

# LOSTWITHIEL TOWN COUNCIL Neighbourhood Plan

Issue Eight Spring 2018

## Pre-submission Draft; 6 week Consultation

Thank you to everyone who commented on the December 2017 draft of our Plan. We have taken into account what you said and have produced our Pre-Submission Draft Plan.

The Town Council Pre-submission public consultation starts on Saturday March 24th lasts for 6 weeks.

Copies of the Plan and the summary are available at the exhibition, on-line at [www.lostwithielplan.org.uk](http://www.lostwithielplan.org.uk) and in the library, Church and Community Centre.

We will then look at the responses and making changes that are required, will produce the Submission Draft.

The Submission Draft will then be submitted to Cornwall Council who will conduct their own public consultation.

Our Neighbourhood Plan will be scrutinised by the 'Independent Examiner'. We must show that there is support for these changes if they are to be accepted by the Examiner for inclusion in the final Neighbourhood Plan.

**Your responses will help determine how Lostwithiel develops up to 2030.**

**Deadline for responses is Midday on Sunday May 6<sup>th</sup> 2018.**

Please return the completed Newsletter:

**BY POST** to Freepost LOSTPLAN (no stamp needed) OR

### **DROP IT INTO**

The Council letterbox marked LTC at the entrance to the library at the top of North Street OR

The Red Box under the community notice board in the Co-op.

### **BRING IT TO**

**The Community Centre (Oasis) on Saturday March 24<sup>th</sup> 2018, from 2:00pm until 4:00pm when there will be a Neighbourhood Plan Exhibition. It will be similar to that previously held on January 13<sup>th</sup> but includes a significant change to the Development Boundary.**

This event will provide an opportunity to discuss the Pre-submission Draft. Members of the Neighbourhood Plan Steering Group will be on-hand throughout the exhibition.

Any comments need to be submitted in writing; see reverse for details.

**Please use this space for comments**

I believe it vital that we support proposed development plan at sites close to town centre, in order to provide the opportunity for new families to move into the area and benefit from the facilities offered by our fabulous Lostwithiel town school, where I am chair of governors. This would consequently enhance pupil population and therefore provide opportunity to hit PAN pupil number targets which would bring greater funding and resource benefit to both advantaged + disadvantaged children. In addition, the community would benefit from greater diversity and community cohesion; Lostwithiel has the infrastructure to support this development and we need to ensure it happens!

Please let us have your name and address; it will not be made public.

Name

Address

Postcode

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**COME TO THE NEIGHBOURHOOD PLAN EXHIBITION & CONSULTATION EVENT**

**Saturday 24<sup>th</sup> March 2018**

**In The Oasis Centre, Community Centre from 2pm to 4pm**

**Everyone welcome. See what's in the Plan, talk to members of the Neighbourhood Plan Steering Group**

**Bring your family, friends and neighbours**

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Printed by Palace Printers Quay St Lostwithiel.

**Please use this space for comments**

We support this plan — it has been careful to capture public opinion & gives local residents a sense of pride & optimism for the future. We hope that Cornwall Council will respect the <sup>community's</sup> ~~interests~~ wishes in the future development of our town.

Please let us have your name and address; it will not be made public.

Name ... [REDACTED] .....

Address ... [REDACTED] .....

Postcode ... [REDACTED] .....

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The changes to the development boundary seem to be ~~not~~ reasonable.

We generally support the Neighbourhood Plan, our only comment would be that due to the continuing development of ~~the~~ new housing up Castle Hill, the 30 MPH speed limit on the lower end of this very narrow road should be extended up the hill past these new developments.

Please let us have your name and address; it will not be made public.

Name ..... [REDACTED]

Address ..... [REDACTED]

Postcode ..... [REDACTED]

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I and my neighbours feel that we need to protect the amenity area in Grassville Meadows between Nos 15 and 14, as has been done for other areas within the town ie. Meadow Brease + the Brambles.

Please let us have your name and address; it will not be made public.

Name ..... [REDACTED]

Address ..... [REDACTED]

Postcode ..... [REDACTED]

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Grateful to receive this latest Neighbourhood Plan Newsletter informing the next stage in the process, I will definitely have a read of the Pre-Submission Draft Plan in the library when I next visit.

However, unfortunately receiving the Newsletter in my post box on Sunday 25<sup>th</sup> March was not really helpful when the exhibition and Consultation Event was 'apparently' held yesterday. Needless to say, as I wasn't aware of it taking place, I was unable to attend!

This also happened in January.

Please let us have your name and address; it will not be made public.

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Address: [REDACTED]

Postcode: [REDACTED]

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Please use this space for comments

THIS IS MUCH BETTER AS A NEIGHBOURHOOD PLAN HOWEVER, I DO NOT AGREE WITH THE PLANNING POLICY B2, WHICH WILL BE OPEN TO LEGAL CHALLENGE. THE TOWN COUNCIL HAS NO TRAFFIC MANAGEMENT POLICY FOR QUEEN STREET ON WHICH PROPERTY IS NOT BEING SOLD AND IS UNLET (COMMERCIAL I.E. MR MITSON OF 'STICKS' FORSALE FOR MANY YEARS) YOU HAVE A SIMILAR PROBLEM WITH LLOYDS BANK & THE DOWER HOUSE IN FORE STREET (MIXED USE). I AM NOT AGAINST THE GENERAL POLICY BUT THE WORDING IS TOO RESTRICTIVE.

THERE ARE HERITAGE GRANTS AVAILABLE AND MONIES PAID BY DEVELOPERS UNDER SEC. 106 T.C.P.A TO

Please let us have your name and address; it will not be made public. BENEFIT THE LOCAL COMMUNITY. WITH THE TOWN COUNCIL SHOULD

Name .....

Address .....

Postcode .....

WE HAVE A POLICY AND APPLYING FOR MONIES AND GRANTS

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P.S. AS PARADE SQUARE IS BEING DEVELOPED WHY NOT RESTRICT PARKING AND DEVELOPE THE

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SQUARE AS A

FEATURE OF THE TOWN.

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HOUSING - Whilst I agree that affordable and/or small houses are needed, I see no reason to build any "executive" etc. homes. All that does is to attract more incomes from up-country. IF YOU BUILD NICE BIG NEW HOUSES IN A NICE TOWN YOU JUST SUCK IN MORE IMMIGRANTS FROM UP-COUNTRY! DO WE WANT THIS? NO  
I ALSO COMPLETELY DISAGREE WITH THE CORNWALL COUNTY PLAN, FOR THE SAME REASON, DO NOT KEEP BUILDING. MANY YOUNG PEOPLE WILL LEAVE CORNWALL ANYWAY, AS THERE ARE VERY FEW GOOD JOBS.

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FOR GOD'S SAKE DO SOMETHING ABOUT  
SPEEDING TRAFFIC THROUGH THE TOWN  
ON THE A390, BEFORE IT IS TOO LATE!!  
SPEED IS NOT AN ISSUE ANYMORE AT  
EAST TAPHOVE, ST CRAZAY, ST AUGUSTIN OR  
GRAMPOND, WHY IS IT AT LOSTWITHIEL??!!

Please let us have your name and address; it will not be made public.

Name [REDACTED]

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Postcode [REDACTED]

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① DEVELOPMENT IN TANHOUSE ROAD  
COULD ALLOW 20 MORE HOUSES BEYOND UZELLA PARK AND MEADOW BREEZE; = 40  
MORE CARS HAVING TO USE TANHOUSE ROAD/SWEETHOUSE ROAD, OR TANHOUSE  
JUNCTION ONTO QUEEN STREET. BOTH VERY DANGEROUS ALREADY.  
(ALSO MORE ASSOCIATED TRAFFIC - DELIVERIES ETC)

TANHOUSE ROAD IS ALREADY CONGESTED WITH PARKED VEHICLES, RESTRICTING  
ACCESS FOR EMERGENCY + ESSENTIAL VEHICLES SUCH AS REFUSE COLLECTIONS.

② EXCESS DEVELOPMENT AT THE GOLF CLUB, (PLOT 4) WILL CREATE SIMILAR  
ACCESS PROBLEMS IN COTT ROAD. DEVELOPMENT AT THE GOLF CLUB  
WILL SET A PRECEDENT FOR SPOILING THE FOWER RIVER VALLEY ALONG  
RESTORMEL ROAD AS THIS IS ADJOINING THE SITE.

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*Thank you for the consultation -*

*I have concerns about development in cells 14, 15, 16 and areas south of Coffee Lake Meadows due to a conflict with arterial 2 - 'Ribbon development and access to the town'*

*At present the only access to the town is via an unpedestrianised section of road. This is blind, has no pathway, and is unlit. I believe that this is insufficient for greater traffic flow, and that further development here may lead to undesirable conflict between the traffic and pedestrians.*

*Thank you -*

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Name 

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**Please use this space for comments**

When are you going to do something about CAR PARKING  
with all the new housing and existing parking is a disaster

**Please let us have your name and address; it will not be made public.**

Name 

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- ① THE TWO FIELDS AND WOODS AT THE BACK OF MY HOUSE WERE ARE ONE OF THE REASONS I SETTLED IN THAT HOUSE AND I WOULD NOT OF BOUGHT THE HOUSE WITHOUT THE VIEW FROM BEDROOMS & KITCHEN AS NATURE IS IMPORTANT TO ME BY BUILDING THERE WILL IMPACT ON ME + ALL THE WILD LIFE LIVING THERE TO.  
SO I DO NOT WANT THAT AREA ON YOUR PLANNING DEVELOPMENT AREA.
- ② DUE TO THE VERY STEEP NATURE OF THE LAND IT WILL BE EXPENSIVE TO DEVELOP AND WITH ONE SMALL ROAD TO DRIVE HEAVY VEHICLE UP & DOWN COULD ERODE MY HOUSE FOUNDATIONS, AS I AM RIGHT ABOVE THAT ROAD.

Please let us have your name and address; it will not be made public.

Regards.

Name: [REDACTED]

Address: [REDACTED]

Postcode: [REDACTED]

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I agree with the developments as proposed.  
Small developments only add to the character  
of the town and enable local facilities and  
shops to be retained.  
A footbridge for the railway line would  
be a great addition to the plan.  
Additional parking areas would be  
very helpful to the town.

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*I object to any building to the right of the golf club-house on the other side of Cott Road. Including the old driving range.*

**Please let us have your name and address; it will not be made public.**

Name ..... [REDACTED] .....

Address ..... [REDACTED] .....

Postcode ..... [REDACTED] .....

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Thank you for explaining the proposals.

I am impressed with the consultation process, and people I met from the town council.

I agree that any development should be to the North due to access points from the road onto the main road. I am from Bristol originally and they have 20mph. Lostwithiel should ALL be 20mph for safety.

Land cell map - Nov 14 2017 - I am concerned about cells 14, 15, 16 as I live in Coffee Lake and purchased the property for its back views, cul-de-sac quiet for children and quiet.

The access road for this side of town is unsuitable for more traffic. I'd like to know about all affordable housing developments

→ Also route from my house to town involves a no-pavement, blind corner pedestrian route, not ideal for more footfall.

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In my opinion development should be in the north of the town encasing the old golf complex as it would have the least impact on the ~~area~~<sup>current</sup> surrounding houses and road networks. My sister in law + husband could not attend today and they support the north as well. I will support the newest development Boundary Plan.

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Cell 28 - not suitable for housing - 1) Too steep 2) Too close to R. Coker -  
run-off will cause flooding. 7m exclusion zone will make NO difference to <sup>amount</sup> of  
water entering the river here. This field was wooded until mysteriously an ash coppice  
was felled recently prior to sale.

Cell 26 - not suitable for housing. 1) Water already runs off this area onto Tanhouse  
road. Risk of flooding. 2) Too steep. Hard surfaces (roads, roofs, drives)  
increase with flooding risk.

26+28 were included in the plan "because there was not enough  
development on the West side of town" RUBBISH DECISION. SPURIOUS. Just  
because Uzella Parkford Meadows Brease exist does not mean we should repeat  
previous mistakes. CELLS can be seen from many vantage points; should not be  
developed.

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Request that cell areas be reviewed i.e. some are very large and could be split into two.

For example: Cell 29 fails on all criterium - but the lower parts are not highly visible, as stated, and it is only partly wooded - in old quarry.

If time permits, walking some of the area might aid cell area and what is actually there.

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**Spare copies of this Newsletter will be available in the library, Church Community Centre and at the Neighbourhood Plan Exhibition.**

**COME TO THE NEIGHBOURHOOD PLAN EXHIBITION & CONSULTATION EVENT**

**Saturday 24<sup>th</sup> March 2018**

**In The Oasis Centre, Community Centre from 2pm to 4pm**

Everyone welcome. See what's in the Plan, talk to members of the Neighbourhood Plan Steering Group

Bring your family, friends and neighbours

LOSTWITHIEL NEIGHBOURHOOD PLAN

Published by Lostwithiel Town Council, Taprell House, North Street, Lostwithiel

Printed by Palace Printers Quay St Lostwithiel.

Please use this space for comments

*Please see attached letter and photographs*

Please let us have your name and address; it will not be made public.

Name ..... [REDACTED]

Address ..... [REDACTED]

Postcode ..... [REDACTED]

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[REDACTED]  
[REDACTED]  
[REDACTED]

**For the attention of: Neighbourhood Plan Steering Group  
Lostwithiel Town Council**

**Re: Neighbourhood Plan / Objections**

I would like to object to the late change in the proposed building line boundary which now includes part of the field which was the old driving range and an area which previously could only be developed as a rural exception. This meant that only affordable houses could be built, **in exceptional circumstances**. As Lostwithiel has already met its quota of required housing, no more houses are needed. There is apparently already a site which has planning permission for about fifty houses where building has not started but the groundworks and services have been installed. The landowner of the driving range has said that because those houses have not yet been built, he should therefore be able to do so on the driving range. If [REDACTED] is given permission to build, does this mean that development on the other site would not go ahead?

At the final public meeting where the proposed boundary change was shown in photographs, it was marked as cells 1 and 7. The accompanying information stated that building could not occur in these cells.

In a meeting between the residents of [REDACTED] and the steering committee we were informed that the area covered by the change was in fact cell 4. We were also told at this meeting that not many people had commented on the boundary change.

There are possibly a number of reasons for this:

1. The people of Lostwithiel did not realise that by changing the boundary line, this would mean that the landowner could build High-end houses without the requirement to build any affordable ones.
2. As the photographs and plans did not show this area as cell 4, no-one would have known which cell to comment on. Local people have therefore not been properly informed and yet are asked to post their comments /and or objections.

The chairman of the steering group told us that [REDACTED] has stated that for every house he builds, he will build two parking spaces for the people of Lostwithiel. I think this pledge is misleading and has possibly been misinterpreted by the Steering Group. What [REDACTED] more than likely means is that each house will have a private two car space driveway. As the owner of the house they become residents of Lostwithiel. It is blatantly clear that [REDACTED] is not going to build a car park for the benefit of the greater community!

If housing were to be allowed, it would become a ribbon development which I hope the Steering Group would aim to discourage.

### **Traffic Problems**

The potential increase in traffic caused by the golf club development will have a serious impact on Cott Road which for much of the day is basically a single track road without passing spaces. It is quite a busy road as it is the only one leading to the popular Duchy nursery. Development on the former driving range could also create severe traffic problems as more vehicles will be introduced to the site. A further concern is that this increased traffic could pose a hazard to the emergency services such as fire engines and ambulances.

[REDACTED] it is already very difficult turning left into Millham Lane from Cott Road because of vehicles parked opposite the junction. Even turning right into Millham Lane has become difficult because more traffic has started to use the lane. Drivers turning into the lane can't see if the lane is clear until they have half turned in. If a car is coming down Millham lane the car trying to enter has to try and reverse out back into the main road.

### **Photographs showing the Driving range site from Lostwithiel**

At the meeting with the Steering Group, it was suggested that [REDACTED] provide photographic evidence to prove that development on the driving range would be seen from Restormel Castle or from the town. We were asked to do this as we contested the opinion of Steering Group members that any development will not be visible.

A report with photographic evidence compiled by a resident [REDACTED] has since been submitted to the Steering Group and I have also included photographs with this letter.

From these you will see that the driving range can clearly be seen from the town and forms the backdrop to the church when viewed from Rosehill. The driving range can also be seen from the playing fields by the community centre, from Millham Lane, from Summer Street, from Cott Road, from Castle Hill, and from Restormel Castle. It can also be seen from other parts of the town including the main A390 approach from St Austell.

A final point I would like to make and one no less important than any of the above is that the site in question forms part of the natural and historic landscape of the town appreciated by both local people and visitors. I believe it would be a crying shame to destroy such an asset.

I hope these concerns will be given the consideration they deserve and will contribute to a rethink by the Steering Group with regard to the Development Boundary line.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



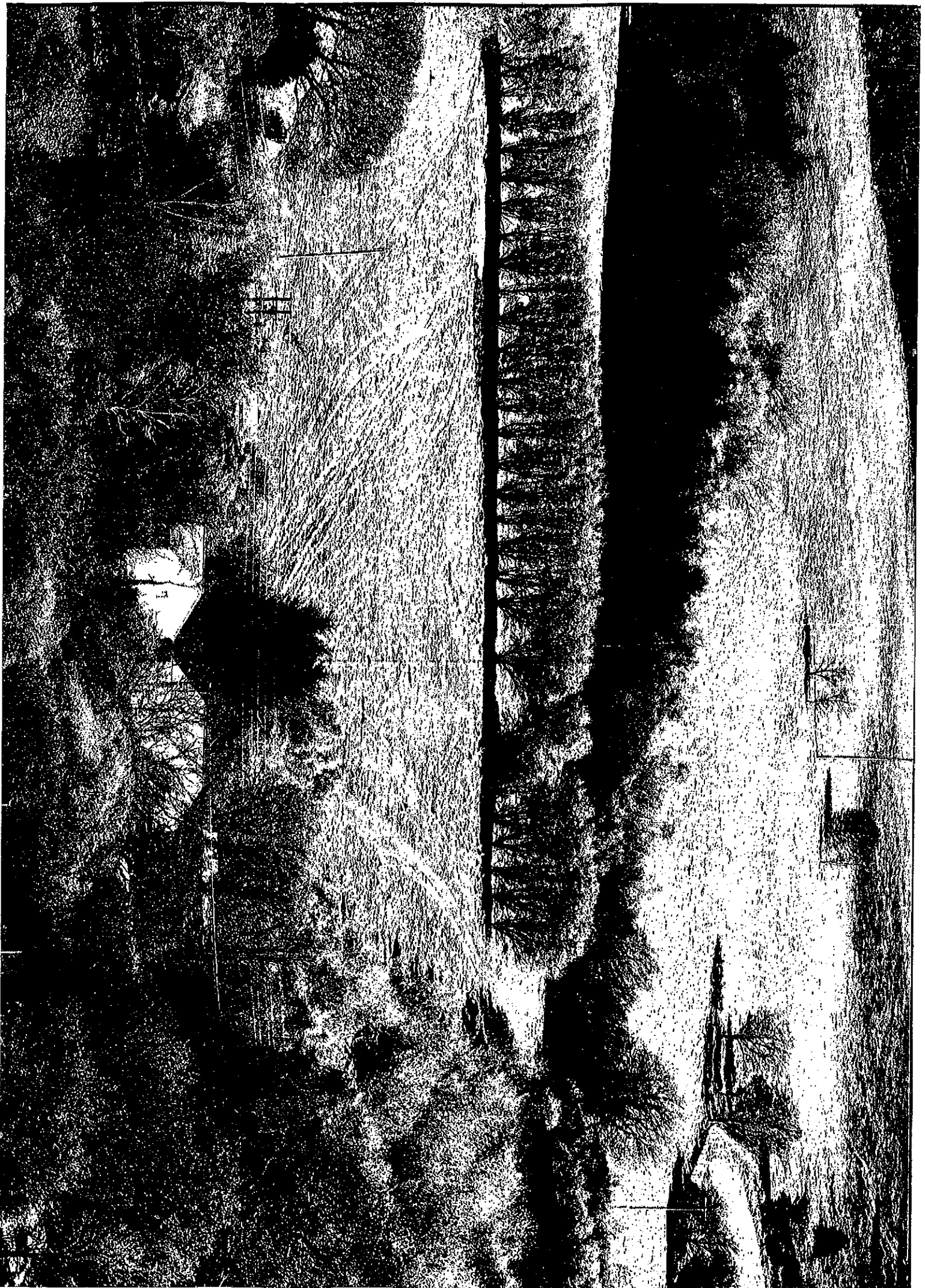


View of the driving range and Restored Cotte from Millhara Lane.

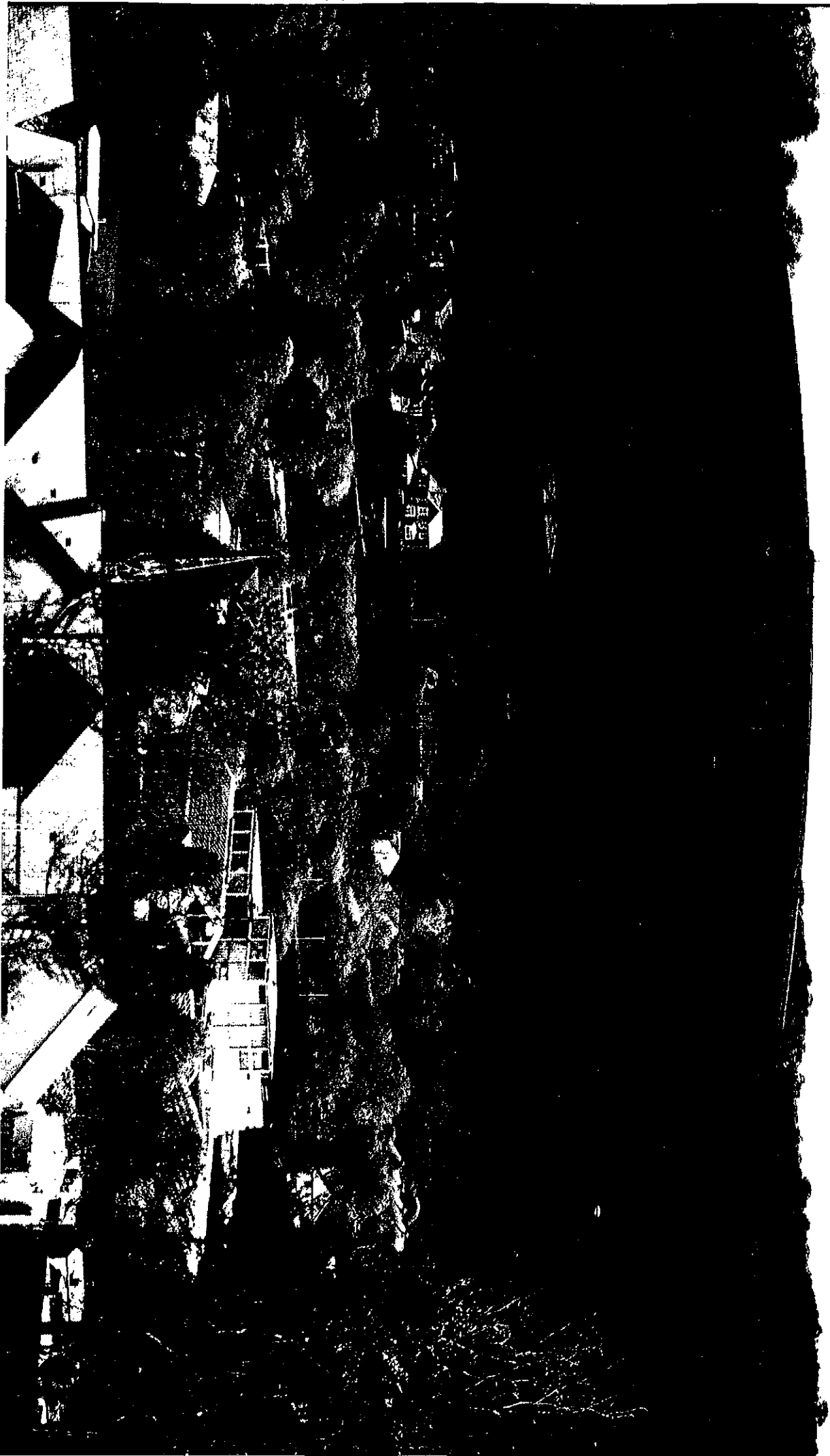


The driving range - backdrop to host withiel Church

taken from Rose Hill



The whole of the driving range viewed from Lostwithiel



## View of Looiswihel from Castle Hill

The driving range can be seen in the centre of the image

It is field which shows the pool pit where the landowner has been burying rubbish.