

Misc 12

Lostwithiel Town Council

From: [redacted] <[redacted]@EdenProject.com> on behalf of Tim Smit
Sent: 04 May 2018 11:55
To: David Gulterman
Cc: 'Lostwithiel Town Council' [redacted]
Subject: RE: Neighbourhood Development Plan

Dear David,

It was very good to see you on Saturday and to meet with [redacted] to see the work that is being done for the local plan. I found it very impressive. As you will recall I discussed my intentions for the land that makes up what was formally the golf course for the Lostwithiel Golf and Country Club. My son [redacted] and I, purchased this from [redacted] some three years ago with the intention of creating a very special modern take of the Lost Gardens of Heligan.

The experience of Heligan inspired us with the idea of creating the finest orchard and market garden of heritage fruit and vegetables in the country and we engaged [redacted] the Landscape Architect who designed Eden Project and who did the restoration plan for The Lost Gardens of Heligan, to create the design here. On top of that we have also partnered with [redacted] the Horticultural Director of Heligan and of course the Eden Project at its inception. To date we have commissioned the grafting of slightly over 2900 rare heritage trees comprising Cornish apples, cherries, green gages, damsons, bullaces (wild small Cornish plums), two varieties of walnut, sweet chestnut and loquats and several other old English rare standards such as medlars, service trees and quince. Because this is such a long term project to bring this orchard to fruition, the trees will only be ready for planting in 2019 when they will be hardy enough to be put out.

Before that it is our intention to restore and rebuild the hedging on the land to provide much needed windbreaks and biodiversity corridors. We have further commissioned the National Wildflower Centre (newly head quartered at the Eden Project) to design and procure the appropriate wildflower species for the land as well as species that will lengthen the season at the beginning and the end to provide a defence against climate change and to ensure an adequate supply of food for bees. It is our intention to make our land a perfect home for the endangered indigenous black bee (I am co-patron with [redacted] on the Glastonbury Festival frame of the British Black Bee Society). Our intention is to turn the landscape into a model of sustainable agronomy (the hinterland between agriculture and horticulture) which will involve managing the landscape to the maximum benefit of biodiversity with the very best stewardship of the land.

In order to create this project we will need to construct facilities that will enable us to offer teaching and training in growing, food production and a cookery school. Alongside this we would expect to build the facilities that will enable us to create products and to create both juices, and distillery. Alongside this we will need to provide accommodation and leisure facilities for those that come to learn and enjoy the landscape. As yet because it is early days we are not yet in a position to say exactly what quantity we will require but obviously we will be wanting sufficient to cater for what we know will be a significant demand. We believe that this "high-end" tourism and leisure learning will grow into the future and at Lostwithiel could benefit greatly from having this presence to underpin the existing shops and services in this marvellous town of ours. It is ideally located because we have a main line train station up to London no more than 5 minutes away from our site.

On the subject of housing/accommodation/facilities, it is our aspiration that these should be constructed to the highest possible standards of sustainability and that the community as a whole that we develop should be a model that others will copy.

As I expressed to you it is our ambition to create the opportunities for good jobs and also to create beautiful space for the incubation of small start-up businesses that wish to be located in a rural environment specialising in both green technology and food.

You will notice that we will be taking a very significant portion of the former golf course back into agriculture and horticulture and also have interests possibly even in aquaculture (although this is still at a discussion stage). So, while we have not ruled out the possibility of retaining a few golf holes for the amusement of those who visit, it is not our intention to retain a commercial golf course on the site for reasons that we believe it made its original construction somewhat hopeful. A flood plain is not an ideal location for such activity. In due course I will write to further inform you of my plans, but hope you will feel that there is sufficient merit in our aspirations to make mention of them as favoured potential in the local plan.

With warmest best wishes,

[REDACTED]
[REDACTED]
From: David Gulterman [REDACTED]
Sent: 25 April 2018 09:20
To: [REDACTED]
Cc: [REDACTED]
Subject: Neighbourhood Development Plan [REDACTED]

Hello [REDACTED] << File: Newsletter 7 Winter 2018 Final.pdf >> ,

The Neighbourhood Plan is part way through the Town Council's six week Statutory Consultation Period. This ends on May 6th. As part of the consultation there is a public Consultation and Exhibition Event at the Oasis room in the Lostwithiel Community Centre from 14:00 to 16:00 this Saturday. You are welcome to come along. There will be an opportunity to discuss the evolving plan with Steering Group members.

The Town Council did put out a call for sites to be submitted for consideration for inclusion within the draft Development Boundary. This was advertised in Newsletter 7 which was delivered to properties in the Civil Parish. I am attaching a copy of this newsletter for your information. The deadline for submission of sites was January 31st 2018.

Probably the best course of action is to put forward your land for the Steering Group to consider whether to include it within the Development Boundary. The Steering Group is not able to consider the merits of any individual plan as that is not within its powers.

The position of the Development Boundary is determined using three criteria. For your information I have copied these below.

Any requests to meet with the Steering Group, other than at public consultation events, should be made through the Town Clerk at the Town Council's offices in Taprell house, North St PL22 0BL; Tel 01208 872323.

I am copying this email to the Town Clerk and to [REDACTED] who is writing the Neighbourhood Plan.

I hope this helps.

Kind regards

David

- > Criterion 1: to confine development to the three valleys formed by the river Fowey, the Tanhouse Stream and Coffee Lake along the A390 going East out of Lostwithiel, avoiding upland sites that are highly visible from either the town centre or the surrounding countryside and/or impact on historic assets and their setting.
- > Criterion 2: to round-off the existing boundary of the continuous high-density housing; to ensure there is convenient access to the town centre and to avoid excessive ribbon development.
- > Criterion 3: to maintain existing woodland areas

Note: The 'historic asset' in the case of the Lostwithiel Plan is Restormel Castle.

-----Original Message-----

From: [REDACTED]

Sent: 25 April 2018 07:55

To: David Catterman

Cc: [REDACTED]

Hi David

No problem at all, I quite understand,

On another subject altogether, I'd be very keen on discussing my nascent plans for what was the golf course with you in regard to how this might feed into the imminent Local Plan. Would you happen to have an hour or so over the next week or so or are you submerged by Festival responsibilities?

Let me know

Best

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Presubmission Draft : 6 week consultation comments

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Drawing the development boundary.

- Should there be another layer of analysis to justify the development boundary in terms of connectivity, footpaths?
- The settlement boundary should be drawn to facilitate an appropriate level of growth within the plan period. Lastwithiel is a sustainable town with 2 primary schools, a mainline train station and bus services to Bodmin College, Fowey school, Truro college and Cornwall College. We have capacity to grow as a town. I fully support the settlement boundary as an approach to allocating some small sites for development and also then the reliance upon Policy 9 of the CLP in delivering affordable housing.
- Applying criterion to the sites listed has been done and I have the following comments:
- Criterion 2 - In line with the CLP Policy 3 'rounding off' should rely on physical features to prevent development out into the open countryside. (check wording in guidance note). In order for Criterion 2 to sit comfortably under Policy 3 and in compliance with the CLP, I have assumed this to be the case:
- I consider that Sites 12,15 (a part site which is constrained by roads on all sides), 21(Infill), 22 (Infill), 25,26 and 28 comply with this approach. Access onto the footpath network is achievable on these sites.
- Sites 25 and 26 have Meadow Breeze on one side and are enclosed by hedges in order to contain development. Access through Meadow Breeze is deliverable.
- Site 28 has development on 2 sides, Uzella Park and the school playing fields/forest school. There is dense woodland on the third (criterion 3) and Tanhouse Road/flood plain. All which contain development as a rounding off site. Access is deliverable from Uzella Park and onto a footpath network.
- Site 4 It is stated that this site now conforms to the criteria but I am unclear as to how? I cannot see a case for rounding off as there are no physical features in compliance with Policy 3 of the CLP or your Criterion 2. How is there convenient access to the town centre (criterion 2)? The boundary appears to extend out into a green area of land and boundary is formed by an arbitrary line. Part of Site 4 has previously developed land which can come forward under other planning policies in the Local Plan, therefore what is the robust justification for including this site?
- Site 6 is unclear. Recent development has taken place under the guise of redevelopment of the golf club and this has forced an infill situation. I assume there is a clear boundary around this site to demark it, or is it another arbitrary line. Again I'm unsure as to the robust case for its inclusion

Further comments on the general policies:

Part One NP Document pp40 states that there was public support for retaining playing fields and protecting school fields for children's recreation and sport. I would agree with this statement. BUT where is the policy to protect playing fields.

Suggested policy : In order to promote health and wellbeing there will be a strong presumption against the redevelopment of playing fields.

Policy HH4 (a) a requirement for design and access statements on all applications is onerous and does not comply with Cornwall Council's validation criteria. It is not reasonable for an application for an extension or annex to require a full statement.

Policy HH5 – there are no minimum parking standards in the CLP. Is this consistent and reasonable given the sustainability of the town and its train line etc. should you insert where practical? Or is encouraged.

Policy HH1 – No Devt 7m either side of Tanhouse stream - is this duplication as the area is in a critical drainage area and is in the EA flood zone 3 already and the Environment Agency and Cornwall Council Flood Authority control this.

Lostwithiel Town Council

From: [REDACTED]
Sent: 04 May 2018 21:36
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Pre-submission Neighbourhood Plan

Dear Town Clerk,

Have realised that the deadline for Pre-submission comments are fast approaching and I don't have a paper copy of the Pre-submission form or access to a printer. Please accept this in lieu of a paper copy.

Name [REDACTED]
Address [REDACTED]
Postcode [REDACTED]

Comments:

Further to my previous comments on the paper form in April I would like the to add:
Cell 29 is under at least 3 different owners. I agree with the criterion to protect woodlands but this is a separate enclosed parcel of land to the south of cell 29. There is a square field enclosed by hedges on all 4 sides just to the north which is suitable for affordable housing. It is also enclosed on the northeast boundary by an existing housing estate which is accessed from Bodmin Hill. We would like this cell reassessed and broken down into correct parcels of ownership. Part of creating a settlement boundary is to ensure that the sites are deliverable. Therefore single ownership is important. There would be satisfactory access from Tanhouse Road.

I am also confused as to how cells 4 and 6 are included inside the settlement boundary. They do not conform to your criterion. They are not rounding off. There are no natural boundaries which identify them as rounding off sites. They do not have easy access to the town. It was sad to see the loss of the Golf Club to housing but the conversion policy is understood. However, including this site is not supported. Recommend keep it outside the settlement boundary and assess any Planning applications on them on a piecemeal basis.

Many thanks for accepting this by email.

Regards,
[REDACTED]

May 3rd 2018

Reference: Response to Lostwithiel Neighbourhood Plan Pre-Submission Draft

For the attention of the Steering Group

I am writing to express my feelings about the Neighbourhood plan pre-submission draft and with particular reference to a revision of the development boundary line to now include land to the east of Cott Road (the driving range).

My objections to the boundary change are as follows:

- This area had previously been designated a rural exception site which from my understanding means only in exceptional circumstances should it be built upon. If the land owner of the area in question is not going to build a significant number (if any) of affordable homes, why then has the boundary line been revised to allow for the development of what will presumably be 'top end' housing? What benefit to the local community would such development offer? According to statistics supplied at the final Neighbourhood Plan exhibition, Lostwithiel has more than met its required quota for the provision of affordable homes. This would suggest then that there are no 'exceptional circumstances' to necessitate re-inclusion of the above site within the Development boundary.
- **Unnecessary destruction of green belt land**

The driving range can be seen on the approach from Cott Road and extends upwards towards the hills of Lostwithiel. Allowing development, which presumably will not be confined solely to the very lowest part of the range, would be to the detriment of those views and change the landscape of the area forever. The opinion of the Steering Group that any housing development on this site would not be visible from either the castle or the town is clearly wrong. I refer members of the Steering Group to the document and photographic evidence (submitted to the Steering Group) compiled by [redacted] of Millham Lane, which demonstrates quite clearly that this would not be the case.

In the Pre-Submission draft summary it is stated that: 'Lostwithiel town is closely associated with the countryside in which it is embedded', and that 'it has retained a rural feel with a well-balanced retention of green spaces and a mixture of land uses'. Preserving the 'heritage landscape' and creating 'a town that has minimum impact on the natural environment', are also listed as 'key' objectives underpinning future development of the town.

Steering group members should ask themselves the question: How would further development of the land surrounding the former golf course honour the above pledges? Development to date [redacted] includes a transformation of the golf club buildings into large gated dwellings and a further twelve so called 'affordable houses', the layout and design of which is not entirely sympathetic to either the town or heritage landscape.

The Draft summary also states that 'growth in housing approvals must not exceed the availability of adequate local school facilities'. Lostwithiel currently has two schools but presumably will need more given the influx of children from the recent development at Gilbury Hill and if further new build development goes ahead on the driving range.

Other concerns include an increase of traffic to the Cott Road area and leading up towards the Duchy nursery. What kind of measures does the Steering Group envisage to help ease any potential congestion along that route? This would not only be post development on the driving range but also in the months /years during the actual construction phase.

Environmental concerns

Living directly within view of the driving range I have experienced first hand some of the 'non environmentally' friendly activities carried out by the construction firm working on behalf of [REDACTED]. A year ago a significant pile of debris started to amass on the site; this was so high that it could actually be seen on the approach from Cott Road. When confronted about this, the construction site manager told me that this had been dumped there by a local resident! I observed however that the debris was swiftly moved within 24 hours at the mention of a call to a land enforcement officer. A year on and in the past month there has been a series of bonfires on the same site, some of which have emitted black smoke causing concern for residents within the immediate area. During a subsequent visit to the site by an environmental health officer, it was noted that a recently burned fire did contain elements of non agricultural waste. He was told by the contractors that they were in possession of an exemption certificate for the burning of such waste but on checking this, it was found not to be the case. A second visit by the environment agency and environmental health following a more worrying bonfire, has now resulted in a written warning [REDACTED] that any such further activities will result in prosecution.

I include the above information as I believe it is a clear indication of how the site in question which contains trees, wildlife and open green space is being needlessly abused and degraded. The link below includes images of parts of the driving range during the month of April this year.

<https://photos.app.goo.gl/CDqwhhd2C5okorHK6>

At the final Neighbourhood Plan exhibition, Lostwithiel resident [REDACTED] and owner of the golf course land (excluding the driving range), spoke to us about his vision for its future. I am sure that the Steering Group and other council members will now be aware of his desire to create an orchard, cookery school and to eventually open up river walks for the community. That he would develop these projects in sympathy with the town and natural landscape of Lostwithiel is not in doubt; his links with Heligan and the Eden Project would surely be testament to this. Sadly, I fear the [REDACTED] intentions for his last remaining pieces of land would in no way offer as broad or beneficial a vision for the community of Lostwithiel.

I hope that all of the above will be given careful consideration before the final Submission Draft is submitted to Cornwall County Council.

Lostwithiel Town Council

From: [REDACTED]
Sent: 06 May 2018 09:07
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Neighbourhood Plan

Dear Sandra,

I have read through the neighbourhood plan and with my limited knowledge I have had a look at the new development boundary proposed and I think it's a good idea to have a boundary and that all housing outside that is for affordable housing schemes like Gilbury.

I don't understand the line used around the golf club Cell 6 (as this has already got planning permission to convert the golf club buildings) and the land in Cell 4 doesn't seem to fit with the same rules you have used to assess and include all the other Cells.

I agree with the Cells 11, 12, 21, 22, 25, 26, and 28.

If we need more sites in the development boundary then why aren't we linking up to St Winnow School ? the road and footpath is really good and lower part of the fields extending up to the school make more sense than moving the boundary up to the Golf club which has always been separate from the town, plus that a really bad road and has no footpath. Or at least Cell 9 could be included as suitable as an affordable housing Site like Gilbury.

Kind regards

[REDACTED]
Sent from my iPhone

Cell	Photo evidence figure number	Comment	Criterion Assessment		
			1	2	3
1	3, 4, 8	Most parts are visible from Restormel Castle; South part is wooded Agree is not suitable			
2	3, 33	Hidden from Restormel Castle only by a narrow belt of trees Agree not suitable			
3	32, 34, 35	The higher North East part of the field. highly visible Agree not suitable			
4	3, 34, 35, 36	Since the revision to the Development Boundary, it conforms to all criteria Question this as does not conform to the criteria. This does not lie within the three valleys, does not round off as there is no high density development nearby and has poor access (narrow road, and no obvious access to the site, as well as some distance from the town) - therefore has poor links to the town centre. In addition appears to be heavily planted with trees, and does not conform to CC definition of 'rounding off' as no clear boundaries, and no development adjoining (buildings within the site can be assessed under conversion/change of use/previously developed land policies). Site is not a natural extension of the town and is in fact clear extension into the countryside, with an unexplainable northern boundary selected for the NP. Please see Google extract below table and compare with the proposed NP boundary that bears no resemblance with existing field boundaries (A). No justification to be included as open countryside without convenient access to town centre.			
5	37	Planted with oak trees in past 10 years. These should be allowed to mature. Not suitable for development. More appropriate than Cell 4 as there is residential development opposite however proximity to town centre and access poor -- development opposite granted as affordable,			

		<p>lending to view that this whole northern area (which is outside of the confines of the town) should be viewed as unsuitable for inclusion. Query on whether confusion with Cell 4 as Cell 4 appears on Google earth to be planted with trees, not Cell 5?</p>		
6		<p>Much is already developed. Question inclusion and this justification for including. Development of this site has been approved under conversion and change of use policies, and the particular circumstances of the golf club – simply because there are dwellings approved here does not mean that the whole area should be developed; it does not conform to the criteria as out of the valleys, and does not round off the town, access is poor and not convenient to town centre. Including the site would open the doors for the whole area to be developed, which is extending into the countryside.</p>		
7	4, 32	<p>Highly visible. Upper part is scrub lower part is steep and wooded. Agree unsuitable</p>		
8	5	<p>Highly visible Agree unsuitable</p>		
9	5,6	<p>Highly visible; would, if developed, be an unacceptable extension of Lostwithiel to the East. Agree unsuitable for inclusion however good connectivity via footpath for potential exception housing in the future (although don't see need to identify such sites now).</p>		
10	25	<p>Would, if developed, be an unacceptable extension of Lostwithiel to the East Agree not suitable.</p>		
11	6, 7, 8	<p>Already has planning permission for 50 houses Question inclusion, as currently has planning permission for 50% affordable housing & 50% open market under the approved S106, so has permission under the standard terms of an 'exception site'. If this is included within the development boundary, it would only require 35% affordable provision. The inclusion will immediately result in the loss of 15% affordable housing (7 houses for local people)</p>		

		as the developer will simply resubmit with a 35% offering which would be policy compliant. Is some way from the town centre, is ribbon development that is not within the three valleys, so arguably at odds with criteria.			
12	6, 7, 8	Overgrown by scrub. Would be an acceptable infill site for housing. Depends upon what happens in plan with Cell 11 – if Cell 11 is included within development boundary, then 12 has to be, however arguably should also be exception given the distance from town centre and ribbon development nature.			
13	8	Highly visible. Agree unsuitable.			
14	8	Lower part of this field would be suitable as a Rural Exception. The upper part, not included in cell 14, is highly visible. Agree unsuitable for inclusion within development boundary, unclear why any sites need identification as rural exception sites.			
15	38	Small piece of lawn with some young trees. Could be part of a Rural Exception. Given this small site is constrained by roads and buildings and therefore no issue of 'extension into the countryside' this should be included within development boundary, is clear rounding off.			
16	8, 39	Flat, easy access, suitable for Rural Exception Flood risk? Agree should not be included in development boundary. Not sure why any requirement to identify rural exception sites.			
17	40	This cell rises up from the West bank of the River Fowey in a rural setting overlooking Madderly Moor. Not suitable for development Agree not suitable for inclusion.			
18	10,13, 14, 15	Very high and highly visible. Development here would constitute an unacceptable extension to the Town's built-up area. Agree not suitable for inclusion.			
19		This cell contains allotments and Town Council cemetery Should be protected by alternate policy.			
20	15, 16	South West part is wooded. Whole cell is highly visible. Agree not suitable for inclusion.			

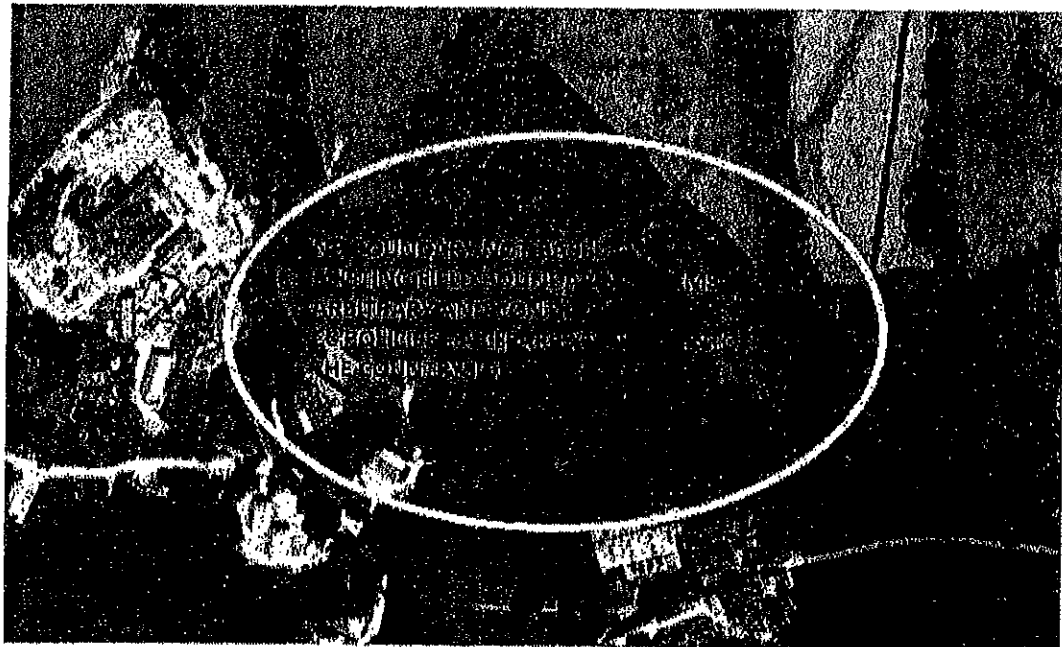
21	10,15, 17, 18	Suitable for infill housing Agree suitable.	✓	✓	✓
22	15, 19	Suitable for infill housing Agree suitable.	✓	✓	✓
23	15, 20, 21, 22	Most of this cell is a steep wooded valley Agree unsuitable for inclusion.	✗	✗	✗
24	22, 23, 24	Southern part is wooded although low-down; the remainder is highly visible. Agree is unsuitable, extends into countryside.	✗	✗	✗
25	9, 41, 42	A small cell. Development here is acceptable as it is only a little higher than the Meadow Breeze development. Suitable for housing Agree as access looks possible from Meadow Breeze, sits alongside this development, small site but would enable 26, convenient access to town centre, meets all criteria.	✓	✓	✓
26	9, 24, 25, 26, 27, 41	Well-hidden from most of the town and surrounding countryside. Suitable for housing Agree, with two access options and in close proximity to town centre, similar to Meadow Breeze in topography, woodland to n/w provides natural boundary to further development, meets all criteria.	✓	✓	✓
27	22, 24	Prominent and wooded. Not suitable for development. Agree not suitable for inclusion.	✗	✗	✗
28	9, 24, 25, 28, 29	Suitable for housing Agree suitable, with good access options, in close/convenient proximity to town centre, doesn't encroach to woodland to the north which provides natural boundary, sits alongside Uzella Park, meets NP 3 criteria and conforms to CC definition of rounding off with development on two sides (school playing fields which is part of the town, and Uzella Park).	✓	✓	✓
29	43	This is rural wooded valley side. Whilst the lower part is not prominent, the upper parts are highly visible. Not suitable for development. This cell actually made up of various areas including northern area that should not be included, however also includes the school playing fields that form a part of the town (potentially should be included in boundary as integral to town but can be protected by	✗	✗	✗

		separate policy), residential garden to the very south of cell that should be included in boundary, and land within the Brambles (adj to the playing fields) that while perhaps shouldn't be developed as meant to be Open Space shouldn't be excluded as is within town itself -- needs justification for exclusion. See image below table that highlights areas that exclusion is queried (B).	
30	30	Very high and prominent. It is visible from a large part of the Town. Agree not suitable.	
31	11, 12, 30	Highly visible. Agree not suitable.	
32	30	Steep, entirely wooded site. All of this cell, except for that immediately bordering Restormel Road is high and prominent. Agree not suitable.	

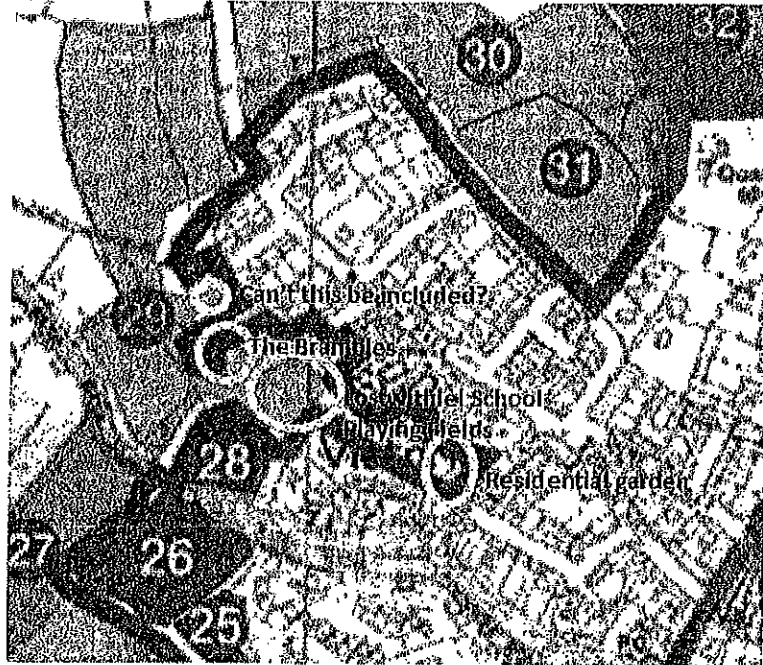
Key

Conforms to criterion	
Conflicts with criterion	

A) CELL 4



B) CELL 28 -- MADE UP OF DIFFERENT AREAS



Lostwithiel Town Council

From: [REDACTED]
Sent: 06 May 2018 12:03
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Lostwithiel Neighbourhood Plan Web site enquiry

Lostwithiel Neighbourhood Plan Web site enquiry

name [REDACTED]
email [REDACTED] To whom it may concern,

We would like to propose two sites to be included in the neighbourhood plan for Lostwithiel: Peregrine Hall and the site adjacent, the lower section of land to the West.

The sites are not visible from any point because of high foliage and dense trees but are of significant historical and architectural importance to Lostwithiel.

We are forwarding a document outlining our proposal and look forward to your response in discussion this matter further and kind consideration.

Yours truly,

[REDACTED]
[REDACTED]

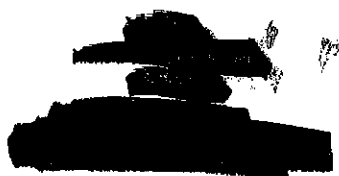
[REDACTED]

submit : Send

LOSTWITHIEL NEIGHBOURHOOD PLAN
COMMENT
PEREGRINE HALL LAND
05. 05. 2018

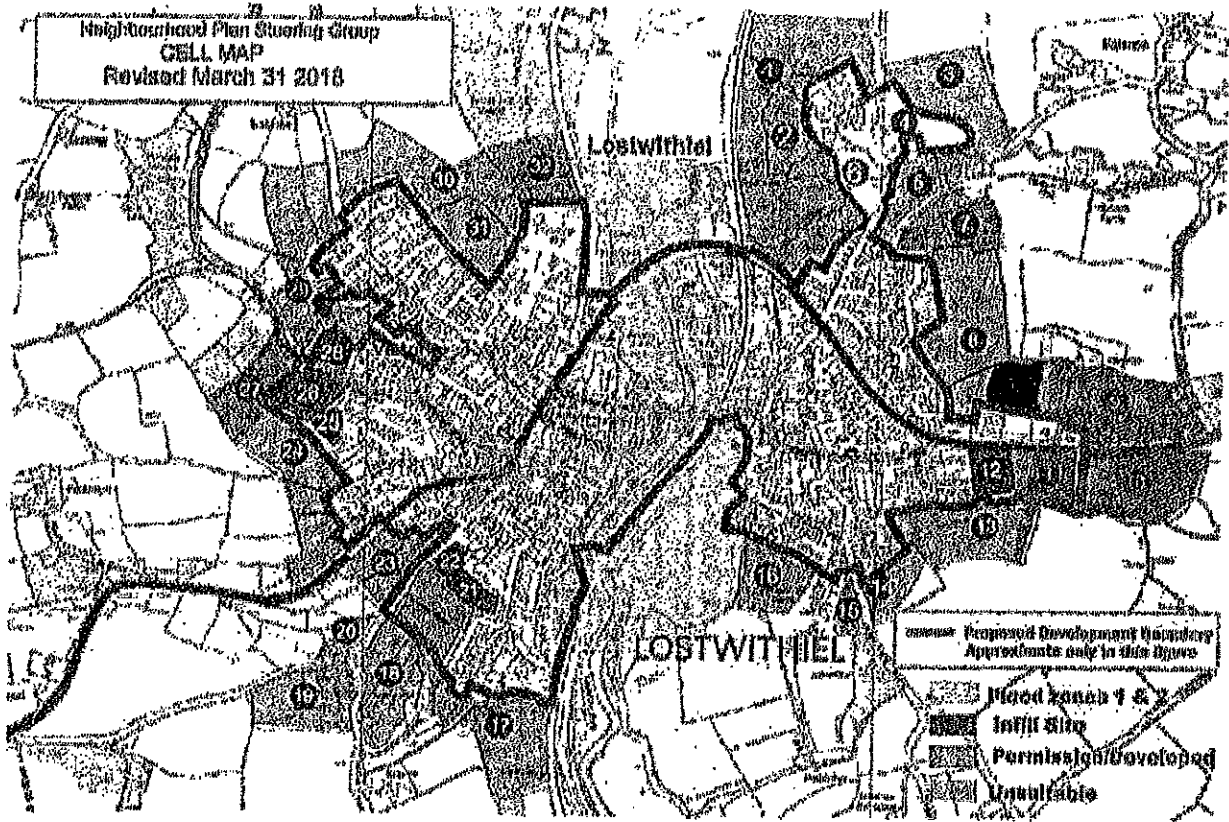


1. Proposed West Site. View towards Lostwithiel Town.



1 PROPOSED SITES AND NEIGHBOURHOOD PLAN

1.1 Neighbourhood Plan Proposed



1. Lostwithiel Neighbourhood Plan with proposed sites in red

The proposed two sites, as highlighted on the attached we argue, should be included in the revised neighbourhood plan. This land and property, Peregrine Hall, is integral to Lostwithiel town for its historical and architectural significance.

These sites are not visible yet easily accessible. The sites are surrounded by high trees and foliage with ample distance from neighbouring properties. The land is not visible at all from any point from Lostwithiel town or from Grenville Road (See photos on the adjacent page).

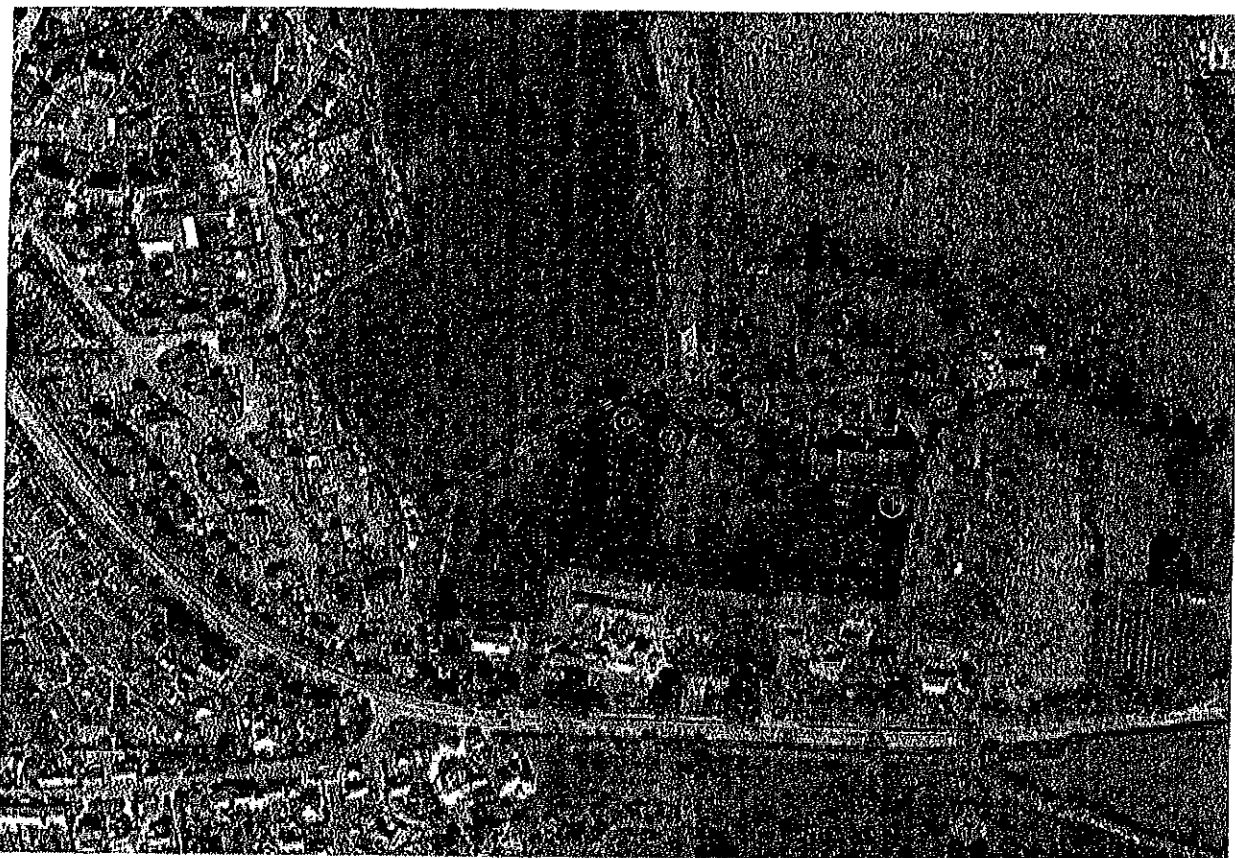
There is an existing wooden fence between the lower land and the stretched north strip. Some allotments and a greenhouse sit north of the wooden fence. A timber clad garage and landscaping has recently been completed on the west of the site.

- Proposed Site 1: two paddocks completely surrounded by high trees and bushes, not visible from any location but easily accessible from Grenville Road
- Proposed Site 2: Peregrine Hall, of architectural and historical merit, not visible from Lostwithiel as under skyline and hidden by high trees and bushes, Easily accessible from Grenville Road and Polscoe Road.



2 SITE AND SURROUNDING AREA

1.2 Area and Neighbouring properties/Views



1. Lostwithial Area ... Aerial View

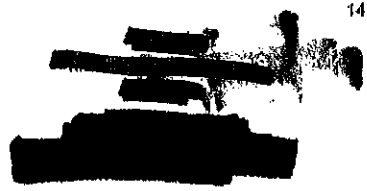
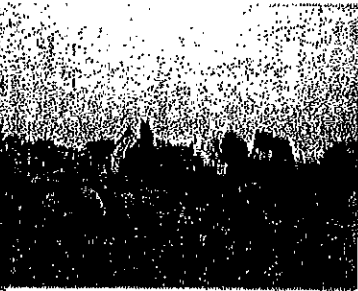
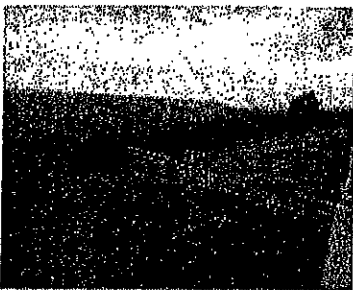
 Proposed Sites

- - - Proposed Neighbourhood plan boundary



2 SITE AND SURROUNDING AREA

2.2 The Site



798

Lostwithiel Town Council

From: [REDACTED]
Sent: 29 March 2018, 10:59
To: [REDACTED]
Subject: Lostwithiel Neighbourhood Plan Web site enquiry

Lostwithiel Neighbourhood Plan Web site enquiry

name : [REDACTED]

email : [REDACTED]

comment : I support the Neighbourhood plan and appreciate the time and effort made to bring this plan together. I personally would be prepared to pay for an annual local permit for parking to contribute to the up keep of free parking in the town which is good for business and visitors (I currently park on the road or the cattle market as I have no off street parking.

I can see that housing development is not straight forward but support developments within the town boundary especially affordable housing - appreciate the attention re fitting in with current style, in keeping with town horizon and keeping trees etc. Good to use levy to develop town facilities, - need to be mindful of impact on schools, GP etc.

submit : Send

To
Neighbourhood Plan
Steering Group
Lostwithiel Town Council.



4th May 2018

COMMENTS ON THE LOSTWITHIEL TOWN
COUNCIL NEIGHBOURHOOD PLAN

1) DEVELOPMENT BOUNDARY

Having studied the latest resubmission Neighbourhood Plan and attended the presentation last year which I thought was excellent, I did raise the question at this event regarding the Development Boundary, and suggested the boundary be extended to include the area to the south of Pill Cottages to include the five barns at Pill farm, and the ribbon of land extending to Pill Cottages, bounded by the main railway line, and the Rowey branch line (see attached plan of the land involved bounded by red line).

I was told by one of the representatives that this had been considered but not at present included (possibly made the included boundary map a bit messy?)

This land covers 1.3 acres approx. in total and is already serviced by mains water, and an electricity supply, as well as having a road access and enough land to provide off road parking.

Of this land 0.9 acres would lend itself to the development of two houses (see attached O/S site map with the area outlined in blue). This land is currently owned by local people one who has worked at Trewithen Dairy for 8.5 years and would like permission for an affordable self build house. The other owner who lives locally would like to build a house for his ageing disabled wife to HAPPI standards to allow him to remain in Lostwithiel. For these reasons I consider that this land should be included in the Development Boundary.

2) TRAVEL

As a frequent rail traveller to all parts of the rail network, I would comment thus:

Positive Points

- a) Car parking at station usually no problem and no car parking charges.
- b) Direct trains to London and the North.

Negative Points

- a) The long gaps in the service, and although some long distance trains stop at the Lostwithiel, currently coming back can often risk long connection waits, or as often happens go to Bodmin Parkway, which in terms of stops is a more useful railhead.
- b) The lack of a footbridge is a big draw back. A number of times I have seen passengers for the morning London trains stuck on the wrong side of the barriers, due to these being down for long periods especially when an up and a down train are due.

Network rail will always play for safety in terms of delaying road traffic over train delays because of the large penalty payable to the TOCs.

I would hope that any future changes in the train stopping patterns do not result in the withdrawal of the few long distance trains that currently stop at Lostwithiel. If there is one thing that we have learnt on the rural services is that people make more use of trains where a change of train is avoided. This was the phenomenal success of Regional

Railways in linking up through long distance services with the current fleet of trains that did not require to refuel daily and with far less down time for maintenance.

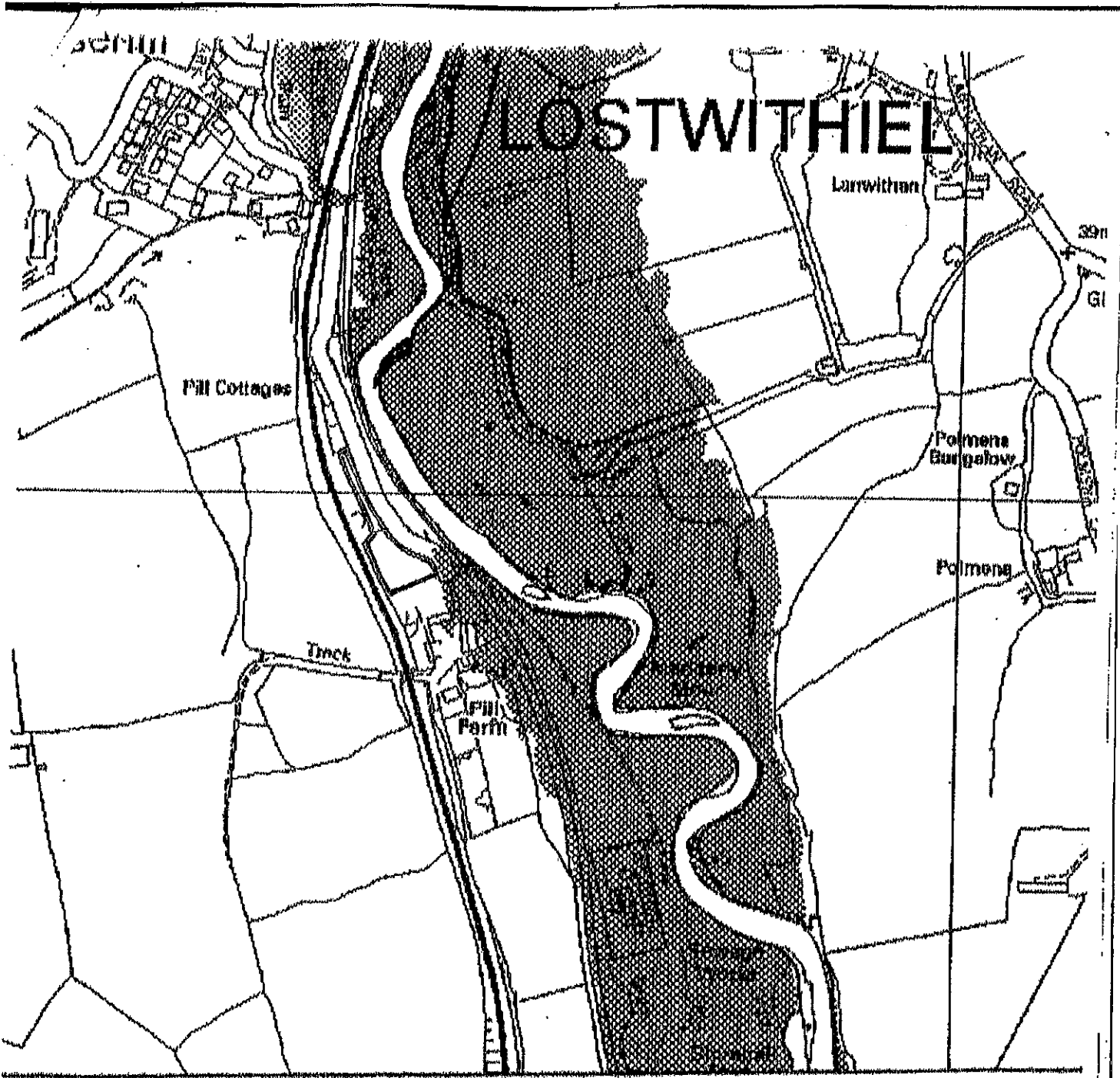
The aspiration to reopen the Fowey branch would to me still be a very low priority as it would be a costly exercise with probably very little return. The problems are manifold, the line would be classified as mainly a connectional service into the mainline, as is currently the case with the Looe branch.

At the Fowey end the proximity to the town of any station and the way the town is developing in the other direction along with the road access problems would have a major influence on future use.

The other critical factors would be the deployment of rolling stock and the infrastructure costs associated with dual freight / passenger use (compare) with the Looe branch.

Yours sincerely

A large black rectangular redaction covers the signature and name of the sender. The redaction is composed of two main blocks: a larger one above a smaller one, both obscuring the text underneath.



Lostwithiel Town Council

From: [REDACTED]
Sent: 25 March 2018 17:38
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Lostwithiel Town Council Web site enquiry

Lostwithiel Town Council Web site enquiry

name [REDACTED]
address [REDACTED]

telephone [REDACTED]
email :

enquiry : Having attended the Neighbourhood Plan Exhibition on Saturday March 24th and discovering a change to the 'Development Boundary', I feel it important to comment that insufficient information has been made available to local people about the exact implications of any possible building development with regard to certain zones. While we are invited to respond with comments and /or objections ahead of the final draft being submitted to Cornwall County Council, I am of the view that many people are unlikely to do so unless a more detailed and accurate picture of building proposals is made public. The very fact that the change to the Development Boundary is described as 'significant', is surely an indication of the importance of the latter and if local residents are being asked to make a properly informed choice. I submit : Submit

Lostwithiel Town Council

From: [REDACTED]
Sent: 29 March 2018 10:39
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Lostwithiel Neighbourhood Plan Web site enquiry

Lostwithiel Neighbourhood Plan Web site enquiry

name [REDACTED]
email [REDACTED]

comment : I support the Neighbourhood plan and appreciate the time and effort made to bring this plan together. I personally would be prepared to pay for an annual local permit for parking to contribute to the up keep of free parking in the town which is good for business and visitors(I currently park on the road or the cattle market as I have no off street parking.

I can see that housing development is not straight forward but support developments within the town boundary especially affordable housing - appreciate the attention re fitting jh with current style, in keeping with town horizon and keeping trees etc. Good to use levy to develop town facilities - need to be mindful of impact on schools, GP etc.
submit : Send

Lostwithiel Town Council

From: [REDACTED]
Sent: 01 April 2018 14:33
To: Lostwithiel Town Council
Subject: Lostwithiel town plan meeting/exhibition

Dear Sandra

I'm just writing to let you know that for the second time residents in Millham Road have been left out of your leaflet drop for the town plan exhibition. My partner checked the post box on Saturday morning having seen the postman deliver. There was no leaflet, yet on Sunday there was - this is the same as happened for the first exhibition and really are not providing sufficient time to plan to attend these meetings. My partner also mentioned that everywhere had run out of town newsletters during the weeks preceding the exhibition so was unfortunately unable to access that notice of the exhibition.

At the meeting Councillor Gutterman, stated that there have been no objections to the planning at Lostwithiel golf course. This is not true and I would urge Councillor Gutterman to correct his public statement. I and other local residents have made objections to planning. I personally included objections in response to the survey we received about development boundaries. I returned that by post and am concerned as it seems our responses have not been included in the findings.

Our neighbours have said that there may have been as many as 6 such surveys. We have only ever received 2 (which we have completed).

I'm slightly concerned that town residents outside of the main population centres are being missed out by your current delivery method. In the light of the changes to the propose development boundary since December it is concerning that those being disenfranchised are those most impacted by the changes.

Yours sincerely
[REDACTED]

Lostwithiel Town Council

From: [REDACTED] post@westernwebservices.co.uk>
Sent: 05 April 2018 08:34
To: clerk@lostwithieltowncouncil.gov.uk
Subject: Lostwithiel Neighbourhood Plan Web site enquiry

Lostwithiel Neighbourhood Plan Web site enquiry

name: [REDACTED]
email: [REDACTED]
comment: Dear Neighbourhood plan.
Some comments on the proposed planning.
[REDACTED]

I did go to google earth and zoom in on Lostwithiel and noticed that the woods / vally above plot 26 and 27 are holding the most of the trees around Lostwithiel, and that is noted in my garden with the wild life that I can see to include, Blackbird, Robin, Wood Pigeon, Tawny Owl, Starling, Robin, Blue Tit, Green Wood Pecker & Lesser Spotter Wood Pecker, House Sparrow, Song Thrush, Wren, Pheasant, Turtle Dove, Bull Finch, Jay, Mistle Thrush and Buzzard/Rabit grey squirrel ect.

Do we want to spoil ware they live by placing 20 housed by that wood and possibly cutting down a increadable Oak Tree in that area that supports them as well and most important is a quiet area for all.

Please take this into your plan and also that area is very steep and will be expensive to develop using heavy vehicles on Tanhouse road so with that I would think that the Golf area is less expensive and a better area to build.

Best Regards

[REDACTED]
submit: Send