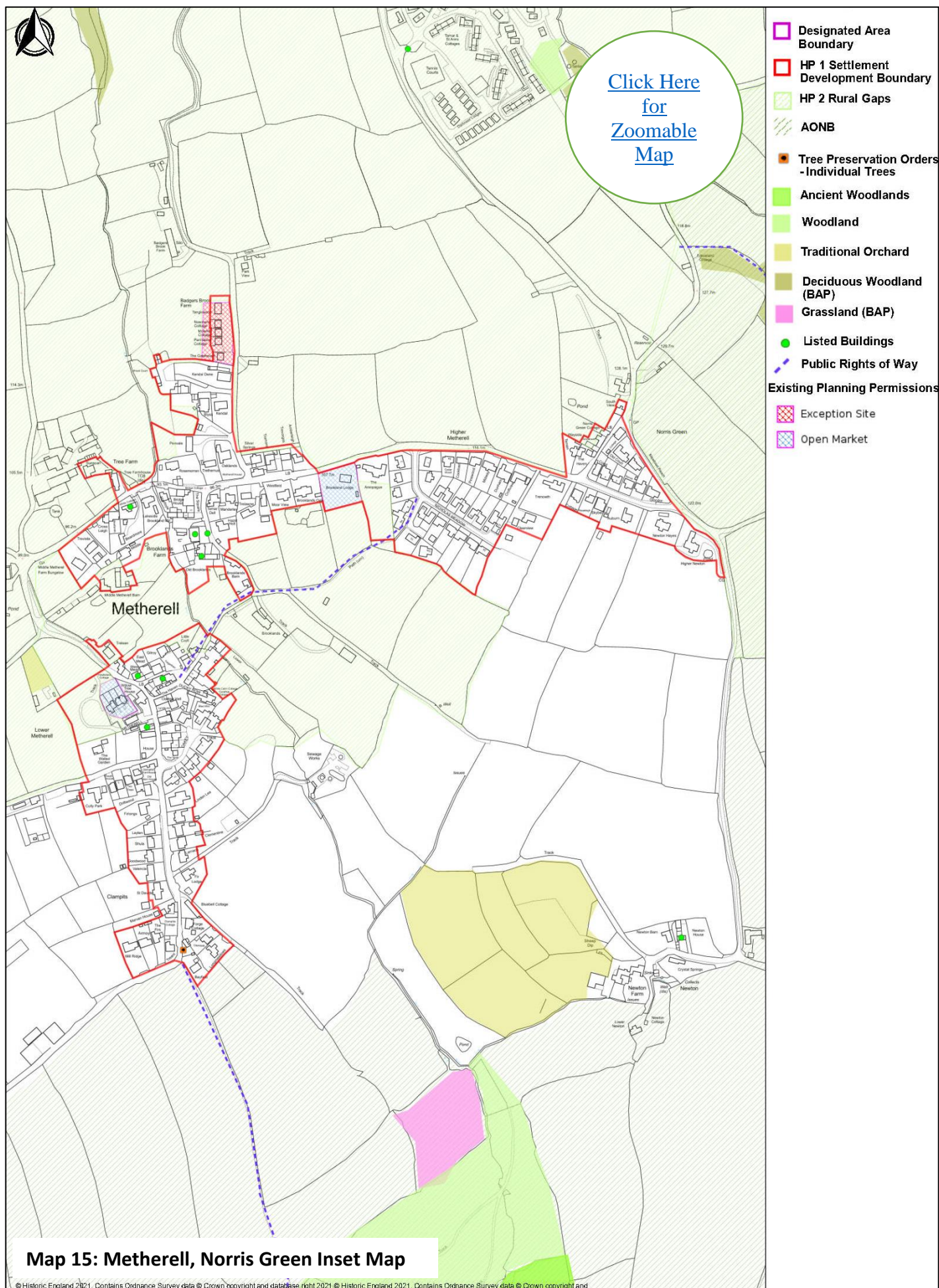




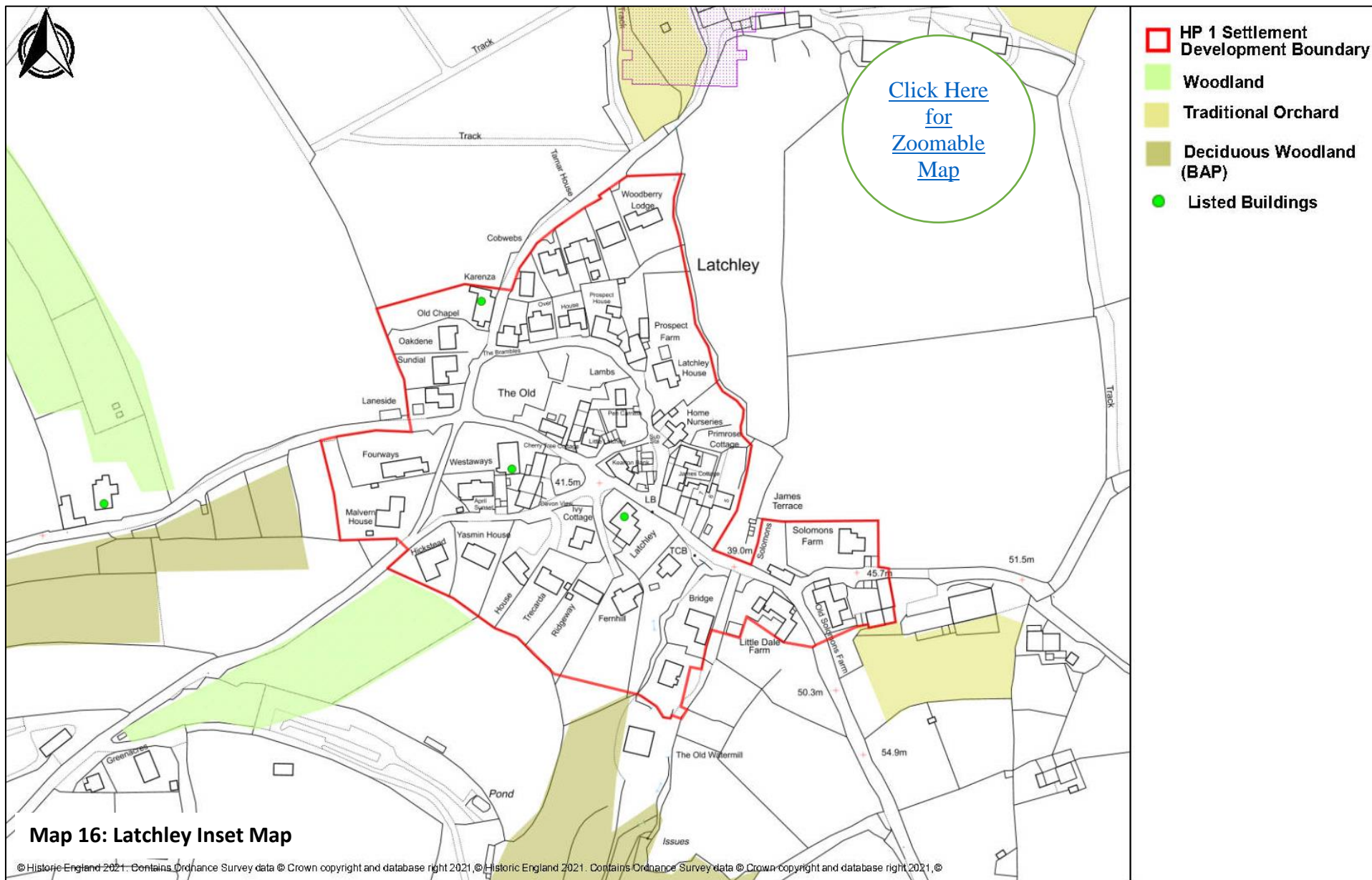




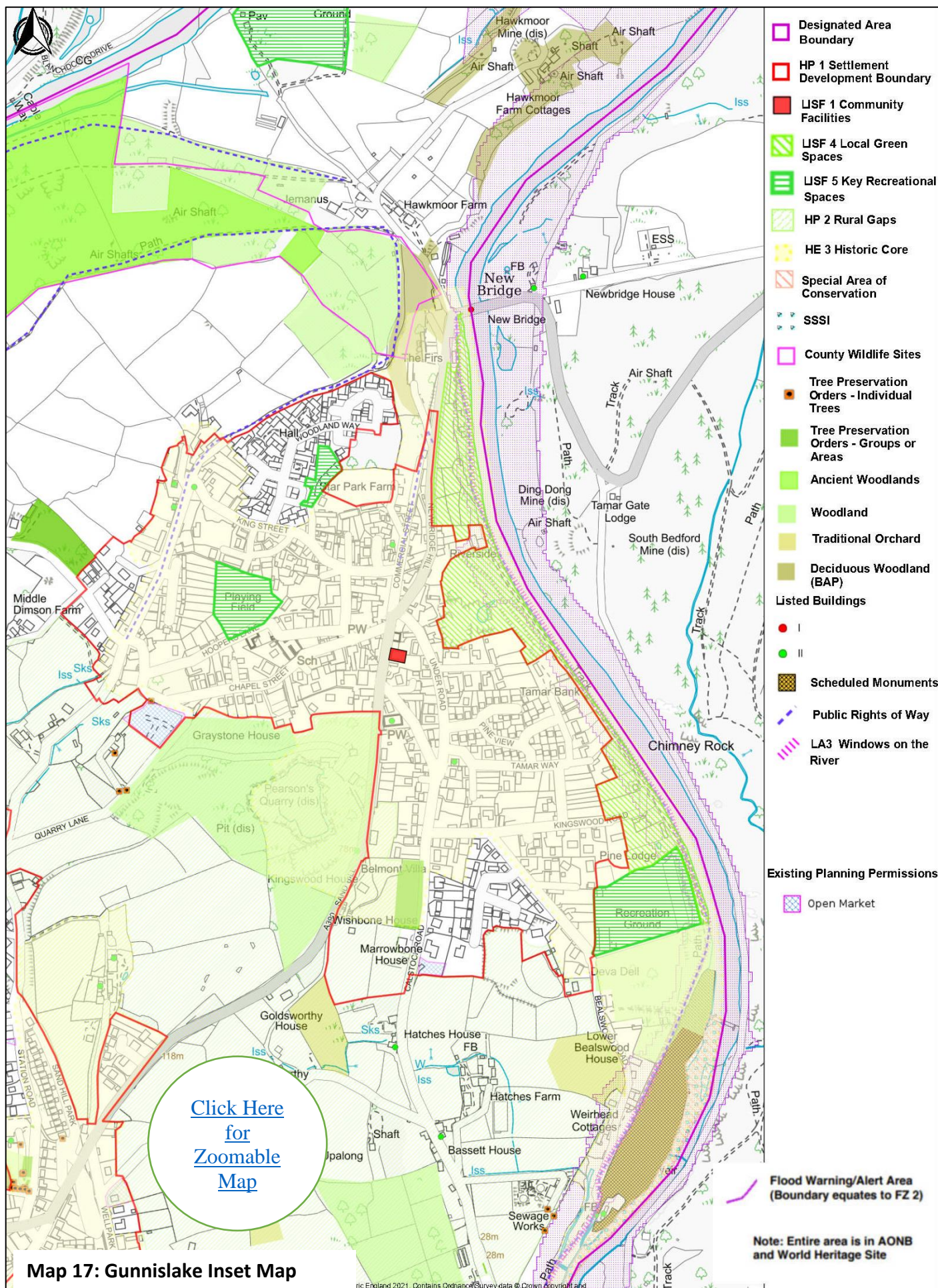














## 25. JARGON BUSTER

**Assay house** – Mine building used to test and certify the purity of the metals extracted from mines.

**Bariatric wheelchair accessible** – With entrances and door frames adequate for a wheelchair used by a person suffering from obesity or allied diseases.

### **Community Plans (also known as Parish Plans)**

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

### **CLP or Cornwall Local Plan**

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

### **Design and Access Statement**

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

### **Green Infrastructure**

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

### **Habitats Regulation Assessment**

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

### **Homeworking**

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

### **Local Planning Authority**

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

### **Localism Act**

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

### **NPPF or National Planning Policy Framework**

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

## **Neighbourhood area**

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

## **NDP or Neighbourhood Development Plan**

This is a new type of plan introduced by the Localism Act. It will be prepared by town/parish councils and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan.

## **Planning Advisory Service**

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better-quality planning services. See [www.pas.gov.uk](http://www.pas.gov.uk)

## **Permitted development**

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

## **Prior approval process**

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

## **Qualifying Body**

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

## **Statutory Consultees**

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

## **Steering Group**

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

## **Strategic Environmental Assessment**

An assessment of certain plans and policies on the environment.

## **Social Capital**

Networks together with shared norms, values and understandings that facilitate co-operation within or among groups.

## **'Sui Generis' Use**

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

## **Sustainability Appraisal (including Environmental Appraisal)**

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

## **Town and Country Planning Act 1990**

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

## **‘The Regs’**

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

## **Use Classes**

The [Town and Country Planning \(Use Classes\) Order 1987](#), as amended, groups common uses of land and buildings into classes. The uses within each class are, for planning purposes, considered to be broadly similar to one another.

The most common include:

Class B1 (Business):

Use for all or any of the following purposes:

- (a) as an office other than a use within class A2 (financial and professional services),
- (b) for research and development of products or processes,
- (c) for any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class B1 above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

## **Building for Life**

The industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government (Building for Life Partnership, 2012). It provides a twelve-point criterion to measure the quality of new development. Schemes are scored on a traffic light system of **Red** (unacceptable and not of planning approval quality), **Amber** (partial success with room for improvement or mitigating circumstances) **Green** (excellent/empathic). An explanation of how developers will be expected to use this - in relation to the parish - will be measured against a sustainability matrix.

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## **26. THANKS**

26.1 Some of the wording has been taken from the Parish Plan, 2005 which was put together by the Steering Group who were: Margaret Bell, Mike Enright, Frank Fletcher, Norma Greenslade, David Jenkins, Ian Kirk, David Lane, David Marston, Julia Massey, Jane Moore, Margaret Nattle, Graham Parker, David Skilling, Tamara Vella.

26.2 The NDP could not have been written without the following people and I thank them for their time, effort and commitment:

- Roger Alford,
- Sylvia Bonsey,
- Clive Frederick Preece,



- David Harding,
- David Lane,
- Terry Letchford,
- Jean Miller,
- John Roberts,
- Martin Smith,
- Tish Valva,
- Joan Veale.

26.3 Particular thanks are due to David Harding who chaired the Steering Group (as it was then) during its first 3 years and to Cllr Glenys Rooker and Cllr Kate Latham for their help in writing the initial drafts.

26.4 Previous members of the Neighbourhood Plan Strategy Board who were instrumental in the setting up of this Plan:

- Sam Barnes (former representative of Tamar Valley AONB)
- Iain Beaumont (former manager of Cotehele House)
- Dick Hoile (former Calstock Parish Councillor and Calstock resident)
- Kate Latham (Chairman of Calstock Parish Councillor, 2017 – 2019)
- Jane Moore (former Calstock Parish Councillor and Gunnislake resident)
- Glenys Rooker (Calstock Parish Councillor and former Chairman of the Calstock Parish NDP Committee)
- Anna Wright (U3A and Calstock Resident)