



LOSTWITHIEL TOWN COUNCIL

Neighbourhood Plan

Issue Seven Winter 2018

Thank you to everyone who commented on the 'Early Draft' our Plan

The Plan sets out how new housing developments, transport, social, economic and environmental policies should be implemented locally up until 2030.

Taking account of comments received so far, the Steering Group has drafted a number of important changes:

- A more tightly-drawn 'Development Boundary'. This boundary is crucial as it defines where future development will be allowed.
- Additional policies addressing housing, conversion of business premises parking and conservation.

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.

This Newsletter sets out the changes and reasons for making them, and asks which of them you support.

Please complete the questionnaire. Your responses will help determine how Lostwithiel develops up to 2030.

Call for sites; see back page.

NEIGHBOURHOOD PLAN QUESTIONNAIRE

Changes and extra policies have been proposed. What do you think?

Each question asks whether you support the change.

There is a space for further comments at the end of this Newsletter.

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

**Lostwithiel Community Centre
Saturday January 13th 2018, from 2:00
until 5:00pm when there will be a
Neighbourhood Plan Exhibition**

This event will provide an opportunity to discuss the proposed changes and the rationale for them. Members of the Neighbourhood Plan Steering Group will be on-hand throughout the exhibition to discuss the issues and listen to comments.

The Development Boundary

This boundary is one of the most important aspects of the Plan as it determines where housing development can take place. Building will be permitted within the boundary but not outside it, unless it is identified as a Rural Exception Site.

Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception Sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of open-market value homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. These sites must have a minimum of 50% affordable houses.

The first draft of this Development Boundary allowed for more open-market housing than Lostwithiel needs up to 2030. The revised boundary has been redrawn to limit the amount of land available for development to that required to satisfy need. Since drawing the first version of the Development Boundary, we have considered the responses from both the public and Cornwall Council planning officers. We have also visited and photographed all the pieces of undeveloped land immediately outside the first version Development Boundary to assess their suitability for development using three criteria.

As a result of applying these criteria, a revised Development Boundary is proposed.

The criteria are:-

- **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.

Q..1 Do you agree with these criteria?

YES/NO

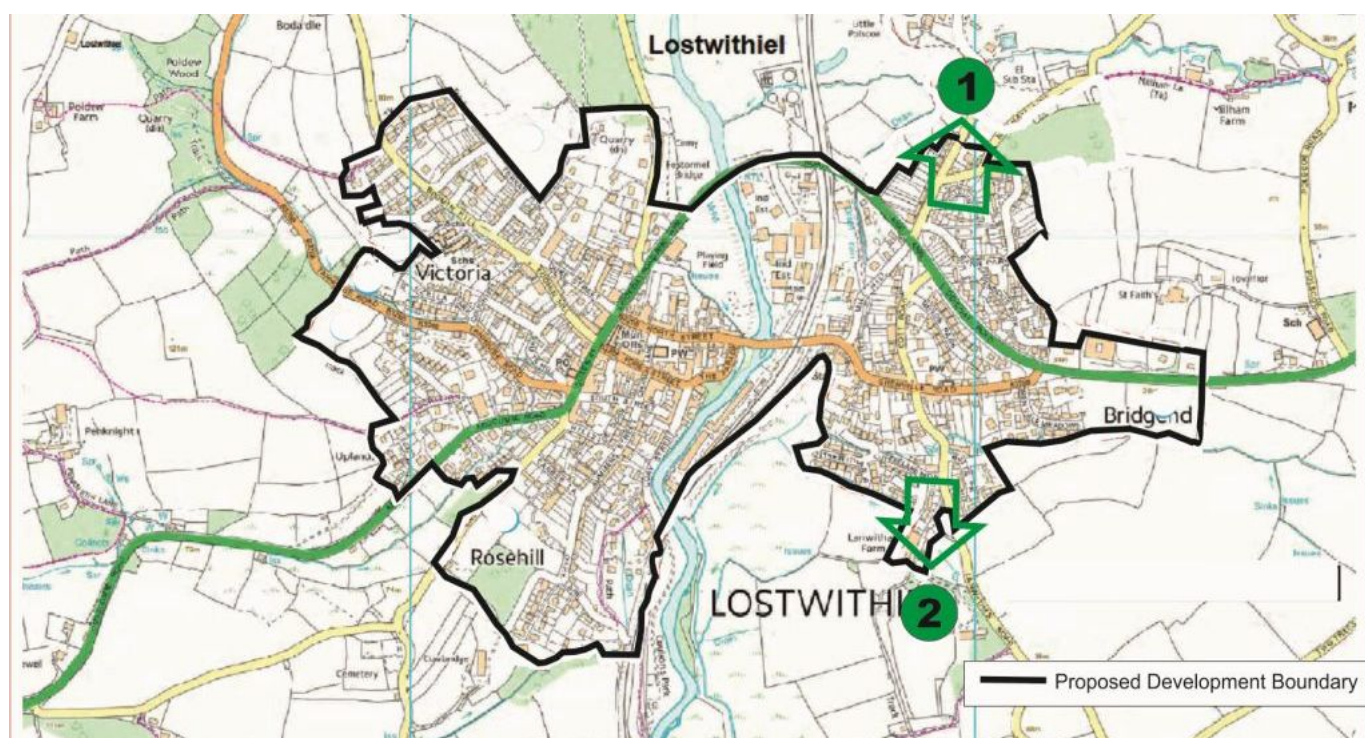


Fig 1: Revised Development Boundary Nov 2017.

Q. 2 Do you support the revised Development Boundary: Fig 1? YES/NO

Rural Exception Sites

In future, there may be a need for additional affordable housing than can be provided within the proposed boundary. If this becomes the case, in which direction(s) (see numbered green arrows Fig 1) should this development of 'Rural Exception' sites take place?

Q. 3 Direction 1 Northwards: Fig 1? YES/NO

Q. 4 Direction 2 Southwards: Fig 1? YES/NO

New and Revised Policies: 'Characterization Zones' & Conversions

The Town Council wants to preserve our historic assets and maintain a vibrant and sustainable commercial centre at the heart of the town. To help achieve this aim, the town has been divided into a number 'Characterisation Zones'. We have indicated what we believe to be the commercial centre of the Town (Fore Street, parts of Queen Street and Quay Street). It is important that existing business premises remain in commercial, retail, or public service use. The Neighbourhood Plan proposes to restrict conversions and changes of use.

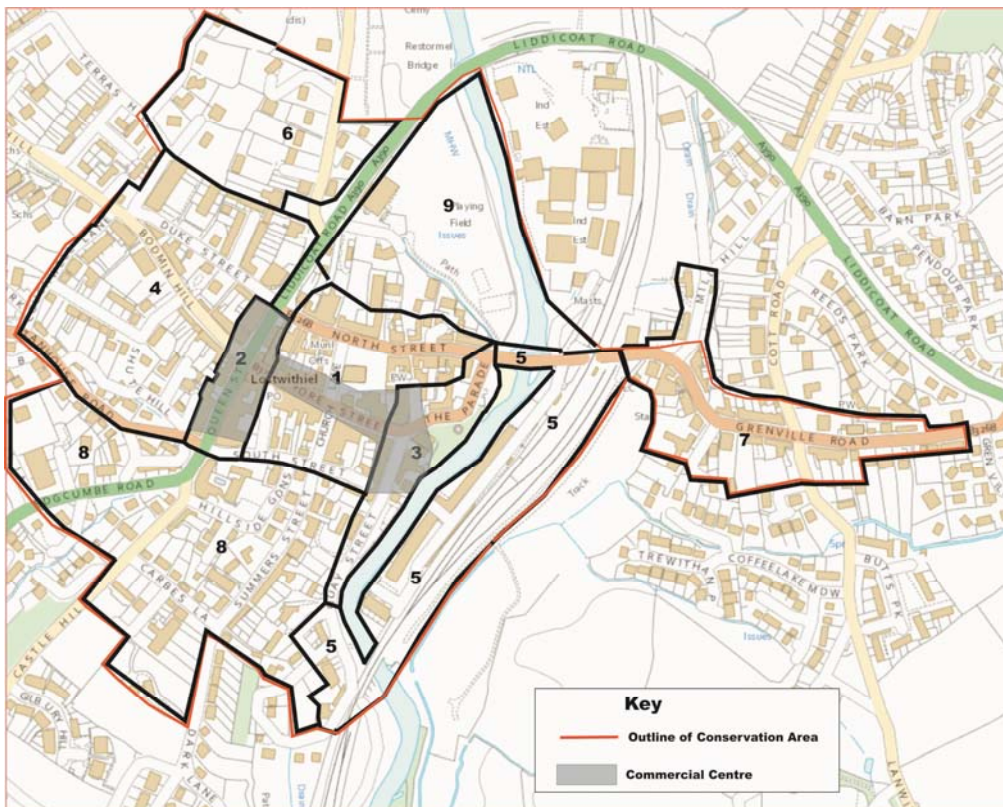


Fig 2: Characterisation Zones

We propose the following policies on commercial & residential conversions

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

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

Q. 5 Do you agree with this policy? YES/NO

Conversions to residential use: *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 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 a continuous period of at least 12 months.

Q. 6 Do you agree with this policy? YES/NO

Conversion of redundant buildings outside the Development Boundary: *Safe and convenient access and adequate parking should be provided without significant adverse impact on the local environment*

Q. 7 Do you agree with this policy? YES/NO

Revised and additional housing policies

Housing development in gardens: Zone 6 Fig: 2 : *This character zone provides the lowest density and greenest area of the town: it comprises villa's overlooking the river valley. To preserve this character we propose the following policy:*

In Zone 6, housing development in gardens will not be permitted.

Q. 8 Do you agree with this policy? YES/NO

Q. 9 Should this policy apply to other zones, if so, which ones?

Sympathetic development: *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 that will be identified in an Appraisal and Management Plan.*

Q. 10 Do you agree with this policy?YES/NO

Design standards: *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 (Royal Institute of British Architects) or CABI (Commission for Architecture and the Built Environment) design review guidelines.*

Q. 11 Do you agree with this policy? YES/NO

Spacing and density: *New housing development at the edge of the development boundary must be of a lower density so it blends into the countryside beyond.*

Q. 12 Do you agree with this policy? YES/NO

Affordable housing: *All affordable housing to be delivered in the Parish should be visually indistinguishable from the open-market value housing and be of a type, size and tenure that meets the local housing needs of the Parish.*

Q. 13 Do you agree with this policy? YES/NO

Housing for the elderly: *Housing for the elderly should incorporate the HAPPI (Housing our Ageing Population Panel for Innovation) principles and be equipped with sprinkler systems. See: <https://www.gov.uk/government/publications/housing-our-ageing-population-panel-for-innovation> for more detail.*

Q. 14 Do you agree with this policy? YES/NO

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

Q. 15 Do you agree with this policy? YES/NO

Use of materials: *Where practical, materials should be sourced locally, and there should be sufficient richness of detail in the design and materials.*

Q. 16 Do you agree with this policy? YES/NO

Additional parking policy

Off-street Parking: *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.*

Q. 17 Do you agree with this policy? YES/NO

Lostwithiel Town Council Neighbourhood Plan 'call for sites'

As part of the preparation of the Neighbourhood Plan, Lostwithiel Town Council wishes to identify all possible development sites in and around Lostwithiel. This 'Call for Sites' is an invitation for any resident, landowner, business, developer or agent to submit a site or sites for consideration in the neighbourhood plan.

Full details of Lostwithiel's Neighbourhood Plan can be accessed via www.lostwithielplan.org.uk

If you have a site which you wish to put forward please contact Sandra Harris Town clerk on 01208 872323 or via email clerk@lostwithieltowncouncil.gov.uk by 31/1/18.

Please use this space for any further comments

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

Name

Address

Postcode

PLEASE RETURN THIS TO LOSTWITHIEL TOWN COUNCIL.

BY POST to Freepost LOSTPLAN (no stamp needed) OR DROP IT in the Council letterbox marked LTC at the entrance to the library at the top of North Street, OR in the Red Box under the community notice board in the Co-op or bring it to the public exhibition; see below.

Spare copies of this Newsletter will be available in the library and at the Neighbourhood Plan Exhibition.

COME TO THE NEIGHBOURHOOD PLAN EXHIBITION & CONSULTATION EVENT

Saturday 13th January 2018

in the Community Centre from 2pm to 5pm

**Everyone welcome. See what's in the Plan, talk to members of the
Neighbourhood Plan Steering Group, share your views, give your feedback.**

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.

The views expressed in this newsletter are those of the Neighbourhood Plan Steering Group and do not necessarily reflect the policies or decisions of Lostwithiel Town Council

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