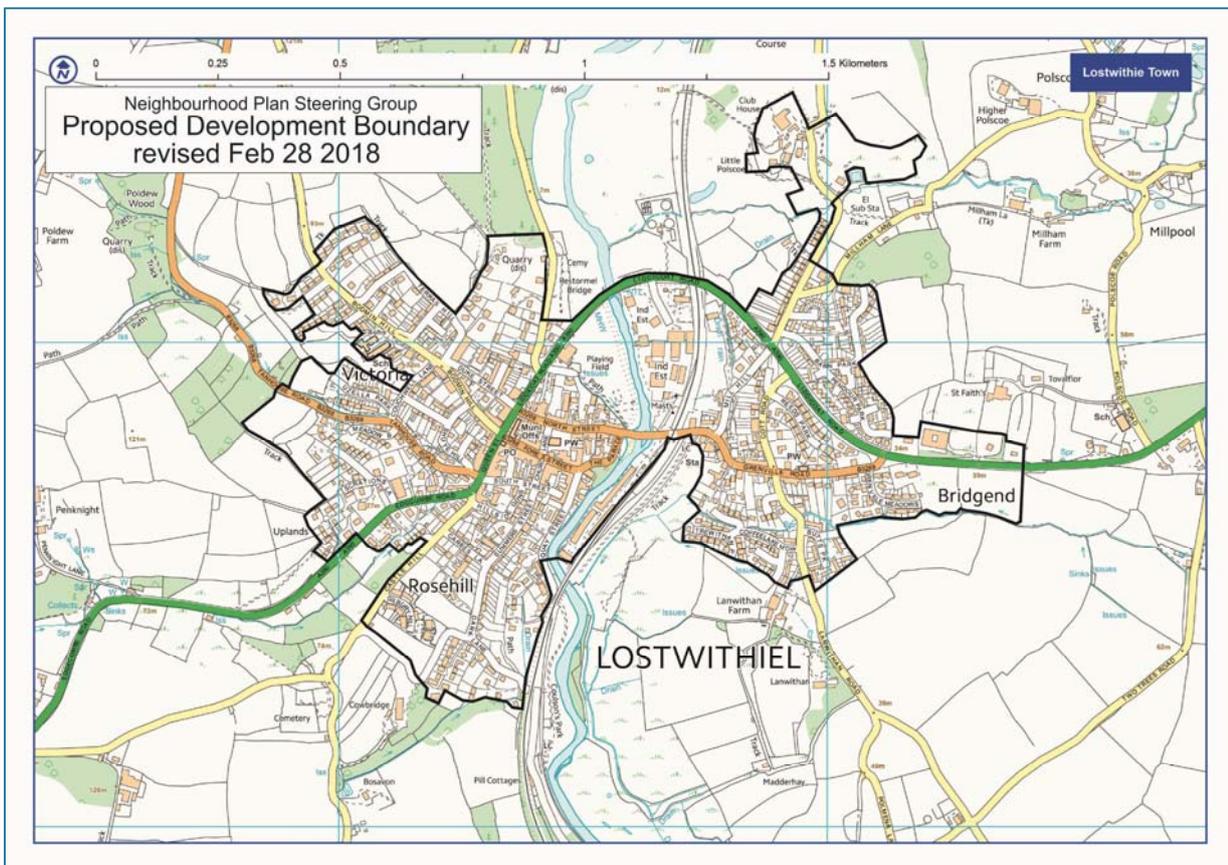


Background

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 Development 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.
- 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 'Pre-Submission Draft'. Available at www.lostwithielplan.org.uk
- Hard copies are available in the library, Community Centre and Church

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.

Aspirations:

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.

Planning policies:

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 'Pre-Submission 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 Pre-Submission 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 Pre-Submission Draft, a Submission draft will be drawn up.

- The Pre-Submission draft may be changed in response to comments received. before submitting it as The Submission Draft 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 Pre-submission 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 is the Plan in two sections?

The Plan will be used in two ways:-

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

To reflect these two purposes, the Plan is 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 ensure that any further development will contribute towards creating a stable and more sustainable community. By establishing a clear Development Boundary 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 Pre-Submission Draft.

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

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 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

Aspirations are shown in pink boxes and **Planning Policies** in blue boxes.

Town and Country Environment: A Heritage Landscape

Actions and aspirations

Lostwithiel 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
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

Planning Policies

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

Housing:

Actions and aspirations

Lostwithiel Town Council will:

- 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.

Planning Policies

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 as shown on page 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.

Housing Planning Policies, continued:

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.

- (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

Employment and the local economy:

Aspirations.

Lostwithiel Town Council will:

- 17) Pursue opportunities for the conversion of Edgecumbe 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 software businesses.

Planning Policies

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 and Travel: Aspirations

Aspirations:

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.
22. Continue to press for connecting bus services to major centres and for off-road bus stops.
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. Continued pressure for improved shelters and ticketing facilities.
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.

Planning Policies

TT1.

The land adjacent to Cott Road recycling site is allocated for car parking. Land north of the Liddicoat Road and adjoining the River Fowey 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 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 is safeguarded for the building of a footbridge over the railway and for other railway use, including parking.

Community Wellbeing and Recreation: Aspirations

Aspirations:

Lostwithiel Town Council will:

30. Strive to support the organisation of public events in Lostwithiel and to encourage the activities of local 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.
34. Ensure that the vulnerable, disadvantaged, and disabled are able to access local activities and facilities.
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.

Planning Policies

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, (see full version of The Plan) 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 is to be protected from development as an important part of the town's heritage.