



# LOSTWITHIEL TOWN COUNCIL

# Neighbourhood Plan

Issue TWO Winter 2015/16

## Consultation Process Agreed

First of all a big **“Thank You”** to all those of you who responded to our first Neighbourhood Plan newsletter. There were a lot of positive comments and some new ideas. This first consultation stage is now complete.

The Town Council’s Working Party have considered all your replies and made some changes to how we will now move forward. Their revised proposals have also been agreed by the Town Council. As a result a **“Statement of Community Consultation and Involvement”** has now been published. If you would like a copy, please contact the Town Council.

We have also agreed the issues to be included in our plan and the sequence in which we will do them.

## Housing the First Priority

Your responses confirmed our view that we should tackle the issue of housing development first. This maybe the most controversial subject and we need to allow plenty of time for everyone’s views to be heard.

After that some of you suggested changes, the Council agree. So now its **Transport: Economic Development: Society, Community & Recreation: Heritage & Culture** and finally **Environment, Biodiversity & Renewable Energy**.

First though it’s **HOUSING**. Inside are 10 draft policies that the Town Council would like your views on. There may be other things we wish to add later but we hope that this will start the discussion about our housing needs.

## Housing Needs Survey

## We need your help!

One of the most important things we need to achieve with our Neighbourhood Plan is to make sure we meet the housing needs of **LOCAL** people. Yes, this is about **“affordable”** housing, but it is more complicated. We also must ensure that we meet the needs of elderly people and those with special housing needs. At the same time we need to ensure local people who just want to buy or rent an **“open market”** home can do so.

For the Plan to achieve this, it must have sound policies based on evidence about the housing needs of Lostwithiel people, both now and into the future, remember the plan will go to 2030.

We are working with Cornwall Council to do a survey about housing needs for every household in Lostwithiel. This will be an **“on-line”** survey, but paper copies will be available if required.

In the next few weeks every household should get a letter explaining how this will work.

**We need your help please, when your letter arrives follow the instructions and complete the survey.**

### Neighbourhood Plan Web site on the way.

We’re working on it and have been awarded a small grant to pay for a web site for the Plan. Meanwhile for more information about Neighbourhood Plans go to:-

[www.locality.org.uk](http://www.locality.org.uk)

The more people who take part, the more accurate the results will be and the greater the chance of getting housing to meet Lostwithiel’s needs.

**Want to deliver by hand?**

**Then please use the “RED” boxes in Penhallgon’s, the Community Centre or the Co-operative.**

Neighbourhood Plan  
**Second Open Discussion & Exhibition**  
Saturday 5th March  
Lostwithiel Community Centre  
2.00 to 5.30 pm  
**FREE REFRESHMENTS**

# The TEN draft housing policies!

## **Policy ONE**

Housing development in Lostwithiel in the period 2010 to 2030 should be no greater than that set out in the adopted Cornwall Local Plan.

## **Policy TWO**

Housing development should be phased equally throughout each year of the plan period. The policy recognises that in order to sustain this rate of development a stock of housing approvals must be maintained. This should be 5 years supply of deliverable sites plus an additional 5% buffer stock. In addition there may be approvals for other sites that are unlikely to be developed within the five year window. If and when they become available these sites will be included in the numbers to achieve the phased release rate.

## **Policy THREE**

The Community Infrastructure Levy generated by developments in Lostwithiel will be required for infrastructure funding in the town to meet the needs generated by the level of planned growth.

## **Policy FOUR**

Housing development in Lostwithiel in the plan period should include at least 50% "affordable" homes for local people. In order to achieve a "balanced" development the affordable dwellings should be dispersed though out the areas of new housing. New developments should also make adequate provision for elderly people who may need support in their homes.

## **Policy FIVE**

There are areas of land which are either unsuitable for development or where it would be undesirable to see development. The Environment Agency have identified areas of the town at risk of flooding and there is a recognised flood problem. Building of new dwellings in Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability) should not be permitted. No development should be permitted within a distance of 7 metres of the top of the bank of either the Tanhouse Stream or the River Fowey.

The planned growth will almost certainly put increased pressure on infrastructure such as schools and open spaces. Thus housing development should not be allowed on land currently used for schools and similarly there should be no development on land currently designated as public open space or which is used for outdoor recreational activities.

## **Policy SIX**

The planned new housing developments should be contained within or immediately adjoining the existing town area and within the defined development area.

## **Policy SEVEN**

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.

## **Policy EIGHT**

New developments should manage surface water drainage on site through the use of "Sustainable Drainage Systems" that ensure that surface water flooding risks are not increased and, where possible, reduced. Development should reflect the objectives of the Water Framework Directive and not cause any deterioration in the River Fowey water quality and where possible should contribute to improving the waterbody status.

**These draft policies are taken from the report on the "Provisional Issues Relating to Housing" (Draft TWO) agreed by Lostwithiel Town Council as a basis for consultation. If you would like a copy of the full document email or write to The Town Clerk, at [clerk@lostwithieltowncouncil.gov.uk](mailto:clerk@lostwithieltowncouncil.gov.uk) or Lostwithiel Town Council, Neighbourhood Plan, Edgcumbe House, Fore Street, Lostwithiel, PL22 0BL.**

## Policy NINE

Where ever they occur, redundant agricultural, commercial, retail and industrial buildings may be adapted for domestic residential use, providing the original building is of either historic significance or of architectural interest and the conversion is done in a manner sympathetic to the original construction. Wherever possible such development should be no larger than the original structure and in no circumstances should there be an increase of more than 10% in the original area.

## Policy TEN

All new dwellings should be designed and constructed to minimise the use of energy and clean water. The use of renewable energy sources and high standards of insulation should be encouraged. 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 recommended by the Royal Institute of British Architecture in "The Case for Space" (2011).

To preserve the traditional style of the town net building densities should average XX dwellings per hectare across the defined development area. Priority should be given to the development of 2 and 3 bed dwellings for which there is greatest demand.

# We would like your views *Explanatory Notes*

Each of the ten draft policies forming this consultation is set out in full here. These notes have been added to explain the objectives of each detailed draft policy.

**Policy One** This will set the limit for new development up to 2030 and will accept the figure in the adopted Cornwall Local Plan, but no more. This will be the **lowest** figure we can include and have the plan accepted.

**Policy Two** This seeks to spread the new housing development equally over the plan period to allow an ongoing supply of new affordable homes, also to allow infrastructure development to keep pace and finally to ensure a adequate supply of deliverable sites at all times during the plan.

**Policy Three** This seeks to ensure some funding is available for local infrastructure development.

**Policy Four** This seeks to ensure an adequate supply of affordable homes for local people that are dispersed throughout new developments. The exact proportion may change subject to the outcome of a **housing needs survey**.

**Policy Five** This identifies areas where housing development would not be permitted.

**Policy Six** This introduces the concept of an area, where development will be allowed and but at this stage does not set the area boundary. That will come later..

**Policy Seven** This sets design standards for new development.

**Policy Eight** This sets rules for the management and drainage of surface water.

**Policy Nine** This recognises that there will be redundant buildings in many areas that could be put to good alternative uses

**Policy Ten** This sets rules for making new development more sustainable and appropriate to the local housing demand.

## WE NEED YOUR VIEWS

### Quick response form

If you just want to agree or disagree with some or all of the ten policies on the inside, this quick response form may help.

Just "✓" the appropriate box for each policy. **"Yes" if you agree,**  
**"No" if you disagree or**  
**"Don't Know" if you are undecided.**

If you have the same view for all the polices just "✓" the "All Policies" box at the top.

If you wish to make other comments, suggest amendments or other policies, please write or email to the address shown below before  
**31st May 2016**

Your Name.....

Address .....

.....

email .....



	Yes	No	Don't
All Policies	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy One	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Three	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Four	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Five	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Six	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Seven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Eight	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Nine	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Policy Ten	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Closing Date for  
your comments

**31st MAY**

2016