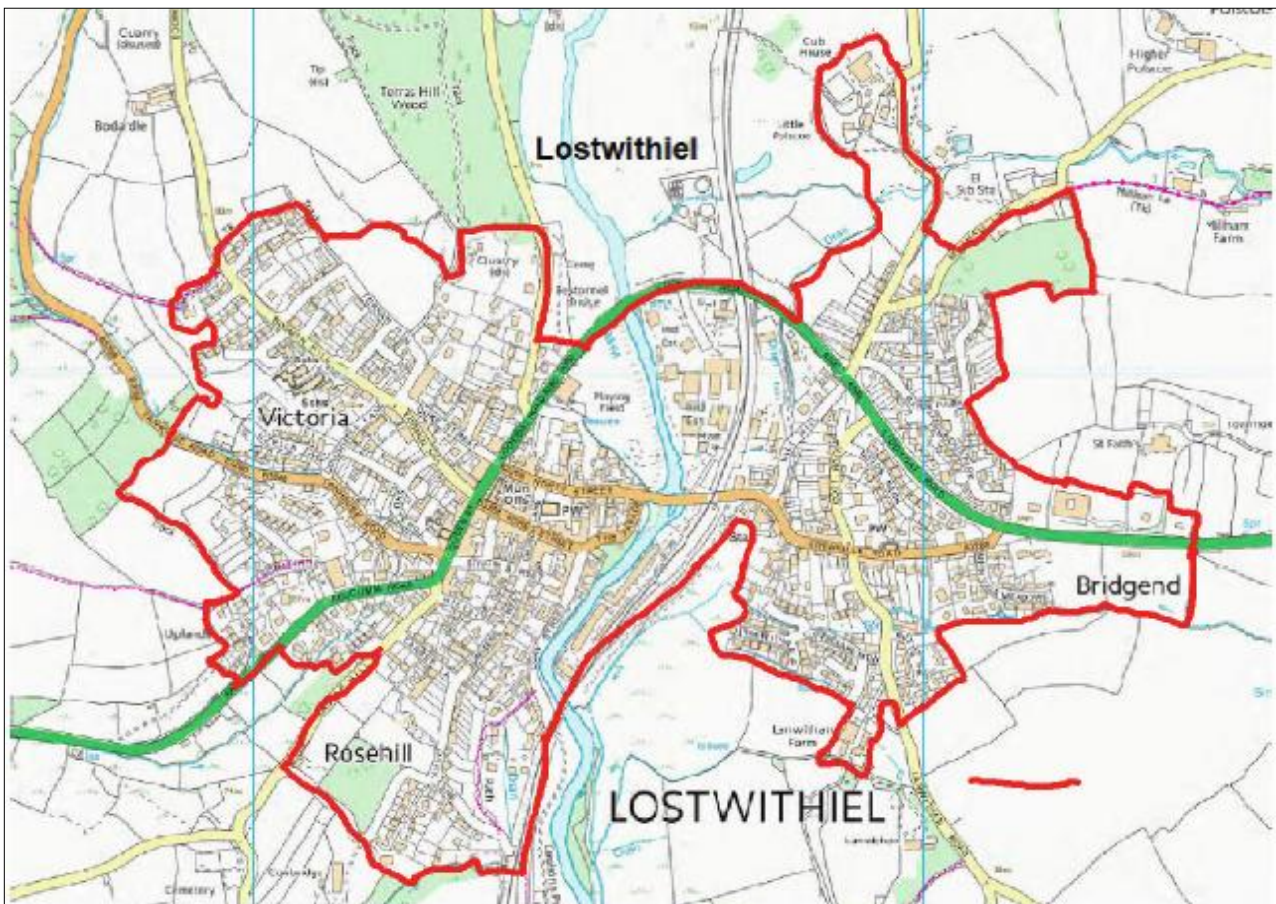


Background

Lostwithiel is a town with a strong sense of identity and of its own history. For many years it was the effective capital of Cornwall. Lostwithiel town has the character of an historic town that remains a living heritage environment. This sense of history is embodied in its buildings, settlement plan, and place names. It is closely associated with the countryside in which it is embedded. The River Fowey providing a focus for leisure and community activities. It provides a green corridor that runs North and South of the town. Despite Lostwithiel's expansion and the development of modern businesses, it has retained a rural feel with a well-balanced retention of green spaces and a mixture of land uses. Local people value these features of the town and wider parish. Lostwithiel enjoys a strong sense of community. This sense of community was clearly shown when people were asked what they most valued about Lostwithiel. The Neighbourhood Plan aims to help preserve this.



The Settlement Boundary is a line inside which development will be permitted provided the developer shows there is clear, impartial evidence of need. Outside this line, new-build will be allowed only in exceptional circumstances. This line is one of the most important aspects of the Plan.

Have we got it right?

Your Questions Answered

What is the Lostwithiel Neighbourhood Plan?

- It's a forward-looking document being prepared by the Town Council in conjunction with the local people.
- We are just one of hundreds of parishes, small towns and city neighbourhoods across the country producing Neighbourhood Plans for their areas.
- A group of volunteers & councillors have worked hard for over two years to prepare the Lostwithiel Neighbourhood Plan. They have held events to keep the public informed and have taken on board the feedback received.
- **The result is the 'Early Draft'. Available at www.lostwithielplan.org.uk**

What is it for?

The Neighbourhood Plan:

- Covers the period up until 2030
- It sets out how development should be controlled for our area up to 2030.
- Once adopted, it has legal status when considering future planning applications.

What will come out of it?

There are two strands to the Plan

- 1) **Actions and aspirations:** These are proposals for action that the Town Council has no power to implement but will encourage; e.g.

Support Community Land Trusts and similar organisations in delivering some genuinely affordable accommodation.

- 2) **Planning Policies:** These are proposals for action. If the Plan is adopted after a local referendum, the community will have taken the opportunity to shape development in Lostwithiel up to 2030; e.g.

HH6.

Housing developments of 10 or more dwellings should include at least 35% affordable homes for local people; smaller sites are encouraged to provide a similar level of provision.

What needs to be done now?

- Please look at the 'Early Draft Plan' in detail and have your say in how it can be improved.
- You may wish to comment on some sections and not on others, or comment on the Plan as a whole.
- The Town Council will share & discuss the Early Draft Plan with the widest range of local people so that the *final* Plan represents the hopes and aspirations of us all.

What happens next?

After this consultation on the Early Draft, a final draft will be drawn up.

- The final draft will undergo a 6-week consultation. It will then be submitted to Cornwall Council following which there is an 'Examination in Public'. It is then scrutinised by an Independent Inspector.
- If approved, The Lostwithiel Neighbourhood Plan will be put to a simple YES/NO local referendum.
- If it is supported at referendum, it is then signed off by Cornwall Council and becomes part of the Planning Policy Framework for Cornwall.

What are the basic conditions?

The basic conditions that Lostwithiel's draft neighbourhood plan needs to meet are:

1. Must have appropriate regard for national policies and guidance; issued by Secretary of State
2. The policies must contribute to the achievement of sustainable development;
3. Must be in general conformity with the strategic policies contained in the Cornwall Local Plan for the area;
4. Does not breach, and is otherwise compatible with EU Obligations;
5. The prescribed conditions are met and have been complied with in relation to the Neighbourhood Plan Proposal

What are the Legal requirements?

The legal requirements that Lostwithiel's draft neighbourhood plan needs to meet are:

- The policies must relate to the development and use of land.
- The period the neighbourhood development plan covers should clearly be set out in the basic conditions statement and on the front cover of the plan.
- The policies set out in the neighbourhood plan can not relate to excluded development.
- A neighbourhood plan must relate to a designated neighbourhood area.

What evidence did we use?

The Early Draft Plan was developed in response to the opinions of the people of Lostwithiel, businesses, associations and designated national bodies. Numerous publications and exhibits were used to publicise the Plan and garner opinions.

Why will the final Plan be in two sections?

The Plan will be used in two ways:-

- a To act as a document that planning officers take into consideration when deciding on planning applications
- b To provide a background so the reader understands the rationale behind the policies and aspirations in the Plan.

To reflect these two purposes, the Final Draft will be written in two sections.

What are the Plan objectives?

Lostwithiel Neighbourhood Plan has been developed to ensure that future growth and development is shaped to protect the unique character of the parish and ensures that any further development will contribute towards creating a stable and more sustainable community. By developing clear settlement boundaries which can accommodate the planned growth, our plan helps our community shape the future of the parish in a sustainable way

Summary of key points in the ‘Early Draft’

The Council has identified a number of key objectives that underpin our plans and proposals for the development of the town.

Environment and Heritage

- To protect and foster Lostwithiel’s natural environment for the benefit of people, flora and wildlife through promoting biodiversity and encouraging wildlife.
- To preserve and improve access to green spaces, countryside and the river whilst respecting sensitive environmentally important habitats.
- To create a town that has minimum impact on the natural environment, works towards being carbon neutral, and mitigates the expected effects of climate change
- To conserve and enhance Lostwithiel’s heritage assets, and protect and improve positive features which contribute to the townscape.

Housing

- To meet projected housing needs resulting from population growth.
- To promote sustainable housing development that maintains a sense of community and local identity.
- To meet the need for affordable and supported housing in integrated communities.
- To preserve and enhance the heritage townscape through the sensitive design and layout of housing developments.
- To support development that is sensitive to the natural environment and recognises the consequences of climate change.

Employment and the Local Economy

- To encourage a growth in local employment so as to create a resilient and expanding economy while ensuring that the character of the town is retained.
- To revitalise the retail and commercial activities of the town centre so as to enhance the experience of local residents and attract visitors.

Transport and Travel

- To ensure better conditions on major trunk roads
- To provide the conditions for additional parking space
- To increase connectivity within the county through regular bus and rail services.
- To improve station facilities
- To facilitate more active modes of travel
- To enhance street and pavement facilities

Community Wellbeing and Recreation

- To strengthen the community through a wide range of cultural activities
- To strengthen services supporting community health, wellbeing, and education
- To ensure adequate physical recreational opportunities for all
- To build and maintain community spirit in all respects

Detail of Policies and Aspirations

Environment and heritage: Actions and aspirations

Lostwithiel Town Council will:

Management and protection

1. Pursue the registration of Local Nature Reserves and develop an appropriate Management Plan
2. Develop an Appraisal and Management Plan for the Lostwithiel Conservation Area and ensure that new building within and adjoining the area is in keeping with its architecture
3. Specific protection and management of Coulson Park, Second Island Park, Poldew Wood, and Council allotments
4. Sensitive management of local verges, hedges, walls, and trees
5. Utilise housing policies (see below) to ensure proper water management and mitigation of flood risk
6. Protect the natural and heritage environment in open spaces outside the settlement boundary with particular concern for the farming landscape character, trees and woodland, small and medium field patterns, Cornish hedges and hedgerows, natural-looking ridges and skylines, dark skies and historic and cultural features.

Improved access and understanding

7. Encourage the introduction of guided walks on wildlife and the natural environment.
8. The Council aims to support an extended programme of heritage walking trails and enhanced street signage and information boards. Support for the further development of the town museum and for active promotion of the town's heritage
9. Extend the provision of brass plates and blue plaques to mark the historical, political, and literary heritage
10. Develop effective ways of encouraging children to engage with the history of the town
11. Introduce pedestrian walkways that ensure safe and sensitive access to the natural environment and heritage sites.
12. Consider ways of increasing awareness of and access to the landscape and history of the River Fowey

General

13. Pursue the planning policies set out below

Environment and heritage: Planning policies

Policy number

EH1.

Support for proposals that promote and protect the town's heritage through sensitive renovation and conversion of key buildings and historical survivals.

EH2.

Support the installation of large-scale photovoltaic cell arrays and wind turbines only where the landscape impact is minimal and where there is clear support from the local community.

Housing: Actions and aspirations

Lostwithiel Town Council will:

1. Support Community Land Trusts and similar organisations in delivering some genuinely affordable accommodation.
2. Rigorously enforce all requirements in Cornwall Local Plan, and National Planning guidance concerning water management and energy efficiency.
3. Utilise an Appraisal and Management plan to guide decisions relating to the conservation area.
4. Encourage the development environmentally-friendly small-scale domestic energy generation.
5. Pursue the planning policies set out below.

Housing: Planning policies

Policy number

HH1 .

Housing development in Lostwithiel in the period 2010 to 2030 should be a minimum of 132, but no more than 228 new dwellings.

HH2 .

With the exception of proposals for redundant existing buildings (H6) and for 100% affordable housing (H8), planned new housing developments should be contained within or immediately adjoining the existing town area and within the defined settlement boundary.

HH3.

A Community Infrastructure Levy generated by developments in Lostwithiel will be required (in accordance with the Cornwall Local Plan). The town share of this funding will be applied in the town to meet the needs of the current population and that generated by the level of planned growth.

HH4.

Housing development is not to be allowed on land not designated as public open space but in use as allotments or cemeteries, or that is used for outdoor recreational and sporting activities.

HH5.

Redundant agricultural, commercial, retail and industrial buildings, where ever they occur, may be adapted for domestic residential use, providing the original building is of either historic significance or of architectural interest and the conversion is done in a manner sympathetic to the original construction. Wherever possible such development should be no larger than the original structure and in no circumstances should there be any significant increase in the original area.

HH6.

Housing developments of 10 or more dwellings should include at least 35% affordable homes for local people; smaller sites are encouraged to provide a similar level of provision.

HH7.

New developments of 10 or fewer dwellings should make provision for elderly people and others in need of support in their homes wherever appropriate.

HH8.

In order to achieve balanced and integrated developments, affordable and supported dwellings should be dispersed throughout areas of new housing.

HH9.

Layouts for new developments should be designed and constructed to a high standard, be compatible with existing road widths, lighting, security, and building heights in the immediate area, make sensitive use of local topography, be compatible with the existing buildings and avoid development on the sky line surrounding the town.

HH10.

New developments should make generous provision for open green spaces and where possible link these to the wider natural environment with suitable public access.

HH11.

Wherever possible, developers should demonstrate in a Design and Access Statement, following the policies and guidance in relevant national and local plans, how their proposed development reinforces Lostwithiel's character and heritage.

HH12.

Net building densities should reflect existing housing densities in the defined settlement area.

HH13.

No development should be permitted within a distance of 7 metres of the top of the bank of either the Tanhouse Stream or the River Fowey.

HH14.

In accordance with national guidance, no development should cause any deterioration in the River Fowey water quality and where possible should contribute to improving the waterbody status.

Employment and the local economy: Actions and aspirations

Lostwithiel Town Council will:

1. Encourage opportunities for small businesses and the self-employed through workspaces and business hubs.
2. Enter into dialogue with employers and educational establishments to tap the technical potential available for the development of local IT and software businesses.
3. Pursue the conversion of Edgcumbe House and its relation to Taprell House and the Guildhall as an essential contribution to the revitalisation of the town centre.
4. Pursue the planning policies set out below.

Planning policies for employment and the local economy

Policy number

BE1.

Applications for change of use to an activity that does not provide employment opportunities will be restricted unless a market report provides evidence that the property has no potential for employment generating uses.

BE2.

Encouragement and support for home-based enterprises where there will be no adverse or undesirable impact on nearby residents.

BE3.

Apart from changes allowed under permitted development rights, proposals to convert present disused businesses or commercial properties into residential properties will be resisted.

BE4.

Facias and hoardings on shop fronts within the conservation area are to be in keeping with the character of the town.

Transport: Actions and aspirations

Lostwithiel Town Council will:

1. Press for extension of 30 mph zone on the A390 to the west and 20 mph zone or traffic calming in the town centre.
2. Investigate need for improved pedestrian crossing on the A390 by Cott Road.
3. Continue to press for connecting bus services to major centres.
4. Continue to press for adequate stopping and connecting services on the main line.
5. Support the reintroduction of passenger traffic on the Lostwithiel to Fowey branch line.
6. Continued pressure for improved shelters and ticketing facilities.
7. Encourage provision of cycleways and cycle paths where possible.
8. Explore traffic calming measures in the town centre.
9. Press for improved street lighting.
10. Ensure adequate and speedy pavement repairs and improvement.
11. Pursue the planning policies set out below.

Transport: Planning policies

Policy number

TT1.

Identify land around station for parking to encourage rail use.

TT2.

Introduce long stay parking by Cott Road recycling site.

TT3.

Land adjacent to railway line by level crossing designated for building of a footbridge over the railway.

TT4.

Land adjacent to railway sidings designated for additional parking.

Well-being and recreation: Actions and aspirations

1. Take active steps to support the organisation of public events in Lostwithiel and to encourage the activities of local groups and organisations.
2. Ensure the maintenance of library facilities within the Town.
3. Develop, promote and expand cultural and artistic activities of all kinds.
4. Secure Cornwall Council and private partnership funding for community facilities.
5. Ensure that the vulnerable, disadvantaged, and disabled are able to access local activities and facilities.
6. Work with other local Councils to ensure adequate sporting facilities within the Community Network Area.
7. Encourage greater leisure-time use of the river, footpaths and bridleways.
8. Pursue the planning policies set out below.

Well-being and recreation: Planning policies

Policy number

CR1.

Match growth in housing approvals to availability of adequate local school facilities.

CR2.

Use the Community Infrastructure Levy to develop community facilities.

CR3.

Ensure that planning decisions contribute to the community benefits and sustainable community life identified in our surveys.