

CALSTOCK NDP RESPONSE TO EXAMINER – SETTLEMENT DEVELOPMENT BOUNDARIES

QB INTRODUCTION AND COMMENTS:

1. The Examiner is respectfully requested to review the Development Boundary Update June 2020 for information on the methodology adopted in establishing the SDBs at: <https://plan4calstockparish.uk/wp-content/uploads/2020/06/Settlement-Development-Boundary-Assessment-June-2020-Update.pdf> We think that this methodology, and the comments below, show that the approach to SDBs is consistent with the basic conditions.
2. The initial scoping questionnaire had nearly 200 responses and showed that that the 5 issues that were most important to parishioners were village character, affordable housing, green space between villages, transport links, wild habitats. Some 90% of respondents supported 'keeping green spaces between our villages in an attempt to preserve a settlement's identity'. There was also strong support for limiting development to small areas and brownfield land development. These results strongly influenced the NDP vision, particularly those elements relating the achievement of necessary growth 'in settlements that retain their rural character...respecting and protecting the distinctive landscape, environment and heritage of the area....' And led to the strategy involving SDBs and rural gaps. In the Regulation 14 Consultation 96% supported for the plan (52% outright support and 44% support with suggested modifications) with only 4% opposing the plan. The QB therefore strongly believes that retaining the SDBs is fundamental to achieving the NDP vision and the aspirations of the local community for their environment.
3. In preparing this response, the QB has necessarily reviewed each SDB. As a result, the QB accepts that there may be some minor mapping errors which should be corrected. It is also the case that the nature of modern digital mapping at scales used for documentation can produce a coarseness of detail and lack of clarity. Therefore, in providing the mapping requested use has been made of a new online tool provided by Geosphere Ltd through their Parish Online digital mapping platform. This has allowed for SDB lines to be more accurately plotted (please see below for access link). This mapping tool can be embedded on the NDP website and also through a hyperlink from the NDP itself.
4. Other than where an error has been identified, there is a logical reason for the placing of the SDBs, and these have been explained in the responses given in the table below. In some cases, the placing of the SDB is moot. No matter how well refined the methodology for drawing up SDB, there are inevitably some sites where the judgement is finely balanced. These have been subject to extensive debate within the Steering Group in reaching agreement. There are also some cases where the position has changed since the review took place, and corrections to take into account such changed circumstances are suggested.
5. The QB is most concerned that the Local Planning Authority's Development Management Officers did not raise the detailed points on which the Examiners queries are based at the R14 stage or earlier when they were invited to do so. If they had, many of the issues covered below could have been resolved at an early stage and not be a concern for the Examination. It is also evident that some of the comments made are not based on a site visit or local knowledge of the locations involved, but instead rely on a 'plan view', unlike the QB's Steering Group, which toured, and have detailed knowledge of, every boundary,
6. The relevant NDP policy [HP 1] says that land within the SDB is subject to a presumption in favour of development. Therefore, some of the suggestions made by the DM officers which encompass large areas could be considered to be tantamount to an allocation of a significant area of land for development, which given the WHS and proliferation of anciently enclosed land, and the AONB designation, could only be possible if detailed heritage impact and landscape

impact assessments were carried out. Larger areas would also require a more intensive assessment of their sustainability. Being large they would also be inconsistent with the NDP's housing delivery strategy. Extensions of the SDB to enclose the areas suggested would severely impact on the distinctive character of the Parish and cause more than significant harm to the AONB and WHS.

MAPPING:

7. Please access the mapping by the following hyperlink. When opened, the web page will show a map which can be zoomed into using the '+' and '-' tabs located at the top left of the page, or by double-clicking on the map. Zooming in causes the map base to move through the OS Mastermap stack through to the most detailed level. Below these tabs is a drop-down menu called 'Layers'. This menu will allow some helpful map layers to be toggled on and off. When the page opens, only the Settlement Development Boundary layer is turned on. To assist the Examiner, the locations of the SDB queries are shown on a separate layer in red.

Hyperlink: <https://shared.xmap.cloud?map=377078c3-0ff5-4f58-9f47-d1eadf1760d6>

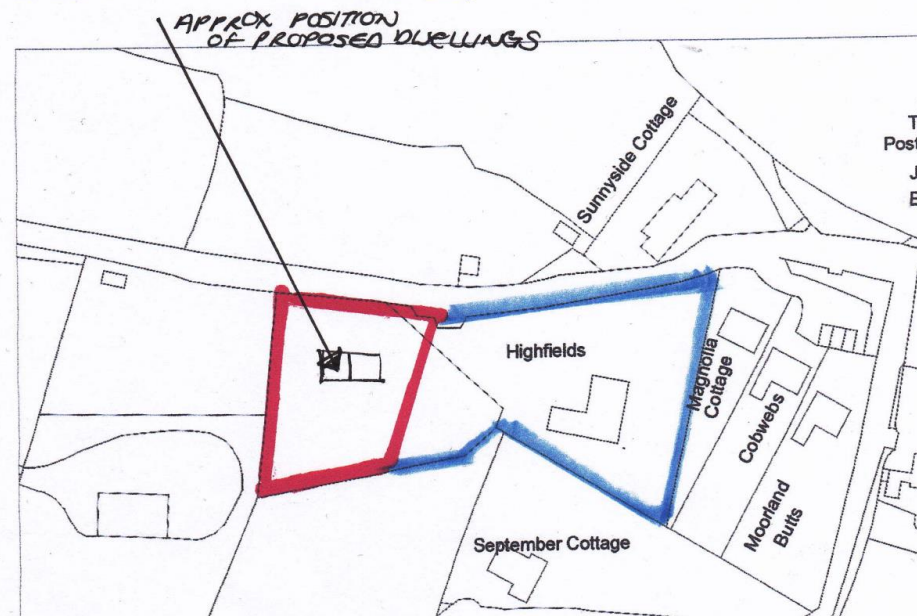
Examiners Questions	Response
<p>1. Have exception sites which are built or where the permission is implemented been excluded from any of the proposed development boundaries and if so why?</p>	<p>Yes. The reasoning is set out at Para 2.3.c.i of the Settlement Development Boundary Assessment 2020: <i>'Include: i. development permitted outside the boundaries since 2007, and existing commitments for built development on the edge of a settlement (other than 'rural exception permissions' which should remain outside the SDB so as not to encourage conversion to free market dwellings or subsequent further 'rural exception' site developments alongside which could lead to inappropriate ribbon development.)'</i> This is an amendment to the criteria originally included in the Village Development Boundary Assessment following further consideration of the impact of rural exception sites and advice from Cornwall Council.</p> <p>Such 'leapfrogging' development is a clear risk as demonstrated at St Ann's Chapel, where if the Foster's Meadow completed exception site is included in the SDB an additional rural exception site could then be encouraged to its west which would connect to the cluster of dwellings at Fourwinds. This would then form a finger of ribbon development and extend the settlement further into the countryside and WHS. The Chief Planning Officer's Advice Note (the CPOAN) titled Infill/Rounding Off is relevant. This advises that rounding off should provide a symmetry or completion to a settlement</p>

	<p>boundary and should not facilitate continued incremental growth. Also, from an historic environment angle, our ability to understand the historic boundaries of the mineworkers' settlements, would be seriously degraded, harming the OUV of the World Heritage Site. Another example of the potential of ribbon development from 'leapfrogging' rural exceptions is on the north side of Metherell</p>
<p>2. If the boundary cuts through any gardens or buildings/groups of buildings, please explain why. Have any large gardens been excluded and if so why?</p>	<p>Yes. The principle of doing so was established in the previous Caradon LP settlement boundaries to limit 'backland' development or restrict the potential for ribbon development. Examples are at Rising Sun / Harrowbarrow (Boundary Section C – D) in the WHS, Metherell (Boundary section E -A), in the setting of the WHS and AONB, and Calstock (Boundary section C-D) in the WHS and AONB. At St Ann's Chapel the long narrow miners' plot gardens stretching up to the higher ground north of the village (Boundary Section B – C) have been excluded as this is a very vulnerable boundary with stretches of poorly defined plots of varying depth that create 'pockets' of land that are under pressure for back land development, which with some astute land assembly work could produce inappropriately large developments. A similar line approach is taken at Drakewalls/Albaston (Boundary K to L).</p>
<p>3. Please explain the apparent inconsistencies between the approach taken for some settlements, for example– gardens are included at Chilsworthy, but not at St Ann's chapel.</p>	<p>In most cases there are no inconsistencies, simply different circumstances apply that were taken into account. See above regarding the considerations at St Ann's Chapel. There are clear issues there justifying the exclusion of gardens, whereas at Chilsworthy the different circumstances, e.g. plot shapes, better defined boundaries, difficult topography, poor access and AONB/WHS notation means that only small scale infill might be likely, and do not suggest that gardens most gardens should be excluded.</p> <p>There may be some minor drafting errors which are picked up below.</p>
<p>4. Has any brownfield land on the edge of the settlements been excluded from inclusion within the boundaries?</p>	<p>NPPF says that 'Previously Developed Land' excludes: 'land that is or has been occupied by agricultural or forestry buildings.....land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time'. Calstock Parish, being an old tin and copper mining centre from the C19th and early C20th, had many associated</p>

	<p>areas of processing land and buildings. Much of that is still extant but does not fall to be considered as 'Previously Developed Land'.</p> <p>At Gunnislake a former brickworks quarry of 1.1ha that has been referred to as a 'brownfield site' in the analysis of Boundary Section B – C. However, as the site has been levelled and become naturally regenerated it does not appear to be 'Previously Developed Land'. In any event, access to it is limited and it is in the WHS and AONB, and so it was not thought appropriate to include it with the Development Boundary.</p>
<p>Calstock DB</p> <ul style="list-style-type: none"> • The eastern end of the development boundary appears to cut through existing properties, not including others and excluding gardens. For example, why are Oak Tree Cottage, The Drying Loft, Springwood, Scomber, The Retreat, Wildfern, Poppyfield, and half of Bramely excluded? • At the northwest end – why are Three Corner Park, Rock Park Villas, Sandlane Bungalow, The Poppies and Kelly Villa excluded? 	<p>Oak Tree Cottage/ The Drying Loft – these two properties were a barn conversion granted PP with an agricultural tie, and a dwelling that was originally an agricultural building, both part of the adjacent former Tamar Valley Nurseries site. The agricultural dwelling was released from its tie in 2010 and the Drying Loft was granted a LUC in 2009 after 9 years un-approved residential use. Neither were in a residential curtilage, with a clear boundary, and were perceived to be part of the Nursery curtilage.</p> <p>Springwood, Scomber, The Retreat, Wildfern, Poppyfield, and half of Bramely - The CDC 2007 SDB was considered to be appropriate as it excluded lower density development with large curtilages which if included in the boundary could encourage intensification of development that would cause harm to the AONB/WHS. It could also encourage ribbon development further along Harewood Road that could not be reasonably considered to be rounding-off. The boundary does need correction however to enclose all of Bramley.</p> <p>Three Corner Park, Rock Park Villas, Sandlane Bungalow, The Poppies and Kelly Villa. The same considerations apply.</p> <p>Note in the Settlement Development Boundary Assessment 2020 the assessment in this area concludes: <i>'Being surrounded by nurseries or former nurseries many small plots exist that could be subject to pressure for development which cumulatively could have a significant impact on the settlement. There are also some large curtilages capable of subdivision. This pressure is likely to be increased if the Bridge View nurseries proposal is</i></p>

	<p><i>approved. The settlement is within the AONB, WHS, and a Conservation Area (supported by an Article 4). The lanes are very narrow, so access would be poor. Lanes out of the village of Calstock are very steep and potentially unstable. Furthermore, the river is arguably the most valuable asset in the Parish. It is also a vulnerable SAC and SSSI. A tight SDB is therefore essential’.</i></p>
<p>Chilsworthy DB</p> <ul style="list-style-type: none"> • Why does the boundary cut through Highfields at the western end? • Why does the northern tip exclude the garage for Victoria Cottage? • Why has the boundary been extended to include ‘The Court’ but not extended to include other buildings adjacent to the boundary 	<p>Highfields – (1) Including all of the Highfields site would create a ‘finger’ of the SDB that could lead to a ribbon of development running west, encouraging further extension. The planning history of the site immediately to the west of the ‘finger’ is of great relevance: a proposal for a new dwelling was refused an appeal in April 2020 (PA20/00042), the reasons for which included that ‘...<i>The visual extension of residential development into the open countryside would be harmful to the rural character of the location, and would fail to conserve and enhance the landscape character and natural beauty of the AONB</i>’ see: https://tinyurl.com/yawbkjfd The 2007 CDC boundary was considered to still be fit for purpose.</p> <p>(2) To the west of Highfield two affordable dwellings have been permitted (PA13/02220 – Site Plan Below.) Although that PP has expired it is still relevant. If the SDB had been drawn to include them the concerns about ‘leapfrogging’ development as identified in Para 2.3.c.i of the Settlement Development Boundary Assessment 2020 would apply.</p>

SITE PLAN - BONIFACE 2.



Victoria Cottage – The garage is on an extension of the residential curtilage into the adjoining field. The 2007 CDC boundary was considered to still be fit for purpose. However, the garage only could be included within the SDB without harm.

The Court – The SDB was extended here to include the curtilage of three properties which link to the 2007 boundary and have been converted from former agricultural use as per para 2.3.c.iii of the Settlement Development Boundary Assessment 2020. It was considered that a change of character to a residential area had occurred. A similar extension is at September Cottage, Moor View and Pine Cottage to the west.

Albaston DB

- The boundary cuts through the garden and driveway for Moorlands in the southeast and also excludes outbuildings at Beat Haven – why is this?

Moorlands – The boundary in this area projects southwards to enclose and curtail a stretch of ribbon development running deep into the AONB. Enclosing all of the large garden and of Moorlands would extend this ribbon and possibly facilitate further extensions. Nothing has changed so no change to 2007 SDB was considered necessary.

- Also excludes outbuildings situated between The Malt House and Apple Tree Cottage and the shed to the west of Apple Tree Cottage.
- why is there a dogleg route at Stable Cottage.
- Why has the Methodist Church been excluded?

Beat Haven – All of the outbuildings at Beat Haven have been included in the SDB.

The Malt House and Apple Tree Cottage and the shed to the west of Apple Tree Cottage – These were considered to be outside of and not part of any residential curtilages, and that inclusion in the SDB would extend the ribbon of development here in depth in the AONB. The 2007 CDC boundary was considered to still be fit for purpose.

Stable Cottage – The SDB follows the extent of a perpetuated PP for a dwelling and then tucks in to exclude a ‘vee’ of land projecting northwards that appears in map view to be a suitable location for ‘rounding off’. However, on-site inspection shows this to be quite rural in nature, separated off from the settlement by hedge and tree lines roads. Indeed, were it not for the perpetuated PP, the SDB could arguably been split here to form two separate SDB areas. It was thought appropriate to retain the 2007 SDB.

Methodist Church – in this area the SDB follows the irregular pattern of existing development and excludes a ‘pocket’ of green land containing the Millennium Green, a field of Brenton Farm, and the Tamar Valley Methodist Church. The ‘pocket’ also includes 4 large front gardens. These abut an area of mine workings and associated land which was outside the 2007 SDB and has recently attracted planning applications (18/09224, PA20/03516 refused for 5 dwellings) and a former mining site, which the 2007 boundary enclosed. This latter area has public access and is a strategic recreational site. The QB believes all these should be excluded from the SDB as an important ‘green pocket’ or ‘finger’ which contributes to the character of the area also helps to preserve our ability to understand the historic boundaries of the mineworkers’ settlements. In effect this would form an ‘island’ SDB for Albaston, separating it from Drakewalls. The Methodist Church is a relatively modest building but is set in quite generous grounds which contribute to the sense of openness as part of the green pocket or finger. Also, if it were included it would potentially create a very large area

	<p>to the east where ‘rounding off’ development out of scale with its surroundings the character and built form of the settlement might be encouraged, contrary to the guiding principles of the SDB Assessment.</p>
<p>Drakewalls DB</p> <ul style="list-style-type: none"> • Why is The Paddock and Feam Farm and Tregannick Farm excluded as it looks like it is part of the settlement? • Why doesn’t boundary extend up to Sandhill House? • Why is Higher Dimson excluded – named settlement with a number of residential properties? • Why is Heath Cottage excluded? • Why was Delaware Farm and the workshops? • Why is Clare Cottage excluded? • Why is Woodleigh House excluded St Anns Chapel DB • Why isn’t Roosters Meadow included in dev boundary? • What about the two rows of dwellings on either side of the A390 at Fourwinds and Holly Lodge? • What about Higher Down? • The area around Tamar Valley Donkey Park i.e. is there a reason why Sunloch is not included? • Why is Chenoweth excluded? • The map isn’t complete at the eastern end. The plan for each settlement development boundary should be complete and not extend onto other plans. • Why does it cut through Martletts Cottage? • Why is Thornridge and The Laurels excluded? • Why exclude Salter’s Farmhouse? 	<p>The Paddock and Feam Farm and Tregannick Farm – These are deep and large curtilages located beyond the long boundary (H – I) to the east of Drakewalls below which the land drops away into the Tamar Valley AONB. Inclusion would be a significant extension of the settlement into the AONB which could lead to substantial growth, out of scale with its surroundings and not respecting the character and built form of the settlement. It would also contribute to AQM issues nearby. It was thought appropriate to retain the 2007 SDB.</p> <p>Sandhill House – This is a lower density area north of the westernmost ribbon of development projecting north from Drakewalls. If it were included it would extend the ribbon, which forms the east side of a ‘pocket’ surrounded by ribbons of development along Sand Hill Park and Sand hill, on land that is entirely within the AONB and could encourage an inappropriate rounding off between the two ribbons. Also it would extend the ribbon of development towards Gunnislake, contributing to the coalescence of the settlements. Development here would probably need excavations and platforms and might add to the bulk of the existing settlement when viewed from the east. It would also contribute to AQM issues nearby. It was thought appropriate to retain the 2007 SDB.</p> <p>Higher Dimson – is an area of scattered lower density development separated off from Drakewalls in the AONB and WHS. It was not considered appropriate for a SDB and if included it would extend a ribbon of development towards Gunnislake, contributing to the coalescence of the settlements.</p> <p>Heath Cottage – This is the site of a barn conversion and new dwellings, in the grounds of a former property, and beyond the well-established and strong boundary here, in the green pocket which is enclosed to east and west by development. The recently approved development was not considered to be infilling or rounding off, but the redevelopment of an</p>

existing site. The fear is that wrapping the SDB around it could add to the pressure develop all the land between the two fingers of development to east and west. It has already been eroded by the extension of Drakewalls Gardens since 2007. Land alongside that development is under pressure (2016 Pre-app 16/01018). If this pocket of land were developed it would significantly add to the burden on local services, traffic and air quality conditions, already impacted on by the Highfield development. The land also slopes to the east and parts would be very obvious to views out from the AONB.

Delaware Farm and the workshops – Delaware Farm house and immediate curtilage is included. Beyond that there is what was considered to be more of a low density and sporadic form, detached from the main built area, with several modern working farm buildings. Extension of the SDB here would also add to the pressure on the green pocket to the east. Also in AONB and WHS.

Clare Cottage – Is included. NB on the OS map the name Clare Cottage is shown over an outbuilding on the opposite side of the road: the cottage is actually adjoining Delaware Farm. The outbuilding is set amongst a stand of trees located on the edge of the field to the north of the SDB.

Woodleigh House – This is a detached house set in TPO woodlands north of the Delaware Outdoor Education Centre, the open grounds of which are also excluded from the SDB. The entire area is in the WHS. This site is enclosed on two sides by development, including the recent Highfield residential estate to the west. If Woodleigh House were included in the SDB it could lead to development similar to that to the west. The present extent of the built environment, and our ability to understand the historic boundaries of the mineworkers' settlements, would be seriously degraded. The coalesce of St Ann's Chapel and the neighbouring settlement of Drakewalls, already being driven by the Highfields development, would be complete.

Roosters Meadow – Site not known.

Two rows of dwellings on either side of the A390 at Fourwinds and Holly Lodge - This is a cluster of dwellings well detached from St Anns Chapel. If the SDB were extended to include them it would render the fields between the settlement and the cluster liable to development, forming a finger of ribbon development and extending the settlement further into the countryside and WHS. From an historic environment angle, our ability to understand the historic boundaries of the mineworkers' settlements, would be seriously degraded, harming the OUV of the World Heritage Site. Also to include an area that could generate such an area of development would be risky without first carrying out an adequate Heritage Impact Assessment,

Higher Down – This is a rural exception dwelling, and, in accordance with the protocol adopted in the methodology, is excluded from the SDB to avoid 'leapfrogging' development.

The area around Tamar Valley Donkey Park (Sunloch) – This property is in an area where the edge of the settlement becomes looser, and Sunloch, separated from the settlement by a good tree-lined boundary, appears to be more closely related to the Donkey Park complex. The latter has some built development upon it but is very much in the nature of a working farm site with modern buildings. Although the redevelopment of the garage site opposite has changed the character a little, the 2007 CDC boundary excluding Sunloch was considered to still be fit for purpose. It is also a concern that if the area of the Donkey Park were intensified then a link would be established to the Honicombe Holiday Park and Edgcumbe Way, leading to a major urbanisation southwards.

Chynoweth – The name Chynoweth actually refers to the property immediately to the west, which is where the AddressBase Point for that name is located. No AddressBase point is shown on the land under where the name appears on the OS Base, and inspection shows there is no dwelling there. This property does not appear to have a dwelling on it. This site with the site alongside could have been regarded as a 'rounding off' opportunity. However it forms a green gap on this side of the road that contributes to the

rural character of the settlement and links visually with the SSSI immediately to the south. Excluding the site also offers a buffer between development and the SSSI. The land to the south is also the site of a D-Day 'Bubble Camp' as shown on the HER and it is likely that the whole area has historic significance. The two sites are together of a size that if included in the SDB could attract 10 – 15 dwellings which would add significantly to the urbanization of the area and risk harm to the SSSI. Adding the area into the SDB without a proportionate heritage assessment would be unwise.

Martlets Cottage – The 2007 boundary was drawn to exclude the outbuilding north of Martlets probably because there was not a strong boundary north of it. In the NDP review no circumstances had changed to justify altering the 2007 boundary.

Thornbridge - is included in the SDB at the top left of the 'The Square'. The OS Map name for Thornbridge is misleadingly over the site opposite.

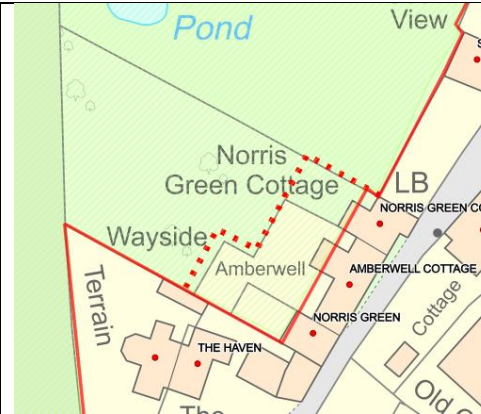
The Laurels – The recent development of 3 bungalows at 6,7 and 8 The Laurels is included in the SDB, as is the converted development of 1 to 5 The Laurels. The area that has been excluded is actually The Coach House, formerly part of the Laurels when that was a single large villa presumably. This has grounds northwards that could accommodate 3 to 5 additional dwellings. Arguably the three new bungalows to the west could justify enclosing the Coach House site as 'rounding off', but in view of the concern about the coalesce of St Ann's Chapel and the neighbouring settlement of Drakewalls in this area, and its impact on the WHS, it was decided to retain the 2007 boundary.

Salter's Farmhouse – This is a Grade II LB Farmhouse set within a farm complex, possibly with some potential for barn conversions. However including it in the SDB would have the same implications as with other sites along this edge of St Ann's Chapel.

The map isn't complete at the eastern end. The plan for each settlement development boundary should be complete and not extend onto other

	<p>plans – Why? There is an overlap with the map for Drakewalls so there is no difficulty in seeing the boundary at the eastern end. Reducing the scale to fit a long thin settlement such as St Ann’s Chapel would cause much detail to be lost, even with the zoomable versions.</p>
<p>Rising Sun DB</p> <ul style="list-style-type: none"> • Why is Stamp’s Retreat excluded? 	<p>Stamp’s Retreat – Rising Sun shares a common historical context in the mining industry with nearby Harrowbarrow both entirely in the WHS. It is considered essential that they retain their individual identity and that the gaps between them are preserved. Development here should be limited to small scale infill, reuse of redundant buildings and sites within the existing pattern of development, and if a rural exception scheme is justified, then it should only be a very small development tightly related to the village, as exemplified by Longacre.</p> <p>Prince of Wales Mine lies beyond the eastern boundary to the settlement, which is a Scheduled Ancient Monument to the north of the road. To the south the unlisted heritage asset is now occupied in part by the ‘Stamps Industrial Estate’ with containers and small businesses, and woodland (some of which is Biodiversity Action Plan habitat). There has been a long-standing concern about coalescence with Harrowbarrow to the south, and the impact that would have on the rural character of the settlements and the important heritage features present. Planning policies going back to the 1980’s District Settlement Policies and Plan have been in place to control this risk. The 2007 SDB was drawn tightly through curtilages along boundary C to D to prevent back-land development, but inconsistently, so amendments were recommended to ensure that longer rear gardens are excluded from the SDB. Stamps Retreat is as a result detached from the main body of the village. If it were included then a link would be made to the Industrial Estate, which should then logically be included in the SDB, rendering the pocket of land between Rising Sun and Harrowbarrow liable to increased pressure for coalescence. Also it would reinforce the current finger of development projecting eastwards, adding to the ribbon of houses along the road east to Honicombe Manor.</p>
<p>Harrowbarrow DB</p> <ul style="list-style-type: none"> •Why is Rose Park excluded? •Why is 21 Long Acre excluded? 	<p>Rose Park - ‘Rose Park’ is a large curtilage was included in the 2007 boundary projecting beyond the school site. Several speculative pre-apps have been submitted in the vicinity, indicating a pressure for development.</p>

<ul style="list-style-type: none"> •Why isn't the dwelling to the west of Jubilee House included? 	<p>Therefore SDB at 'Rose Park ' was drawn back to the school boundary, which will reduce the likelihood of the site being intensified and the two pre-app sites coming forward in the rural gap that separates Harrowbarrow and Metherell. Note also that since 2007 the school has been extended and the SDB should now enclose it.</p> <p>21 Long Acre – This is an affordable housing needs dwelling and in accordance with the protocol of the methodology is excluded to prevent 'leapfrogging'.</p> <p>Dwelling to the west of Jubilee House - This is an affordable housing needs dwelling an in accordance with the protocol of the methodology is excluded to prevent 'leapfrogging'.</p>
<p>Latchley DB</p> <ul style="list-style-type: none"> •Why isn't The Old Watermill included? • It looks as though an opportunity for infill has been excluded – is there a reason for this? 	<p>The Old Watermill - The Old Mill is located in a curtilage projecting out of the developed area of the settlement at the end of a short lane, into an area of distinctly different, rural character in the AONB, surrounded by BAP Woodland, and within the flood plain of the stream passing through the village. Its inclusion within the SDB would serve no purpose.</p> <p>'An opportunity for infill has been excluded – is there a reason for this?' Presumably this a reference to the area between James Terrace and Solomon's Farm. – This looks to be the case on a vertical plan view, but a site visit reveals that the land is an important green and visual link into the surrounding AONB and also in the flood plain, so its inclusion within the SDB would serve no purpose. NB Small adjustment has been made to incorporate residential/holiday let conversions at Solomon's Farm.</p>
<p>Higher Metherell DB</p> <ul style="list-style-type: none"> •The route of the boundary around Norris Green Cottage needs clarification. •Why is Sunspan excluded? •Why is Higher Newton excluded? 	<p>Boundary around Norris Green Cottage – This follows what is understood to be the boundary of the residential curtilages. However, evidence from castral parcels suggest that some small alterations are required to better reflect these (as below).</p>



Sunspan - This is a dwelling within a working farm complex detached from the main part of the settlement and according to the adopted methodology should be excluded from the DB.

Higher Newton – The exclusion of the property is very much a moot point as it is on the east end of a finger of development projecting from the village. However, on balance it was thought that the curtilage appeared to be more in the character of a detached house in the countryside than part of the village, that its inclusion could lead to intensification and a change of character, and that the 2007 SDB, which excluded the site, was still fit for purpose.

Lower Metherell DB

- Why does it cut through half of building at Cully Park?
- Why does it exclude The Willows – Is there a recent permission for 8 mobile homes?
- Why does it exclude Trelean?

Half of building at Cully Park – The site alongside to the west is one of a long history of unauthorised uses and enforcement. The boundary by reason of both authorised and unauthorised development has become in terms of morphology and visual terms somewhat blurred. However the cadastral land ownership parcel passes through the agricultural building as does the SDB. Therefore, the QB is of the opinion that the SDB is correctly drawn.

There is currently a live application for a bungalow on Celtic Park. Calstock Parish Council has formally objected to the application as follows: *Calstock Parish Council object to this application as it contravenes Cornwall Local Plan Policy 3 and Policy 7 ' the site is not infill and therefore would see*

	<p><i>development in the open countryside; the building is not suitably constructed for conversion. In addition the land has not been previously used for development and falls outside Calstock Parish Council's Neighbourhood Development Plan Settlement Boundary (HP1).</i></p> <p>If approved, the SDB might justifiably be wrapped around the site so that a ribbon of development along the lane to the west does not ensue.</p> <p>The Willows – This is a site which had been used for the stationing of static caravans for many years. The 2007 EDB excluded site. The NDP update to the SDB follows the new line created by the recent permanent residential development of part of the site, but excluded the site of a 2016 PP for 8 mobile homes as these were not permanent dwellings. However as the mobile homes were unencumbered by adequate planning conditions as to occupancy, they were tantamount to permanent dwellings. In October 2020 the LPA therefore granted PP for 8 permanent dwellings on the site. Consequently it is appropriate to update the SDB to incorporate this new reality.</p> <p>Trelean - - This is an affordable local needs dwelling and in accordance with the protocol of the methodology is excluded to prevent ‘leapfrogging’.</p>
<p>Gunnislake DB</p> <ul style="list-style-type: none"> • Why is Tidal Reach excluded? • Why is South View excluded and the field to the north? Is there an extant planning permission? • Why is Kingswood House, Wishbone House, Marlow House and Wier View excluded? 	<p>Tidal Reach - these are affordable local needs dwellings and in accordance with the protocol of the methodology are excluded to prevent ‘leapfrogging’.</p> <p>South View – An area of former mineworkers’ small holdings largely within the flood plain and important to Gunnislake’s historic setting within the AONB. Originally included in 2007 SDB but as this could imply the land is within the built-up area and developable it was excluded and identified as Local Green Spaces under CPNDP Policy LISF 5. However, a PP for two dwellings was granted on appeal in 2015, despite objections from the LPA because of the impact of the development. Subsequent redesigns of the dwellings have also been objected to, notably by the WHS on the grounds that more recent appeal decisions favour the protection of mineworkers’</p>

smallholdings over development that causes less than substantial harm to the setting of the site. It is now the QB's understanding that the PP has lapsed as unimplemented. Bearing in mind the importance of the site, it is considered that it should remain outside the SDB, even if the two dwellings are permitted, so as to resist future intensification of development thereon.

Kingswood House, Wishbone House, Marlow House and Wier View - the large grounds these properties were included within the 2007 development boundary, and part includes an area of TPO protected woodland. As large curtilages that make a significant contribution to the AONB and WHS, and which could be substantially re-developed if included in the SBD, it was decided that it would be best to place them outside.