

23/11/2020

Questions for Clarification Calstock Parish Neighbourhood Development Plan.

I am Deborah McCann, the independent examiner of the Calstock Neighbourhood Development Plan 2020-2030. I seek clarification on the following policy/supporting information. These questions are directed to the Qualifying Body.

HP 1 – SETTLEMENT DEVELOPMENT BOUNDARIES

1. Settlement 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 Settlement 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 Settlement 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

rural workshop and Green Tourism projects under Policies LET 1 and LET 2; and e. NDP Policy HP 2 on Rural Gaps.

Question

I have received Regulation 16 comments from Cornwall Council in connection with the development boundaries proposed by this policy. These concerns relate to the process of defining the boundary and potential inconsistencies. The inclusion of development boundaries within a Neighbourhood Development Plan have serious policy implications and should be drawn following a robust and consistent process. Calstock Parish is home to more individual settlements than most parishes and I do not underestimate the complexity of producing this policy however, Planning Guidance on preparing neighbourhood plans and policies is clear, it states:

“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared”.

I have looked closely at the evidence produced to support the proposed development boundaries (in particular the Calstock Village Settlement Boundary Document) and have concluded that I require further clarification to ensure that the policy as proposed does meet the Basic Conditions.

Please provide, with your written response individual maps for each of the proposed development boundaries at a scale large enough for me to see the detail of the proposed boundaries clearly, avoiding overlap with adjacent proposed boundaries.

I seek clarification on how the boundaries were defined and a detailed response to the following:

- 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?
- 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?
- 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.
- Has any brownfield land on the edge of the settlements been excluded from inclusion within the boundaries?

I also require clarification of the more detailed queries below.

Calstock DB

- 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?

Chilsworthy DB

- 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

Albaston DB

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

Drakewalls DB

- 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?

Rising Sun DB

- Why is Stamp's Retreat excluded?

Harrowbarrow DB

- Why is Rose Park excluded?

- Why is 21 Long Acre excluded?

- Why isn't the dwelling to the west of Jubilee House included?

Latchley DB

- Why isn't The Old Watermill included?

- It looks as though an opportunity for infill has been excluded – is there a reason for this?

Higher Metherell DB

- The route of the boundary around Norris Green Cottage needs clarification.

- Why is Sunspan excluded?

- Why is Higher Newton excluded?

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?

Gunnislake DB

- 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?

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