

Lostwithiel Neighbourhood Plan

Part Two: Actions and Planning Policies



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Introduction to Part Two

Part Two of the Plan documentation follows the layout of Part One and draws on the context and evidence presented there. It summarises the key issues raised and sets out the planning policies to be adopted and the various wider actions and aspirations that the Town Council seeks to pursue.

The various Actions and Policies are set out in the relevant sections and are presented in an overall summary tabulation at the end of the document. Planning policies are shown in blue-coloured panels. Actions and Aspirations for Lostwithiel Town Council in relation to wider issues are shown in salmon-coloured panels.

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Objectives Guiding the Making of the Neighbourhood Plan

In Part One of this Neighbourhood Plan we set out the vision for Lostwithiel and the objectives that have guided us in constructing the plan. For convenience, we here set out the objectives as these underpin the actions, aspirations, and planning policies that are presented in the rest of the document.

Town and Country Environment: A Heritage Landscape

- 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 Lostwithiel railway station facilities
- To facilitate more active and sustainable 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

Town and Country Environment: A Heritage Landscape

We have discussed the historical character of Lostwithiel and its setting in its particular environment, demonstrating the way in which this is valued by both residents and visitors. Particular attention was given to the historical core of the town and its conservation area and to the areas of natural landscape at Shirehall and Madderley Moors. We stressed the ways in which public open spaces within the built-up area complement the natural and farmed landscape. The Town Council seeks to protect this heritage and environment through appropriate management systems and intends to encourage sensitive public access to these areas. The Council is, however, mindful of the risks to the heritage and environment consequent upon increased public access and from climatic changes that have increased the risk of flooding. Appropriate management is essential for safeguarding this town and country environment.

Our first set of actions and aspirations focus on management and access issues. The Town Council will:

1. Develop an appropriate Management Plan for both Madderly and Shire Hall Moors and consider application for Local Nature Reserve designations
2. Protect and manage Coulson Park, Second Island Park, Poldew Wood, and the Council allotments
3. Continue to support housing requirements that will ensure proper water management and mitigation of flood risk
4. Protect the natural and heritage environment in open spaces 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.
5. Encourage the introduction of guided walks on wildlife and the natural environment.
6. Introduce pedestrian walkways that ensure safe and sensitive access to the natural environment and heritage sites.
7. Consider ways of increasing awareness of and access to the landscape and history of the River Fowey

From a planning point of view, particular attention must be given to the effects of certain new energy technologies on the environment and on the heritage properties. The Cornwall Local Plan follows a Ministerial statement and specifies that approval for the installation of wind turbines will be granted only where the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan and, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing. No designations are made in the Local Plan or in this Neighbourhood Plan, and our consultations over the course of the compilation of the Neighbourhood Plan show strong objection to any such installations in our area because of their wide landscape impact.

Evidence on the installation of solar energy devices shows conditional support for these. Our first Environment and Heritage Policy is therefore:

Policy EH1.

Support for the installation of rooftop and large-scale photovoltaic cell arrays only

(a) where (i) the applicant can demonstrate that any significant adverse impacts to the local landscape and environment are avoided and where necessary, mitigated, and (ii) demonstrable evidence is provided that there will be no adverse effects on residential amenities through noise generation, overbearing visual impact; or adverse impacts on highways and public rights of way.

(b) Applicants should use Cornwall Council's Supplementary Planning Document on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA21, CA22, and CA39 (Cornwall Landscape Character Study 2007) to inform their impact assessments. This assessment should include the potential for cumulative impacts in association with existing and approved solar PV developments.

(c) Applications for large-scale arrays should include a management plan for the arrays and the land surrounding and beneath panels and must show that land with a high potential for agriculture or forestry uses has been avoided. Once the development reaches the end of its operational life it must be removed and the site restored to its previous quality for future agricultural activity.

The rich industrial and historical heritage of Lostwithiel is rightly valued by the local community and is a major attraction for visitors, from within Cornwall, from across the UK, and internationally. The Town Council sets out below various policies aimed at mitigating the effects of new industry and new developments on this heritage. It is also important, however, to establish systems of management that will enhance this urban environment and encourage even greater levels of public enjoyment and benefit from this rich environment.

Where approved, modern replacement/new build materials should also visually complement the immediate environment. Commercial property alterations and frontages should complement the heritage of the immediate environment. Where necessary, wall mounted signage should complement the surrounding townscape. Any enhancement of the street furniture, signage and street lighting should have a heritage appearance but also regard for energy conservation and public safety. Any modernisation within the conservation area should complement its heritage with the installation of new infrastructure being as unobtrusive as possible.

Our next set of actions and aspirations reflect this need. Lostwithiel Town Council will:

8. 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
9. Sensitively manage where possible local verges, hedges, walls, and trees
10. Support such ventures as an extended programme of heritage walking trails, enhanced street signage, and information boards and will encourage the further development of the town museum and for active promotion of the town's heritage

11. Extend the provision of brass plates and blue plaques to mark the historical, political, and literary heritage
12. Encourage the development of effective ways of encouraging children to engage with the history of the town

In support of these actions and aspirations, the Town Council will utilise an Appraisal and Management Plan for the conservation area and wider parts of the town when making comments to the Local Planning Authority on planning applications within the parish. While the Appraisal and Management Plan is under development, all actions dependent on that Plan will be guided by the provisional delineation of character zones presented in Part One of this document.

Lostwithiel is a beautiful market town with many fine buildings. The Community Right to Bid gives community groups the opportunity to bid for and buy community buildings and facilities that are important to them. The Town Council will explore the case for public acquisition of any significant community asset that comes onto the market for disposal.

The Town Council acknowledges the community expectations in relation to the quality and sustainability of any new build housing and will ensure that these are reflected in its consultee responses to the Local Planning Authority. This policy establishes a framework to guide all future development. As required by Cornwall Council, individual site design and access statements are required from every developer proposing to build on the sites approved in this Neighbourhood Plan. The coverage of these Statements is set out in Policy HH4 below. Our corresponding second policy for Environment and Heritage is, therefore:

Policy EH2.

Support will be given for proposals that promote and protect the town's heritage through sensitive renovation and conversion of key buildings and historical survivals. Consultee responses on applications will be made in relation to the Appraisal and Management Plan and its delineation of character zones. In all such applications

- (a) The general design should be in harmony with adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedy any negative features.
- (b) The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.
- (c) Design cues should be taken from locally distinctive features noted in the character zone to which it relates.
- (e) Materials where practical should be sourced locally, and there should be sufficient richness of detail in their design and materials.

Housing

Part One documented the specific character of housing in Lostwithiel in relation to its demographic structure and likely population trends. It was shown that housing development has been able to be managed in such a way that the sense of community that is so central to the vision of the town is sustained. New developments and a growing population occurred at a controlled rate and new housing developments have achieved a good and well-integrated social balance. The Town Council is committed to maintaining this character in future development.

Housing requirements

We have presented evidence to show that current housing approvals are at a level such that Lostwithiel has more than met its *pro rata* share of housing for the Community Network Area. We have examined current and likely population trends and the estimated pattern of demand to show that more than this number of new dwellings are likely to be needed (see Annex of Evidence). The Town Council is committed to providing for demonstrable housing need. Taking account of completions and consents, we have concluded that housing needs in Lostwithiel in the period 2010 to 2030 can be met under current policies.

There is, however, a need to ensure that housing meets the specific needs of a disproportionately elderly population and the demonstrable demand for affordable housing. We intend that any supported housing developments will contribute to this need, but Lostwithiel Town Council will, in particular:

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

It is essential that any development be compatible with the environment and heritage character discussed above. To this end, Lostwithiel Town Council will:

14. Utilise an Appraisal and Management plan to guide decisions relating to the conservation area.

Infrastructure, Environment, and Climate Change

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. Various priorities for the use of the levy are covered in this document.

The needs of residents for open space are, as noted in Part One, in line with Local Plan requirements. The Town Council, however, wishes to protect small areas of open land as 'green space' that enhances the life and well-being of the community. Residents expressed support for the maintenance of such green spaces in Meadow Breeze, Pendour Parc, and The Brambles. Areas of local green space are designated to protect such sites. Housing development is also 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. These are identified and designated under 'Community Wellbeing and Recreation' below.

The Cornwall Local Plan sets limits on development close to rivers and we fully support the restriction on new developments within 20 metres of the River Fowey. In view of the particular situation of Lostwithiel and experience of flooding, we propose a limit in relation to the Tanhouse Stream and its associated tributaries, where there have been serious flooding problems in recent years. 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.

The Council supports and encourages energy saving in all respects. It therefore holds that all new dwellings should be designed and constructed so as to minimise the use of energy and clean water. The use of renewable energy sources and high standards of insulation should be encouraged. Appropriate fire safety requirements must be observed in all building. Careful consideration should be given to the orientation of principal rooms to maximise passive solar gain and energy efficiency. The amount of space provided in each dwelling must meet the minimum standards in the Cornwall Local Plan (policy 13) and developers are encouraged to meet the standards recommended by the Royal Institute of British Architecture in *The Case for Space* (2011).

To this end, Lostwithiel Town Council will:

15. Ensure that all development be in accordance with the Cornwall Local Plan by reporting any breaches to the Local Planning Authority's Enforcement Team.
16. Encourage the development of environmentally-friendly small-scale domestic energy generation and support National Planning guidance concerning water management and energy efficiency.

Our specific planning policy in relation to flood risk within the town is:

Policy HH1.

No development should be permitted within a distance of 7 metres of the top of the bank of the Tanhouse Stream (or River Cober) and associated tributaries.

New Developments: Location and Design

Rather than identify specific sites, the Town Council has identified a development boundary within which all development should be contained, unless land is specifically limited in use by other parts of this Plan. The Annex of Evidence to this Plan sets out the evidence base for the drawing of this boundary, which contains sufficient appropriate sites for the housing development anticipated in this Plan. For convenience, the map of the development boundary, is repeated here in Figure 2.1.

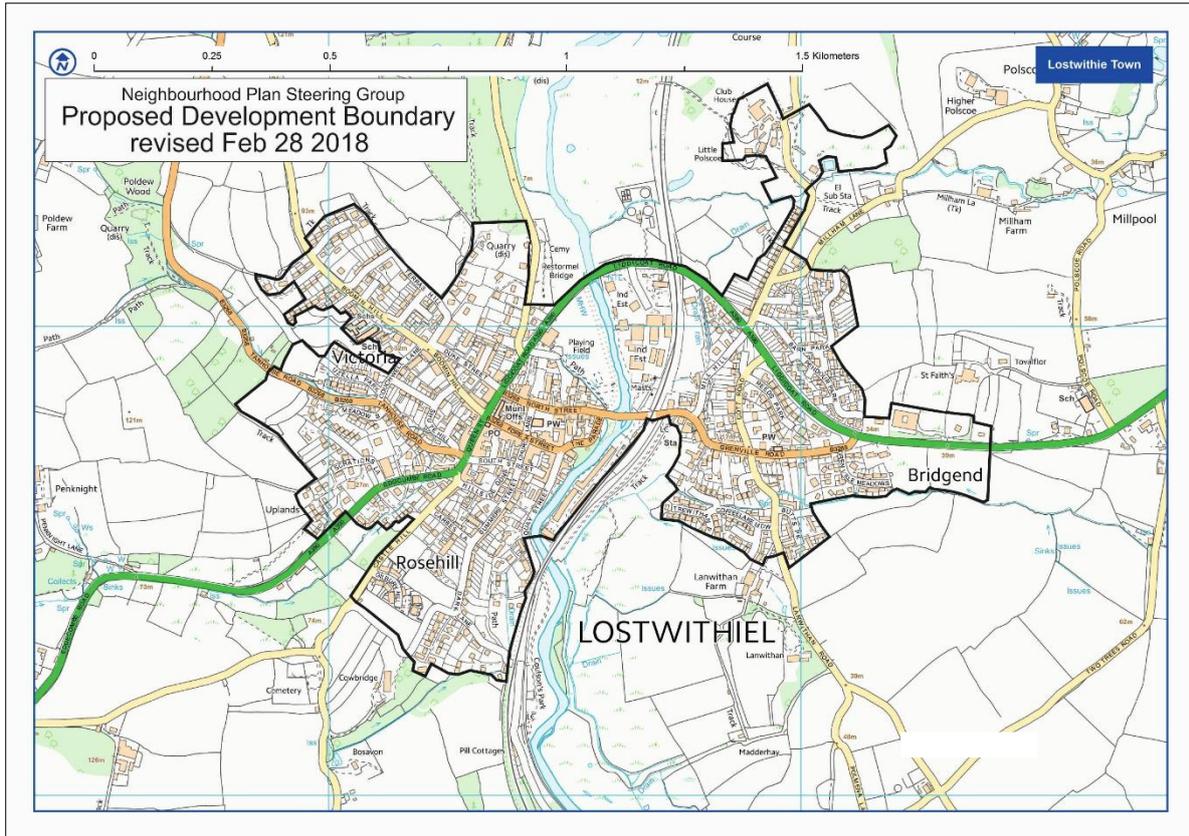


Figure 2.1 Development boundary.

The potentially available sites within this boundary are sufficient to allow us to meet the upper limit of our housing requirement range of 132 to 228. The Table below shows estimates of the number of houses achievable in the six sites. The identity of the sites and further details are contained in the Annex of Evidence.

Housing capacity within the Development Boundary		
Cell number	Housing density (houses/acre)	Approximate capacity
4	10	20
12	20	20
21	14	25
22	14	19
25	10	4
26	10	14
28	10	6
TOTAL		108

Note: The housing density in each cell was determined as follows. Density in cell 12 reflects that planned for cell 11. Density in cells 21 and 22 reflects that in the developed site bordering to the South West. Density in cells 4, 12, 25, 26 and 28 is lower in accordance with policy HH6 which requires housing density at the edge of settlement development to be lower density so it blends into the countryside.

Development in rural exception sites may be permitted subject to the provision by the developers that there is demonstrable local need for housing in excess of that envisaged in the Plan. Such sites must be developed in accordance with the National Framework requirements for affordable homes for those ‘who are either current residents or have an existing family or

employment connection'. As noted in Part One, developments of open market dwellings must meet the particular need for 2- and 3-bedroom dwellings and developments should give priority to these. There must also be sufficient provision of one-bedroom accommodation appropriate for those in need of supported accommodation.

Thus, our second planning policy for housing, which extends the Cornwall Local Plan, is:

Policy HH2.

The development boundary of Lostwithiel is defined in Fig 2.1. Development will be supported in the plan period that helps to deliver the cumulative housing requirement of the Parish. Development that exceeds this figure will be supported on Rural Exception sites only where evidence is provided that the scale and need for the development responds directly to the local affordable housing needs of Lostwithiel Parish.

(a) Proposals for development within the development boundary will be permitted where they include at least 35% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

(b) Proposals outside of, but adjoining the development boundary will be permitted where they are small scale and necessary to meet evidenced local housing need and provide a majority (starting at 100% and not less than 50% of the total number of dwellings or site area) of housing as affordable housing in accordance with policy 9 of the Cornwall Local Plan.

(c) All affordable housing to be delivered in the Parish should be visually indistinguishable from the full market-priced housing and of a type, size and tenure that meets the local housing needs of the Parish.

(d) Layout for new development should be designed and constructed to a high standard, reflect existing scale and density of housing in the defined settlement area, make sensitive use of local topography and avoid development on the skyline surrounding the town. Design and use of materials within the conservation area must be in accordance with the principles identified in the Appraisal and Management Plan.

(e) Housing for the elderly should incorporate the HAPPI (Housing our Ageing Population Panel for Innovation) principles and be equipped with sprinkler systems.

In an area such as Lostwithiel it is especially important to have a policy on the conversion and re-use of redundant agricultural and commercial buildings, which are often an important part of the visual heritage of the town and parish. In accordance with the National Planning Policy Framework 2012 policy 55, redundant buildings will be permitted to be adapted for domestic residential use, only where 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. Our third policy on housing is therefore:

Policy HH3.

Outside the defined town centre area, proposals for re-use of a redundant building, or part of a redundant building, as a residential dwelling house or dwelling houses will be supported provided that

- (i) the building by reason of its form, bulk, design and materials is in keeping with its surroundings, is sympathetic to the character of its location, and would lead to an enhancement to the immediate setting;
- (ii) the building is capable of conversion without significant extension
- (iii) the conversion would use traditional materials where appropriate;
- (iv) the proposed conversion would not result in the character, appearance, architectural or historic integrity of the building or its setting being significantly adversely affected;
- (v) the proposed residential use is compatible with surrounding land uses and would not result in the appearance and character of the open countryside being significantly adversely affected by the effect of minor residential activities and structures;
- (vi) safe and convenient access and adequate parking can be provided without significant adverse impact on the local environment;
- (vii) adequate provision can be made for foul and surface water drainage;
- (viii) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the conversion;
- (ix) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed.

In line with national requirements, new developments of 10 or more dwellings, and for one or more dwelling within the conservation area, must include a Design and Access Statement that demonstrates how a proposal reinforces Lostwithiel's character and heritage. Developers must be able to show how their proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following issues: context and character; historic character; connection with the countryside; quality for pedestrians, cyclists, and the physically disadvantaged; development density and build quality; car parking; landscaping and access to open and green space; occupier controlled access to fibre, copper and other home office services; environmental footprint. The Town Council will urge developers to provide an individual design review on any development application.

The Lostwithiel Town Council Plan presented here does not repeat policies on design, development standards, and energy use contained within the Cornwall Local Plan, 2016. These policies (Policies 12, 13, and 14) are, of course, an integral part of the requirements in Policy HH4. For the convenience of users of this Plan, these are printed in the Appendix below. The Lostwithiel Neighbourhood Plan will ensure adherence to these policies throughout the Plan Period.

Policy HH4.

- a. New developments must include a Design and Access Statement.
- b. Developers must demonstrate in the Design and Access Statement how their proposed development reinforces Lostwithiel's character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. Materials, where practical, should be sourced locally, and there should be sufficient richness of detail in their design and materials
- c. Developments will be expected to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout, and provide landscaping and sufficient spacing, appropriate to the rural character of the area.
- d. The Design and Access Statement must address the following:
 - i. The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.
 - ii. Design cues must be taken from locally distinctive features noted in the character zone or historic core in the Appraisal and Management Plan.
 - iii. Connection with the countryside
 - iv. Quality for pedestrians, cyclists and the physically disadvantaged
 - v. Development density and build quality
 - vi. Car Parking as specified in HH5
 - vii. Landscaping and access to open and green space
 - viii. Occupier controlled access to fibre, copper and other home office services
 - ix. Environmental footprint .
 - x. Play provision
- e. The Lostwithiel Neighbourhood Plan design policy requires all applicants to demonstrate how their design process responds to the character statements in the NDP, as well as local and national strategic policy. The Town Council may request a design review in order to demonstrate how the proposal reflects RIBA or CABE design review guidelines.

Layouts for new developments should be designed and constructed to a high standard and should make sensitive use of local topography; make generous provision for open green spaces and where possible link these to the wider natural environment with suitable public access; maintain current standards and be compatible with existing building heights, road widths, lighting and security; provide well designed groups of houses, compatible with the existing buildings in the immediate area; provide sustainable waste management, principally by having adequate storage space for refuse bins; make adequate provision for off street parking. In order to maintain the character of Character Zone 6, the part of town with the lowest density of housing and a high proportion of greenery, housing development within gardens should be restricted. Our policies on parking space and local character are:

Policy HH5.

In addition to any garage space that may be provided, proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.

Policy HH6.

(a) New housing development at the edge of the development boundary must be of a lower density so as to blend into the countryside beyond.

(b) Housing development in gardens will not be permitted within Character Zone 6 (Figure 1.6).

Employment and the Local Economy

In Part One we have documented the important part played by local businesses within the town centre and the need to ensure that they continue to contribute to the heritage character of the town, especially within its conservation area. The Appraisal and Management Plan will include a consideration of the appropriate forms for shopfronts and signage. This underpins our first policy for business and employment:

Policy BE1.

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

The appropriate maintenance and style of commercial properties is an essential complement to the style and maintenance of the public buildings and plays a key part in the rejuvenation and sustainability of the central shopping and visitor centre. The Town Council is undertaking a long-term review project for the renewal of its own key historic buildings. Consultants appointed to support this project have been provided with a brief that supports our first action on business and employment. Lostwithiel Town Council will:

17. Pursue opportunities for the conversion of Edgcumbe House and its relation to Taprell House and the Guildhall as a way of contributing to the revitalisation of the town centre.

The Council seeks to maintain a vibrant and sustainable commercial and visitor centre at the heart of the town in Fore Street, Queen Street, Monmouth Square, and part of Quay Street, located in Character Zones 1, 2, and 3. It is important that existing business premises remain in commercial, retail, or public service use and the Council intends to restrict conversions and changes of use. Thus our policies to maintain employment and business within the town are:

Policy BE2.

Apart from changes allowed under permitted development rights, proposals to convert present business or commercial properties into residential properties will be resisted; and applications for a change of use to an activity that does not provide employment or trading opportunities will only be permitted if it can be demonstrated that:

- (i) the commercial premises or land in question has not been in active use for at least 12 months; and
- (ii) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for continuous period of at least 12 months.

Proposals to build or redevelop properties within the Lostwithiel settlement boundary suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:

- (iii) being sympathetic to the area in which they are proposed; and
- (iv) not creating noise, dust or smell directly or indirectly.

The focus of Lostwithiel on heritage and local retail opportunities does not exhaust its economic base and the heritage focus does not preclude our strong commitment to the exploitation of new technologies and the further introduction of web-based and other digital businesses within the town. The town is now fully supplied with superfast broadband and this provides the opportunity for our next two actions and aspirations to promote business and employment. Lostwithiel Town Council will:

18. Encourage opportunities for small businesses and the self-employed through workspaces and business hubs.
19. Enter into dialogue with employers and educational establishments to tap the technical potential available for the development of local IT and software businesses.

Recognising that such businesses are often small scale, these actions will be underpinned by a planning policy for home-based enterprises:

Policy BE3.

Home-based enterprises will be encouraged and supported where there will be no adverse or undesirable impact on nearby residents or on the appearance of the building in which the enterprise is carried out.

Local businesses place a great emphasis on the need for sufficient parking provision in the town centre. Specific actions in relation to parking are detailed in a later section of this Plan.

Transport and Travel

Residents raised crucial matter of the speed of flow of traffic through the town, which does not have a by-pass, and the consequent safety issues. In relation to the arrival of visitors' cars, delivery vehicles, and local out-of-town residents, parking in the town centre is also a major problem to be addressed. Lostwithiel is dominated by private cars, yet it has a high proportion of older, non-driving residents, who feel the striking lack of public transport for access to local facilities and for leisure.

Traffic and parking

In addition to the specific planning policies set out below, the Town Council supports the present investigation of speed problems by the police and will explore through a Traffic Management Plan with Cornwall Council the possibility of extending the present speed limitation on the A390 out to Downend Garage and St Winnow School. Although consultation showed support for the installation of average speed cameras on the A390, Cornwall Council has informed the Town Council that these will not be installed. The Traffic Management Plan will examine the case for a pedestrian crossing above Cott Road to support residents crossing the A390 on the west end of Lostwithiel. Particular attention is already being given to traffic control in the town centre and it will explore the possibility of a 20 mph zone or other measures of traffic calming. The Town Council will investigate the viability of a one-way traffic circulation on Duke Street and Bodmin Hill but recognises problems of large vehicle road usage in these areas. Lostwithiel Town Council will:

20. Press for extension of 30 mph zone on the A390 to the west and 20 mph zone or traffic calming in the town centre.
21. Investigate need for improved pedestrian crossing on the A390 by Cott Road.

Parking will remain a problem for the foreseeable future. The Town Council is committed to maintaining parking on the Cattle Market car park, but faces serious constraints in increasing the supply of parking spaces in the town. In the longer term, a multi-storey car park may provide a solution, but capital costs make this impossible as an immediate solution and a business case may never be viable. In the short-term, limits on overnight parking may be explored. Trust Deeds governing the use of the King George V Park are deemed likely to preclude its use on a regular basis for car parking. Second Island Park, held under a lease from the Duchy of Cornwall, will be retained for public leisure use and recreation but the possibility may be explored, subject to approval from the Duchy, of its use as a venue for event parking. The possibility of long-stay parking by Cott Road recycling site and by Coulson Park will be investigated. Land by Liddicoat Road is a site that may be considered for parking, but it lies within a Flood Zone 3b, so its suitability and possible use must be assessed.

Parking by railway users was identified in the Survey as a key problem. Redundant land owned by Network Rail by the industrial estate and by the Fowey-line sidings provides a possible solution to this. The Town Council is already in discussion with Network Rail over the use of this land for car parking. It is likely that Network Rail will wish to make a charge for parking on this land by rail users and the Council will have to consider this and any exemptions for local residents in relation to parking arrangements across the town.

The Council seeks to develop parking in the town to meet the needs of both residents and visitors and will consider the use of professional parking consultants to inform its evolving decisions. In order to ensure the availability of suitable space for additional parking, should it be needed, areas of land have been designated as for parking use:

Policy TT1.

The land adjacent to Cott Road recycling site, as marked in Figure 2.2, is allocated for car parking. Land north of the Liddicoat Road and adjoining the River Fowey, as marked in Figure 2.3, is allocated for car parking or for communal use that incorporates an element of public car parking.



Figure 2.2 Land adjacent to Cott Road



Figure 2.3 Land north of Liddicoat Road

Policy TT2.

The land adjacent to Lostwithiel railway station sidings, within the area indicated in Figure 2.4, is allocated for parking use in order to encourage rail use and ease parking in town.

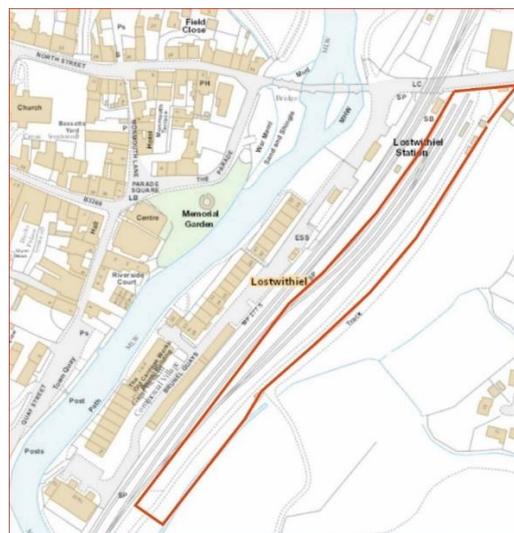


Figure 2.4 Railway land designated for parking adjacent to sidings

Public transport

Improved road and rail links have been identified as a priority to support the existing and future population of Lostwithiel. The Town Forum, supported by the Town Council, is already pushing for extensions to existing services that would bring buses into Lostwithiel and provide residents with connections to other major centres and is pushing for the introduction of a sleeper stop at Lostwithiel and a later evening rail service from Truro.

Priority bus services are the introduction of a route connecting Liskeard to Fowey and another from Wadebridge to Looe, both serving Lostwithiel. These would give Lostwithiel residents access to bus services in Liskeard (for connections to Launceston and into Devon) and Wadebridge (for connections to Padstow, Newquay, and other parts of the north coast). The Council will also work towards enhanced access to Bodmin and Bodmin Hospital through extension of existing bus route 27. The Council would support any community venture aimed at running a community 'Hoppa Bus' to connect residents with the town centre and alleviate parking problems. Our first action for public transport is that Lostwithiel Town Council will:

22. Continue to press for connecting bus services to major centres and for off-road bus stops.

The Town Council will continue to support the Cornwall Council proposals for an hourly stopping service on the main railway line, and it will support the main line improvements being pursued by the Peninsula Strategic Rail Partnership, which will improve journey time on the fast 'through' trains. The Council will continue to press for satisfactory connections with these new fast trains at larger stations. Improvement of station facilities is an important issue and is an ongoing matter of discussion, with support given by Cornwall Council. Central to these improvements is provision of a footbridge over the railway, which will be a necessity with the increased number of trains passing through or stopping at Lostwithiel. A footbridge can be located on redundant railway land on the north side of the level crossing, if necessary, and the Town Council will continue to press for this facility. Other desirable improvements at the station are better passenger shelters and ticket machines. Lostwithiel Town Council will:

23. Continue to press for adequate stopping and connecting services on the main line.
24. Support the reintroduction of passenger traffic on the Lostwithiel to Fowey branch line.
25. Continue pressure for improved shelters and ticketing facilities.

In support of the need for a footbridge and possible extra parking, our next Planning policy is:

Policy TT3.

The land adjacent to the railway line and level crossing, as indicated in Figure 2.5, is safeguarded for the building of a footbridge over the railway and for other railway use, including parking.

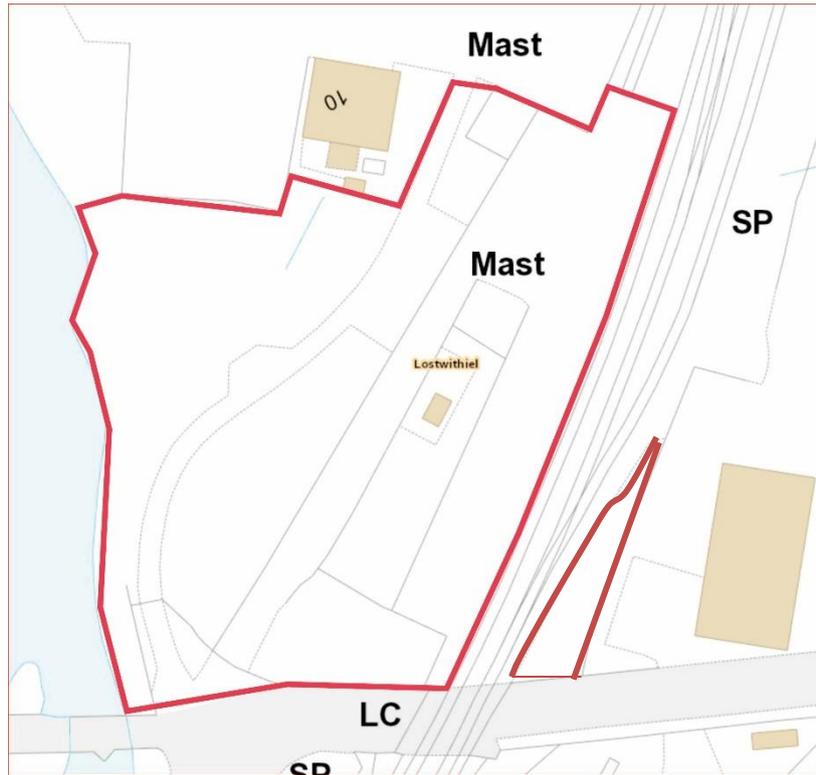


Figure 2.5 Land adjacent to railway line and level crossing

Pedestrians and cyclists

Much movement around the town is on foot, and there is a strong demand for suitable access to the surrounding countryside, as documented in the next section. Movement by cycle is also of growing importance and is something that the Town Council seeks to improve as a contribution to community well-being. The Council therefore seeks to encourage walking and cycling as part of its commitment to a greener and healthier agenda. Rural cycleways will be encouraged, but it is noted that cycle lanes may be difficult and dangerous to establish on the main roads and on many of the smaller side roads. The provision of secure cycle parking in town will be explored. In order to meet the needs of walkers and to improve the appearance of the town, the Town Council will continue to ensure that Cornwall Council makes appropriate pavement repairs and improvements and that street lighting is adequate. Specifically, Lostwithiel Town Council will:

26. Encourage provision of cycleways and cycle paths where possible.
27. Explore traffic calming measures in the town centre.
28. Press for improved street lighting.
29. Press for adequate and speedy pavement repairs and improvement.

Community Wellbeing and Recreation

Improvements in community wellbeing will result from many of the actions and policies set out above. Further specific enhancements, important in their own right, will contribute to the infrastructure of the town and the sense of community that has been identified as such a strong feature of the town. Community spirit will be nurtured through enthusiastic support for artistic and cultural activities of all kinds and the many public events organised by community groups.

Education and culture

Additional housing and population growth puts increased pressure on many local facilities, which must expand to meet these needs. The existing range of educational and cultural activities must be sustained and enhanced. The Council is committed to the retention of adequate local facilities to meet the needs of a growing population with respect, in particular, to medical, dental, and pharmacy services. It is committed to Transport policies that will ensure that local residents are able easily to travel to medical facilities elsewhere. To this end, Lostwithiel Town Council will:

30. Strive to support the organisation of public events in Lostwithiel and to encourage the activities of local groups and organisations.
31. Work to maintain library facilities within the Town.
32. Encourage the development, promotion, and expansion of cultural and artistic activities of all kinds.
33. Pursue Cornwall Council and private partnership funding for community facilities.

The specific Planning policies are:

Policy CR1.

Growth in housing approvals must not exceed the availability of adequate local school facilities in accordance with strategic policy.

Policy CR2.

The Community Infrastructure Levy will be used to develop community facilities such as the Community Centre and a Community Hub for financial, governmental, and leisure activities, taking account of CIL Regulation 123 list and those facilities already covered by Section 106 funds.

Policy CR3.

Consultee responses to planning applications will be guided by considerations of the contribution to the community benefits and sustainable community life identified in our surveys.

Care and participation for all

Our housing policies have identified the needs of vulnerable, disadvantaged, and disabled residents and the Council recognises that there is also a clear need to ensure that such residents are able to participate fully in the life of the community. Lostwithiel Town Council will, therefore:

34. Ensure that the vulnerable, disadvantaged, and disabled are able to access local activities and facilities.

Leisure and wellbeing

Cornwall Council Local Plan network area cites Lostwithiel as having ample recreation area for its present population. It is, however, necessary to prepare for the future, taking account of projected growth and changing circumstances. The Council values its local open spaces and the opportunities that exist for enjoyment of the surrounding countryside. It is further committed to the promotion of wellbeing and fitness for those of all ages through sport and leisure activities. Lostwithiel Town Council will:

35. Work with other local Councils to ensure adequate sporting facilities within the Community Network Area.
36. Encourage greater leisure-time use of the river, footpaths, and bridleways.
37. Pursue appropriate protection of the ancient lime kilns as identified in Figure 2.6.

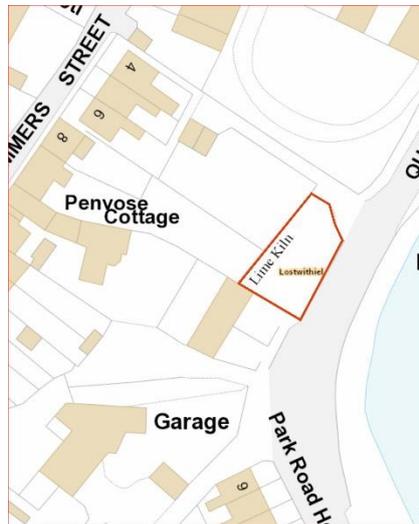


Figure 2.6 Lime Kilns off Quay Street

Council is committed to the retention of all public open spaces in line with Cornwall Council Open Space Strategy SPD and will seek to meet the need for access to sports facilities within the Community Network Area. Council additionally seeks to retain smaller areas of land that have aesthetic or leisure value. It will thus ensure that small greens in housing developments, that provide the necessary sense of open space for residents, are protected from development. Of particular importance is the provision of green space as common land within housing developments, which may variously be used as play and leisure area, community gardens, or for

their aesthetic value. Existing areas of green space are designated as common green spaces protected from further development.

Policy CR4.

Local green spaces, as indicated in Figure 2.7, are to be protected from development to be maintained as play areas, 'greens', and other common green space for residents. The site of the old Mill Pond on the Tanhouse stream, as indicated in Figure 2.8, is to be protected from development as an important part of the town's heritage.

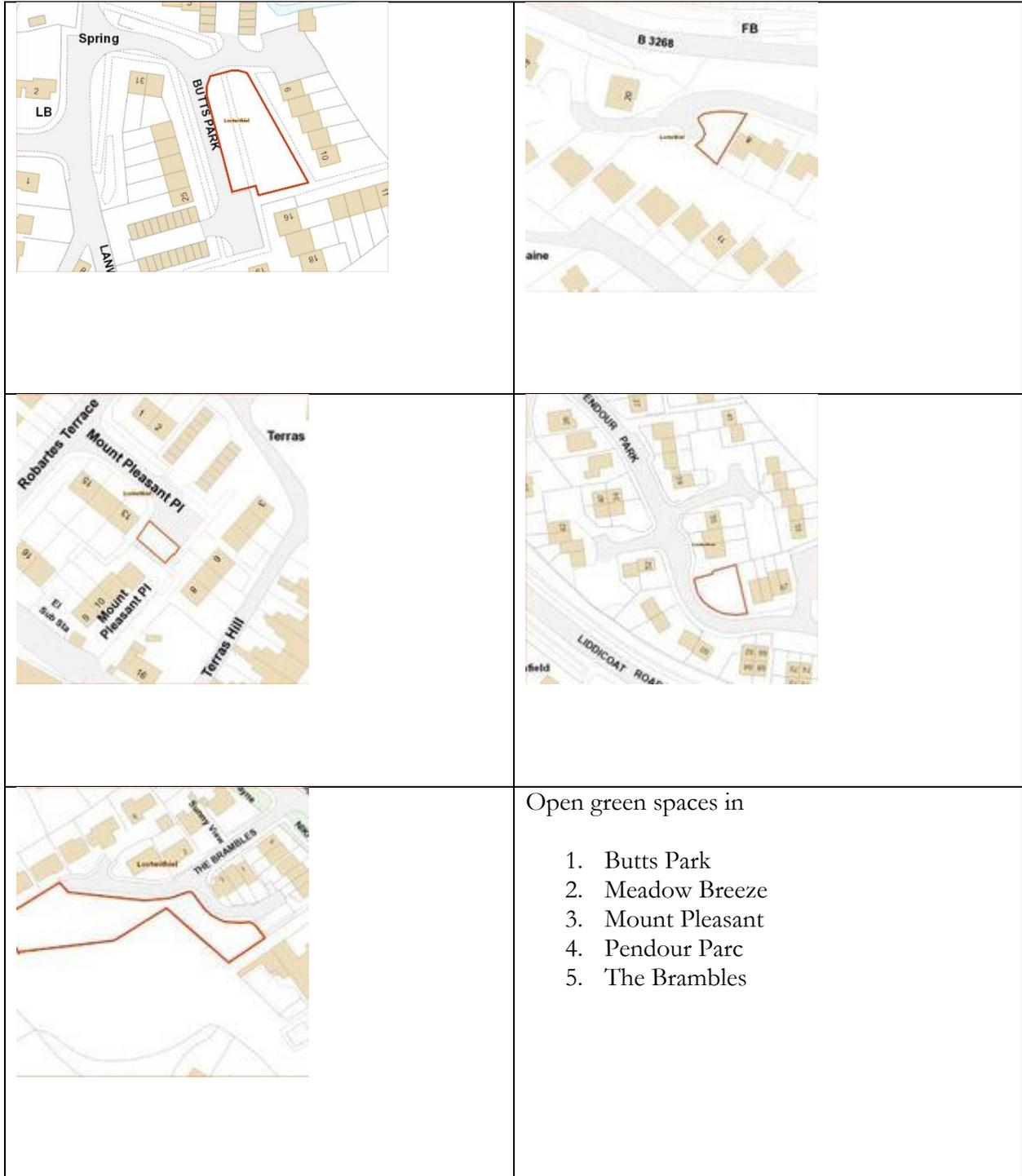


Figure 2.7 Open space in housing developments

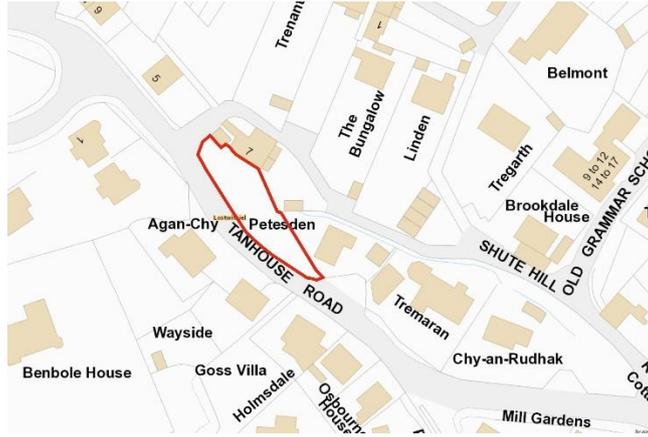


Figure 2.8 The old Mill Pond site

Summary: Actions and Aspirations

Lostwithiel Town Council will:

Environment and Heritage

1. Develop an appropriate Management Plan for both Madderly and Shire Hall Moors and consider application for Local Nature Reserve designations
2. Protect and manage Coulson Park, Second Island Park, Poldew Wood, and the Council allotments
3. Continue to support housing requirements that will ensure proper water management and mitigation of flood risk
4. Protect the natural and heritage environment in open spaces 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.
5. Encourage the introduction of guided walks on wildlife and the natural environment.
6. Introduce pedestrian walkways that ensure safe and sensitive access to the natural environment and heritage sites.
7. Consider ways of increasing awareness of and access to the landscape and history of the River Fowey
8. 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
9. Sensitively manage where possible local verges, hedges, walls, and trees
10. Support such ventures as an extended programme of heritage walking trails, enhanced street signage, and information boards and will encourage the further development of the town museum and for active promotion of the town's heritage
11. Extend the provision of brass plates and blue plaques to mark the historical, political, and literary heritage
12. Encourage the development of effective ways of encouraging children to engage with the history of the town

Housing

13. Support Community Land Trusts and similar organisations in delivering some genuinely affordable accommodation.
14. Utilise an Appraisal and Management plan to guide decisions relating to the conservation area.
15. Ensure that all development be in accordance with the Cornwall Local Plan by reporting any breaches to the Local Planning Authority's Enforcement Team.
16. Encourage the development of environmentally-friendly small-scale domestic energy generation and support National Planning guidance concerning water management and energy efficiency.

Employment and the Local Economy

17. Pursue opportunities for the conversion of Edgumbe House and its relation to Taprell House and the Guildhall as a way of contributing to the revitalisation of the town centre.
18. Encourage opportunities for small businesses and the self-employed through workspaces and business hubs.
19. Enter into dialogue with employers and educational establishments to tap the technical potential available for the development of local IT and softw
20. are businesses.

Transport

21. Press for extension of 30 mph zone on the A390 to the west and 20 mph zone or traffic calming in the town centre.
22. Investigate need for improved pedestrian crossing on the A390 by Cott Road.
23. Continue to press for connecting bus services to major centres.
24. Continue to press for adequate stopping and connecting services on the main line.
25. Support the reintroduction of passenger traffic on the Lostwithiel to Fowey branch line.
26. Continued pressure for improved shelters and ticketing facilities.
27. Encourage provision of cycleways and cycle paths where possible.
28. Explore traffic calming measures in the town centre.
29. Press for improved street lighting.
30. Press for adequate and speedy pavement repairs and improvement.

Community Wellbeing and Recreation

31. Strive to support the organisation of public events in Lostwithiel and to encourage the activities of local and organisations.
32. Work to maintain library facilities within the Town.
33. Encourage the development, promotion, and expansion of cultural and artistic activities of all kinds.
34. Pursue Cornwall Council and private partnership funding for community facilities.
35. Ensure that the vulnerable, disadvantaged, and disabled are able to access local activities and facilities.
36. Work with other local Councils to ensure adequate sporting facilities within the Community Network Area.
37. Encourage greater leisure-time use of the river, footpaths, and bridleways.
38. Pursue appropriate protection of the ancient lime kilns as identified in Figure 2.6.

Summary: Planning Policies

Environment and Heritage

Policy number

EH1.

Support for the installation of rooftop and large-scale photovoltaic cell arrays only

(a) where (i) the applicant can demonstrate that any significant adverse impacts to the local landscape and environment are avoided and where necessary, mitigated, and (ii) demonstrable evidence is provided that there will be no adverse effects on residential amenities through noise generation, overbearing visual impact; or adverse impacts on highways and public rights of way.

(b) Applicants should use Cornwall Council's Supplementary Planning Document on Renewable Energy Annexes 1 & 3 and the landscape descriptions contained within CA21, CA22, and CA39

(Cornwall Landscape Character Study 2007) to inform their impact assessments. This assessment should include the potential for cumulative impacts in association with existing and approved solar PV developments.

(c) Applications for large-scale arrays should include a management plan for the arrays and the land surrounding and beneath panels and must show that land with a high potential for agriculture or forestry uses has been avoided. Once the development reaches the end of its operational life it must be removed and the site restored to its previous quality for future agricultural activity.

EH2.

Support will be given for proposals that promote and protect the town's heritage through sensitive renovation and conversion of key buildings and historical survivals. Consultee responses on applications will be made in relation to the Appraisal and Management Plan and its delineation of character zones. In all such applications

(a) The general design should be in harmony with adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedy any negative features.

(b) The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.

(c) Design cues should be taken from locally distinctive features noted in the character zone to which it relates.

(e) Materials where practical should be sourced locally, and there should be sufficient richness of detail in their design and materials.

Housing

Policy number

HH1.

No development should be permitted within a distance of 7 metres of the top of the bank of the Tanhouse Stream (or River Cober) and associated tributaries.

HH2.

The development boundary of Lostwithiel is defined in Fig 2.1

Development will be supported in the plan period that helps to deliver the cumulative housing requirement of the Parish. Development that exceeds this figure will be supported on Rural Exception sites only where evidence is provided that the scale and need for the development responds directly to the local affordable housing needs of Lostwithiel Parish.

(a) Proposals for development within the development boundary will be permitted where they include at least 35% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

(b) Proposals outside of, but adjoining the development boundary will be permitted where they are small scale and necessary to meet evidenced local housing need and provide a majority (starting at 100% and not less than 50% of the total number of dwellings or site area) of housing as affordable housing in accordance with policy 9 of the Cornwall Local Plan.

(c) All affordable housing to be delivered in the Parish should be visually indistinguishable from the full market-priced housing and of a type, size and tenure that meets the local housing needs of the Parish.

(d) Layout for new development should be designed and constructed to a high standard, reflect existing scale and density of housing in the defined settlement area, make sensitive use of local topography and avoid development on the skyline surrounding the town. Design and use of materials within the conservation area must be in accordance with the principles identified in the Appraisal and Management Plan.

(e) Housing for the elderly should incorporate the HAPPI (Housing our Ageing Population Panel for Innovation) principles and be equipped with sprinkler systems.

HH3.

Outside the defined town centre area, proposals for re-use of a redundant building, or part of a redundant building, as a residential dwelling house or dwelling houses will be supported provided that (i) the building by reason of its form, bulk, design and materials is in keeping with its surroundings, is sympathetic to the character of its location, and would lead to an enhancement to the immediate setting;

(ii) the building is capable of conversion without significant extension

(iii) the conversion would use traditional materials where appropriate;

(iv) the proposed conversion would not result in the character, appearance, architectural or historic integrity of the building or its setting being significantly adversely affected;

(v) the proposed residential use is compatible with surrounding land uses and would not result in the appearance and character of the open countryside being significantly adversely affected by the effect of minor residential activities and structures;

(vi) safe and convenient access and adequate parking can be provided without significant adverse impact on the local environment;

(vii) adequate provision can be made for foul and surface water drainage;

(viii) appropriate provision is made for the protection of any significant wildlife interest which would be displaced by the conversion;

(ix) special care is taken to ensure that bats, barn owls or other birds or their nesting areas or roosts are not disturbed.

HH4.

a. New developments must include a Design and Access Statement.

b. Developers must demonstrate in the Design and Access Statement how their proposed development reinforces Lostwithiel's character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. Materials, where practical, should be sourced locally, and there should be sufficient richness of detail in their design and materials

c. Developments will be expected to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout, and provide landscaping and sufficient spacing, appropriate to the rural character of the area.

d. The Design and Access Statement must address the following:

i. The scale, mass and positioning of any new buildings should reflect the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.

ii. Design cues must be taken from locally distinctive features noted in the character zone or historic core in the Appraisal and Management Plan.

iii. Connection with the countryside

iv. Quality for pedestrians, cyclists and the physically disadvantaged

v. Development density and build quality

vi. Car Parking as specified in HH5

vii. Landscaping and access to open and green space

viii. Occupier controlled access to fibre, copper and other home office services

ix. Environmental footprint .

x. Play provision

e. The Lostwithiel Neighbourhood Plan design policy requires all applicants to demonstrate how their design process responds to the character statements in the NDP, as well as local and national strategic policy. The Town Council may request a design review in order to demonstrate how the proposal reflects RIBA or CABI design review guidelines.

HH5.

In addition to any garage space that may be provided, proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.

HH6.

New housing development at the edge of the development boundary must be of a lower density so as to blend into the countryside beyond.

(b) Housing development in gardens will not be permitted within Character Zone 6 (Figure 1.6).

Employment and the Local Economy

Policy number

BE1.

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

BE2.

Apart from changes allowed under permitted development rights, proposals to convert present business or commercial properties into residential properties will be resisted; and applications for a change of use to an activity that does not provide employment or trading opportunities will only be permitted if it can be demonstrated that:

- (i) the commercial premises or land in question has not been in active use for at least 12 months; and
- (ii) the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for continuous period of at least 12 months.

Proposals to build or redevelop properties within the Lostwithiel settlement boundary suited for retail, small business services or light industrial or engineering activities (Use classes A and B1) will be encouraged subject to them:

- (iii) being sympathetic to the area in which they are proposed; and
- (iv) not creating noise, dust or smell directly or indirectly.

BE3.

Home-based enterprises will be encouraged and supported where there will be no adverse or undesirable impact on nearby residents or on the appearance of the building in which the enterprise is carried out.

Transport

Policy number

TT1.

The land adjacent to Cott Road recycling site, as marked in Figure 2.2, is allocated for car parking. Land north of the Liddicoat Road and adjoining the River Fowey, as marked in Figure 2.3, is allocated for car parking or for communal use that incorporates an element of public car parking.

TT2.

The land adjacent to Lostwithiel railway station sidings, within the area indicated in Figure 2.4, is allocated for parking use in order to encourage rail use and ease parking in town.

TT3.

The land adjacent to the railway line and level crossing, as indicated in Figure 2.5, is safeguarded for the building of a footbridge over the railway and for other railway use, including parking.

Community Wellbeing and Recreation

Policy number

CR1.

Growth in housing approvals must not exceed the availability of adequate local school facilities in accordance with strategic policy.

CR2.

The Community Infrastructure Levy will be used to develop community facilities such as the Community Centre and a Community Hub for financial, governmental, and leisure activities, taking account of CIL Regulation 123 list and those facilities already covered by Section 106 funds.

CR3.

Consultee responses to planning applications will be guided by considerations of the contribution to the community benefits and sustainable community life identified in our surveys.

CR4.

Local green spaces, as indicated in Figures 2.7, are protected from development to be maintained as play areas, 'greens', and other common green space for residents. The site of the old Mill Pond on the Tanhouse stream, as indicated in Figure 2.8, is to be protected from development as an important part of the town's heritage.

Appendix: Extracts from Cornwall Local Plan

Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate a design process that has clearly considered the existing context, and how the development contributes to the social, economic and environmental elements of sustainability through fundamental design principles.

1. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:
 - a. character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting; and
 - b. layout – provide continuity with the existing built form and respect and work with the natural and historic environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space; and
 - c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections; and
 - d. adaptability, inclusiveness, resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses; and
 - e. engagement process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.
2. In addition development proposals should protect individuals and property from:
 - a. overlooking and unreasonable loss of privacy; and
 - b. overshadowing and overbearing impacts; and
 - c. unreasonable noise and disturbance.
3. For larger developments a balance needs to be achieved between private, semi-private and public open space, which includes allotments, sports facilities, children's play area provision and natural open space provision. The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

Policy 13: Development standards

All new development will be expected to achieve the provision of the following:

1. Sufficient internal space in housing for everyday activities and to enable flexibility and adaptability by meeting nationally described space standards for all affordable housing; and
2. Public open space on-site, in proportion to the scale of the development and providing for different types of open space based on local need. Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site; and
3. An appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services; and
4. Sufficient and convenient space for storage for waste, recycling and compostables; and
5. Avoidance of adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, vermin, waste, pollution and visual effects. Such adverse impacts should be avoided or mitigated during the construction, operation or restoration stage of development; and
6. Utilising opportunities for natural lighting, ventilation and heating by design, layout and orientation; and
7. Where feasible and viable, connection to an existing or planned heat network. In the absence of an existing or planning heat network development will be expected, where feasible, to provide a site-based heat network, or be designed to facilitate future connection to a heat network.

Housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes (Building Regulations Approved Document M4 (2): Accessible and adaptable dwellings or successor documents) unless site specific factors make the development unsuitable for such provision.

Policy 14: Renewable and low carbon energy

1. To increase use and production of renewable and low carbon energy generation development proposals will be supported that:
 - a. maximise the use of the available resource by deploying installations with the greatest energy output practicable taking into account the provisions of this Plan;

- b. make use, or offer genuine potential for use, of any waste heat produced; and
 - c. in the case of wind turbines, they are within an area allocated by Neighbourhood Plans for wind power and avoid, or adequately mitigate shadow flicker, noise and adverse impact on air traffic operations, radar and air navigational installations; and
 - d. do not have an overshadowing or overbearing effect on nearby habitations.
 - e. in the case of solar development, noise, glint and glare is mitigated adequately.
2. Support will be given to renewable and low carbon energy generation developments that:
- a. are led by, or meet the needs of local communities; and
 - b. create opportunities for colocation of energy producers with energy users, in particular heat, and facilitate renewable and low carbon energy innovation.
3. When considering such proposals, regard will be given to the wider benefits of providing energy from renewable sources, as well as the potential effects on the local environment; including any cumulative impact of these proposals.
4. In and within the setting of Areas of Outstanding Natural Beauty and undeveloped coast, developments will only be permitted in exceptional circumstances and should generally be very small scale in order that the natural beauty of these areas may be conserved.
5. When considering proposals for renewables that impact upon the Area of Outstanding Natural Beauty and its setting and / or the World Heritage Site or other historic assets and their settings, applicants should apply other relevant policies in the Plan.