

Drawing the Development Boundary

The undeveloped land immediately surrounding the current limits of Lostwithiel's housing boundary was divided into parcels of land (cells) and each was allocated a number. The boundaries of these cells followed field boundaries as far as was possible. In addition, all pieces of land within the current housing boundary were identified and each was allocated a number if it had not already been developed (see fig 1)

The Neighbourhood Planning Steering Group then considered each cell against the following three criteria.

- **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

All the cells being considered were photographed from viewpoints around Lostwithiel. Each view point was allocated a number (see fig.2). Some cells were individually photographed. This photographic evidence (see figures 3 to 38) was presented to the Steering Group meeting to assist in judging each cell as to its suitability for housing development. Cells were required to conform to all three criteria to be deemed suitable for development and therefore included within the Development Boundary . Not all cells that conform to all the criteria were included within the Development Boundary. This is because, within the Boundary, there is sufficient land to more than meet both Lostwithiel's Minimum NDP housing target and its own target. The land deemed suitable but left outside the Development Boundary could be used for future development beyond 2030 or be used as Rural Exceptions should there be a demonstrable need for affordable housing that can not be satisfied by building houses on land within the Development Boundary.

All land in the Lostwithiel flood plain (see Fig 2) was considered unsuitable for housing or commercial development.

| 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 | X | X | ✓ |
| 2 | 3, 33 | Although it does not relate well to the Town, it fits other criteria; could be a Rural Exception | ✓ | X | ✓ |
| 3 | 32, 34, 35 | The higher North East part of the field. highly visible | X | X | ✓ |
| 4 | 3, 34, 35, 36 | Highly visible. Pushes out into open country. Exacerbates the ribbon development in that area. Not suitable for development. | X | X | ✓ |
| 5 | 37 | Planted with oak trees in past 10 years. These should be allowed to mature. Not suitable for development. | ✓ | X | X |
| 6 | | Much, but not all, is already developed. As it projects beyond the Development Boundary, further development must be discouraged. Visible from Restormel Castle. | X | X | ✓ |
| 7 | 4, 32 | Highly visible. Upper part is scrub lower part is steep and wooded. | X | X | X |
| 8 | 5 | Highly visible | X | X | ✓ |
| 9 | 5,6 | Highly visible; would, if developed, be an unacceptable extension of Lostwithiel to the East. | X | X | ✓ |
| 10 | 25 | Would, if developed, be an unacceptable extension of Lostwithiel to the East | ✓ | X | ✓ |
| 11 | 6, 7, 8 | Already has planning permission for 50 houses | ✓ | ✓ | ✓ |
| 12 | 6, 7, 8 | Overgrown by scrub. Would be an acceptable infill site for housing. | ✓ | ✓ | ✓ |
| 13 | 8 | Highly visible. | X | X | ✓ |
| 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. | ✓ | X | ✓ |
| 15 | 38 | Small piece of lawn with some young trees. Could be part of a Rural Exception. | ✓ | X | ✓ |
| 16 | 8, 39 | Flat, easy access, suitable for Rural Exception | ✓ | X | ✓ |
| 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 | X | X | ✓ |
| 18 | 10,13, 14, 15 | Very high and highly visible. Development here would constitute an unacceptable extension to the Town's built-up area. | X | X | ✓ |
| 19 | | This cell contains allotments and Town Council cemetery | X | X | ✓ |
| 20 | 15, 16 | South West part is wooded. Whole cell is | X | X | X |

| | | | | | |
|----|-----------------------|--|---|---|---|
| | | highly visible. | | | |
| 21 | 10,15, 17, 18 | Suitable for infill housing | ✓ | ✓ | ✓ |
| 22 | 15, 19 | Suitable for infill housing | ✓ | ✓ | ✓ |
| 23 | 15, 20, 21, 22 | Most of this cell is a steep wooded valley | X | ✓ | X |
| 24 | 22, 23, 24 | Southern part is wooded although low-down; the remainder is highly visible. | X | X | X |
| 25 | 9, 41, 42 | Easily visible as it is on high ground. | X | X | ✓ |
| 26 | 9, 24, 25, 26, 27, 41 | Well-hidden from most of the town but pushes into the surrounding countryside. | ✓ | X | ✓ |
| 27 | 22, 24 | Prominent and wooded. Not suitable for development. | X | X | X |
| 28 | 9, 24, 25, 28, 29 | Suitable for Rural Exception. Not included in the Development boundary as it pushes into open countryside and housing target has been more than met with infill sites. | ✓ | X | ✓ |
| 29 | 43 | This is rural, partly-wooded valley side. Whilst the lower part is not prominent, the upper parts are highly visible. Not suitable for development. | X | X | X |
| 30 | 30 | Very high and prominent. It is visible from a large part of the Town. | X | X | ✓ |
| 31 | 11, 12, 30 | Highly visible. | X | ✓ | ✓ |
| 32 | 30 | Steep, entirely wooded site. All of this cell, except for that immediately bordering Restormel Road is high and prominent. | X | X | X |

Key

| | |
|--------------------------|---|
| Conforms to criterion | ✓ |
| Conflicts with criterion | X |

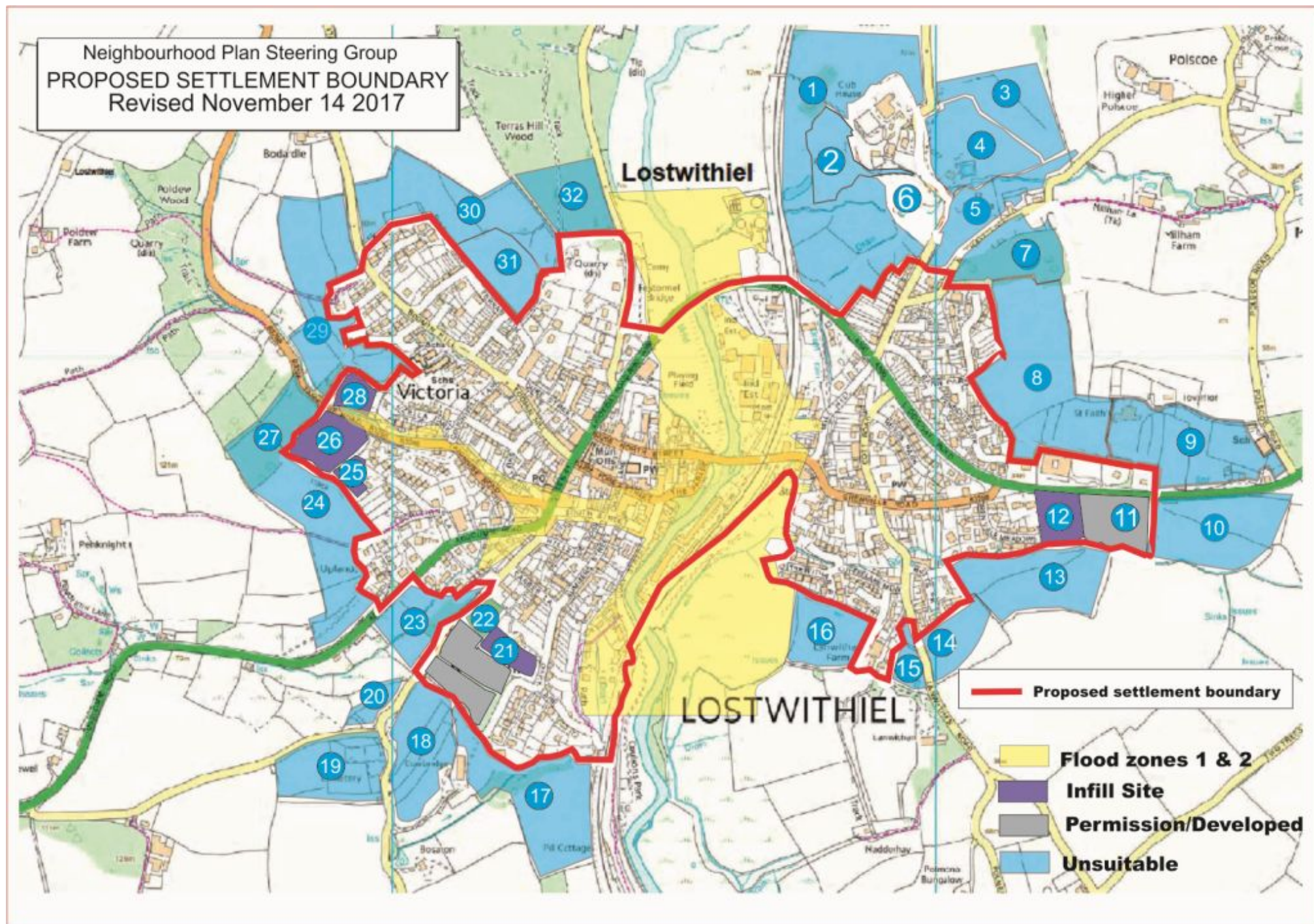


Figure 1 Settlement Boundary

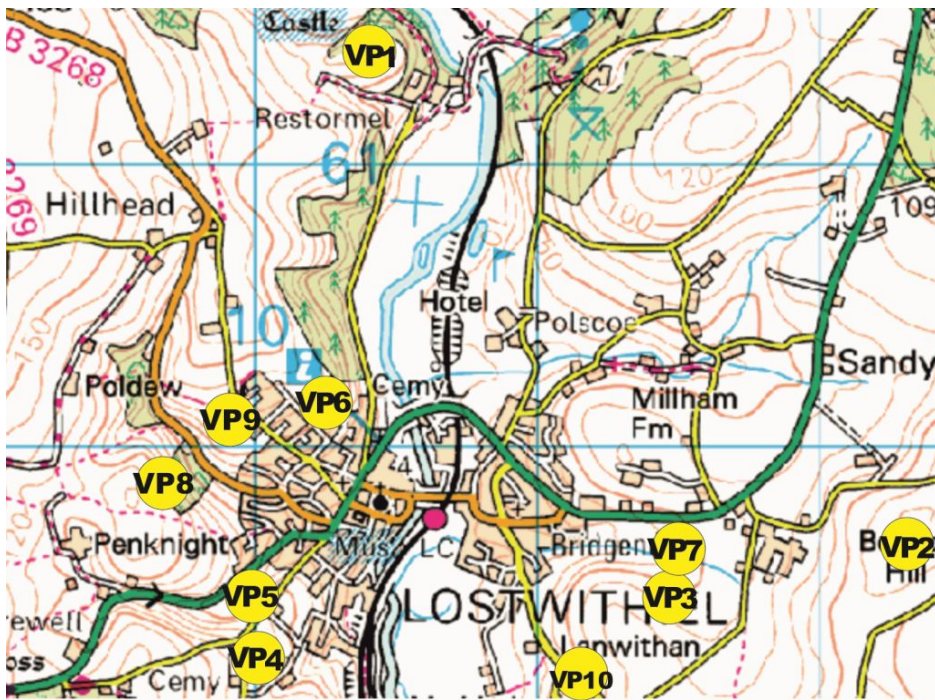


Figure 2 View Points

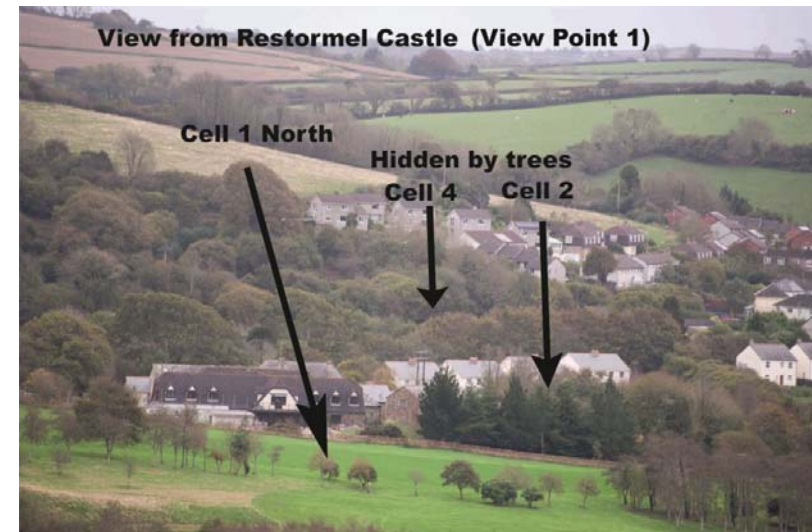


Figure 3



Figure 4

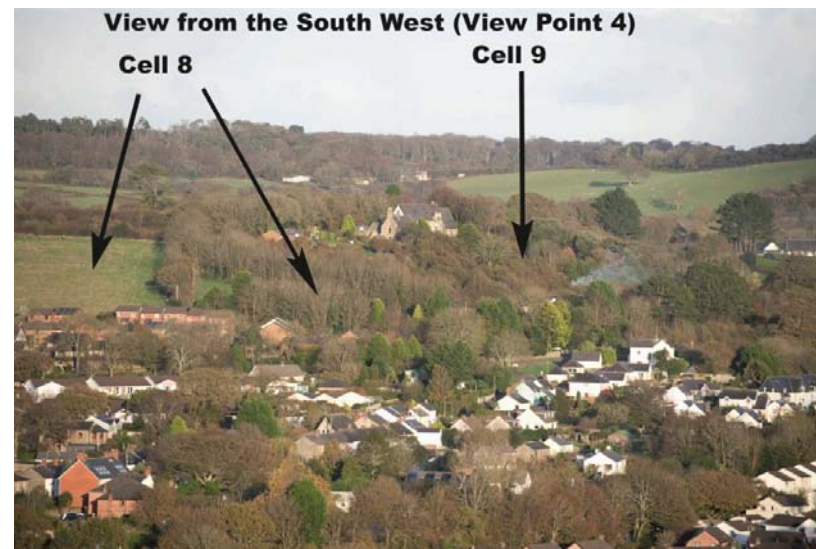


Figure 5

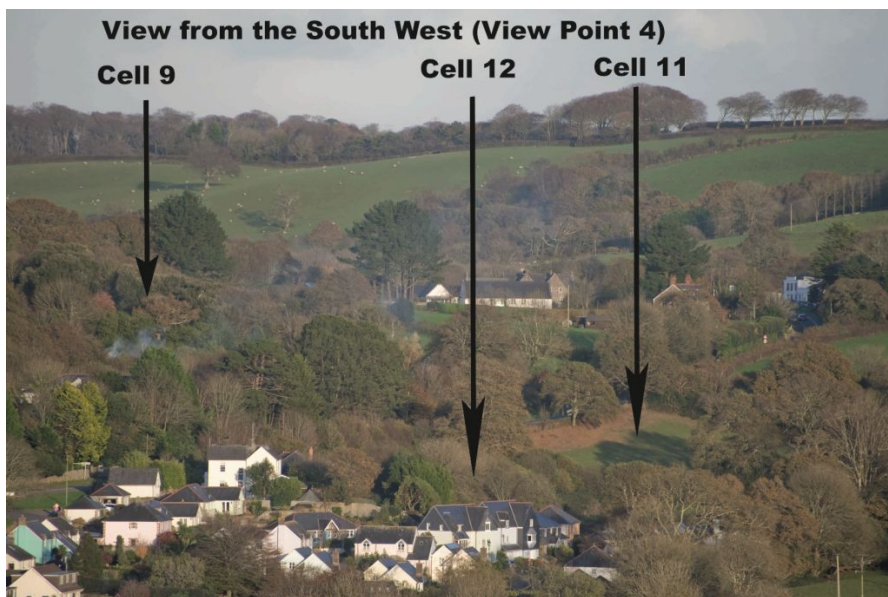


Figure 6

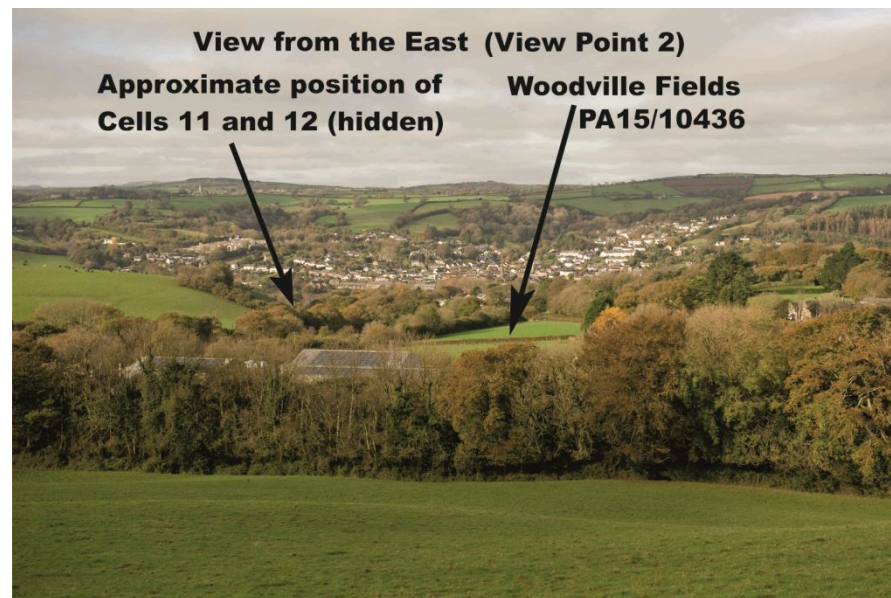


Figure 7

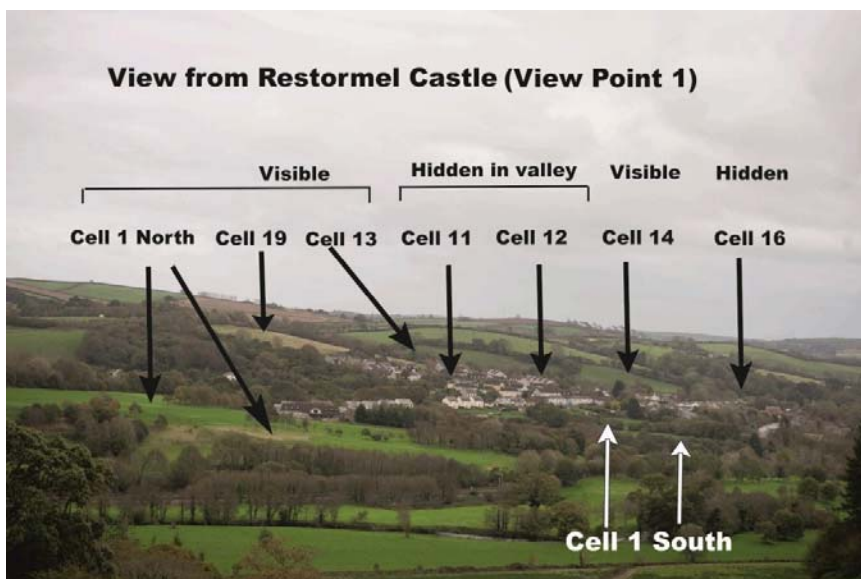


Figure 8

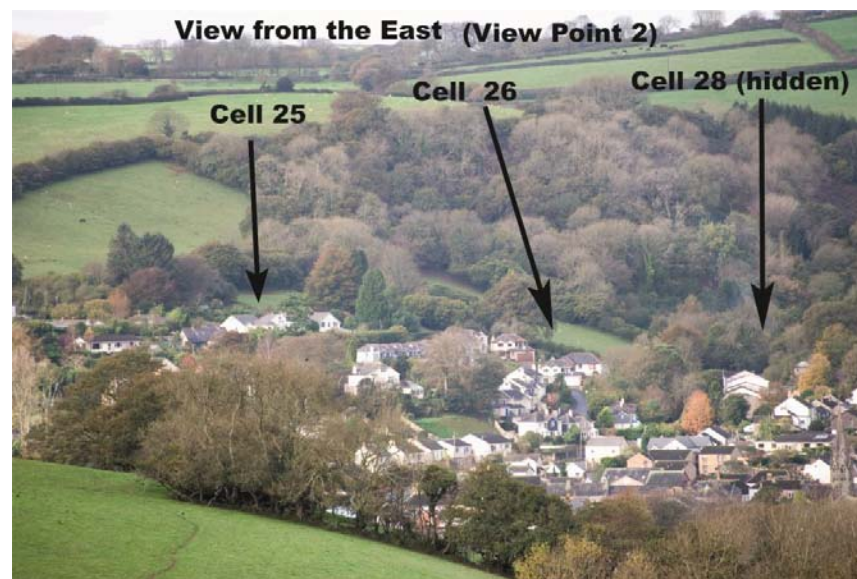


Figure 9

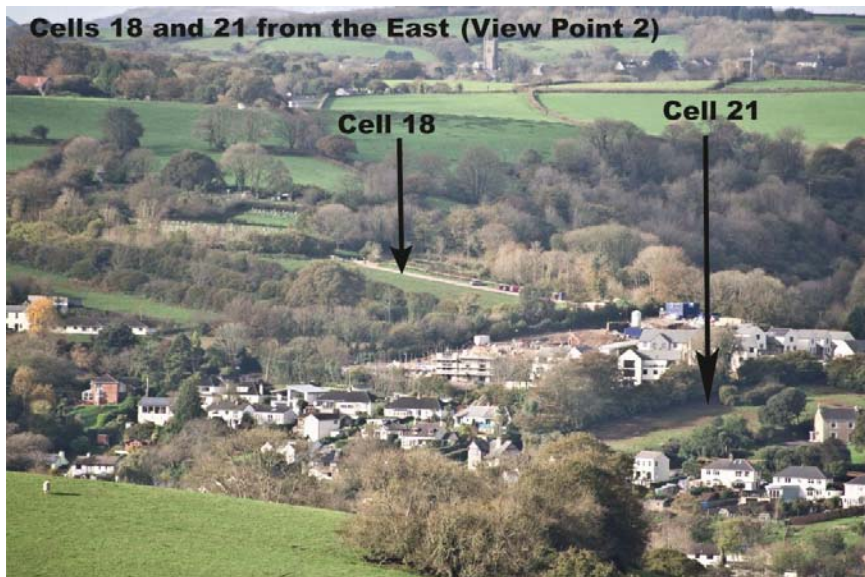


Figure 10



Figure 11



Figure 12



Figure 13



Figure 14

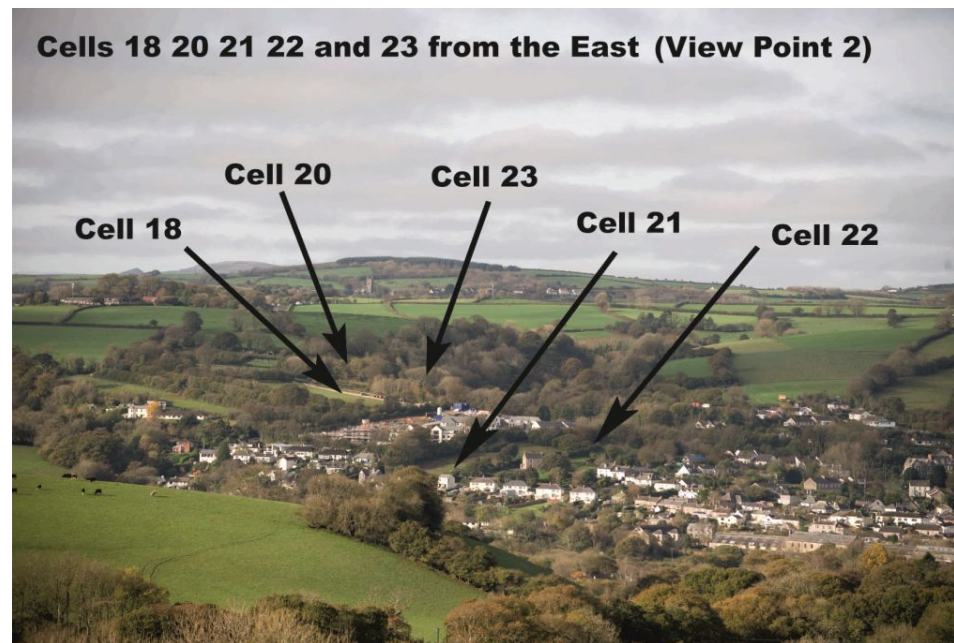


Figure 15



Figure 16



Figure 17



Figure 18



Figure 19



Figure 20



Figure 21

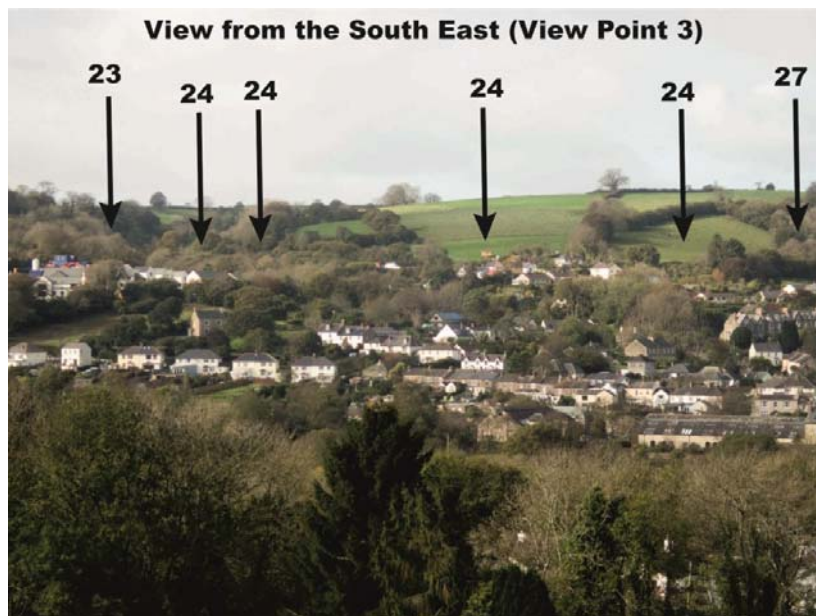


Figure 22



Figure 23

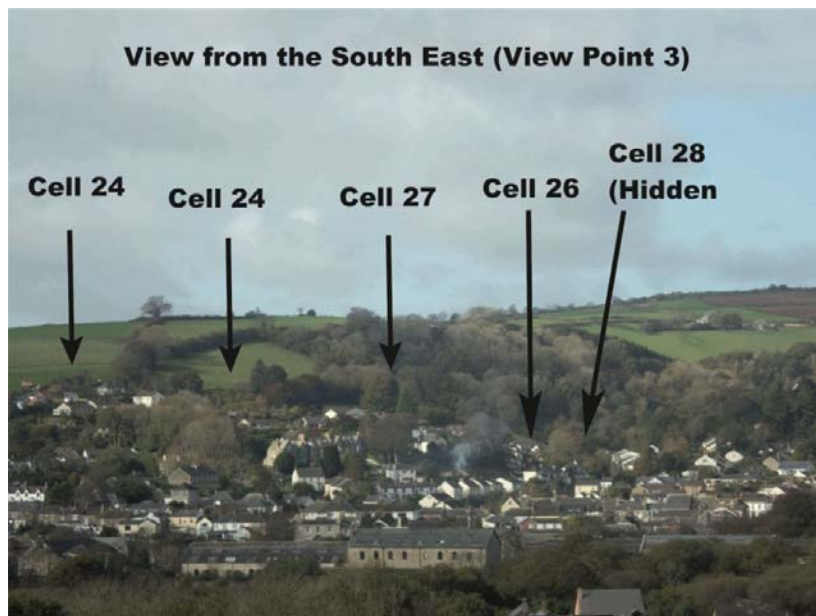


Figure 24



Figure 25

Cell 26 (North West part)



Cell 26 (South East part)



Figure 26

Figure 27

Cell 28



Cell 28



Figure 28

Figure 29

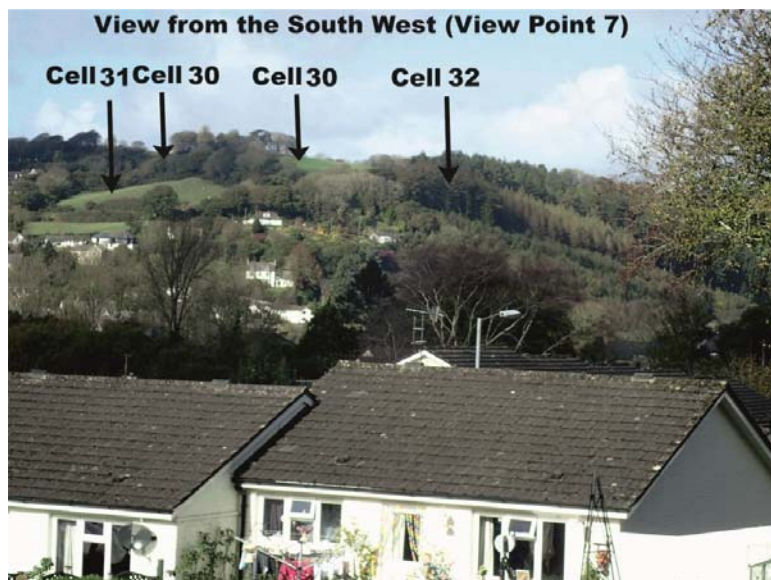


Figure 30

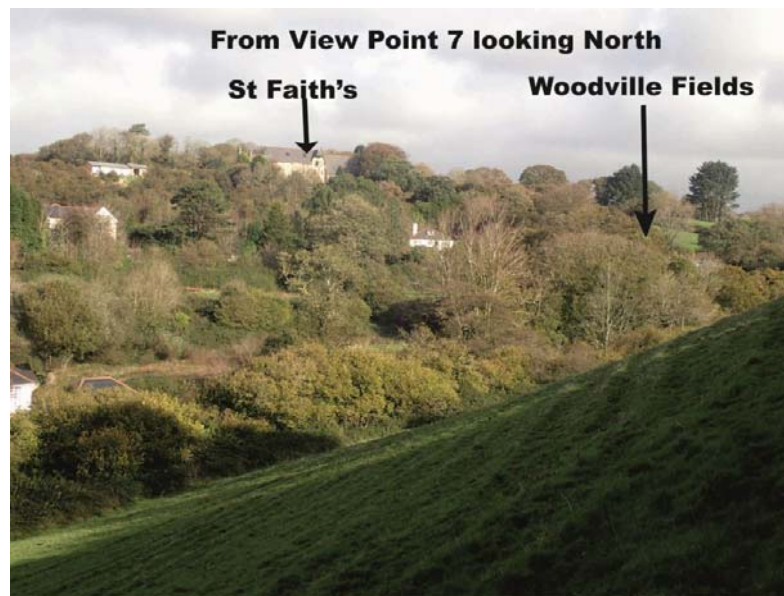


Figure 31

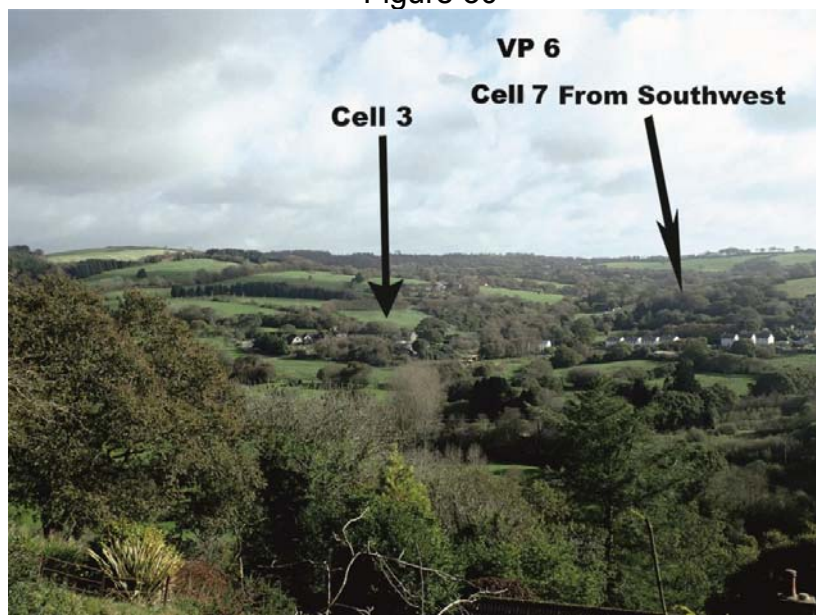


Figure 32

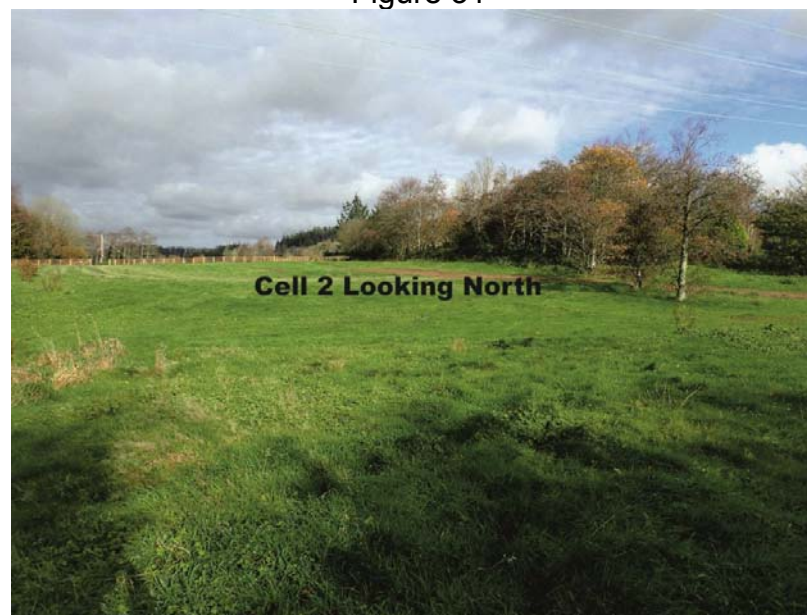


Figure 33

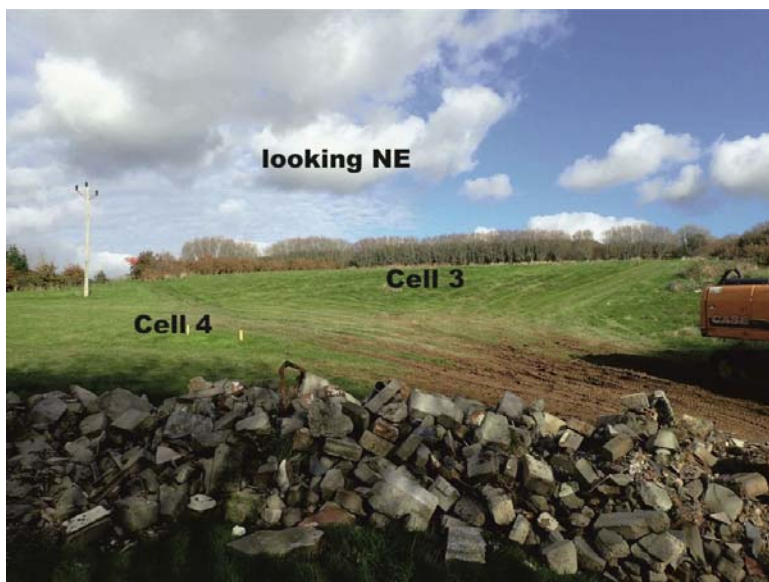


Figure 34

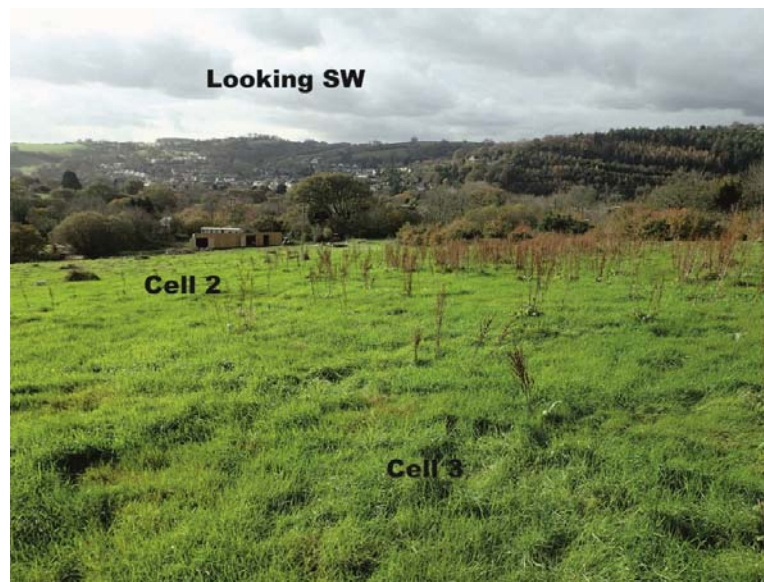


Figure 35

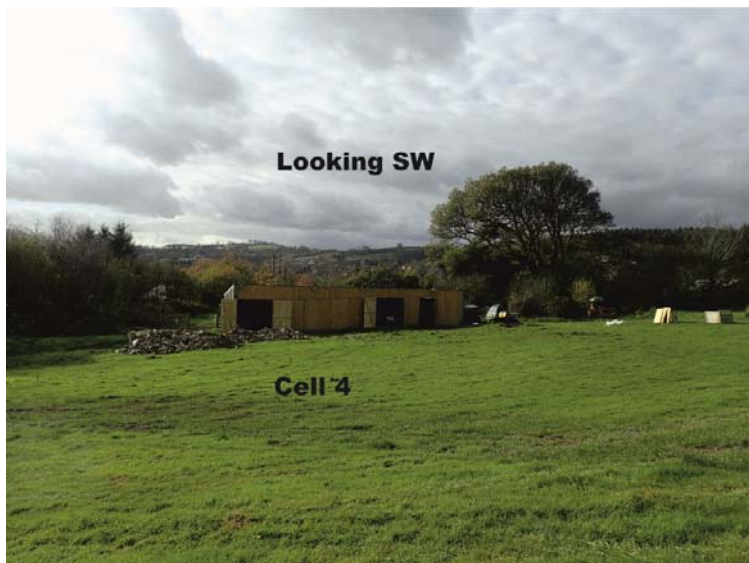


Figure 36

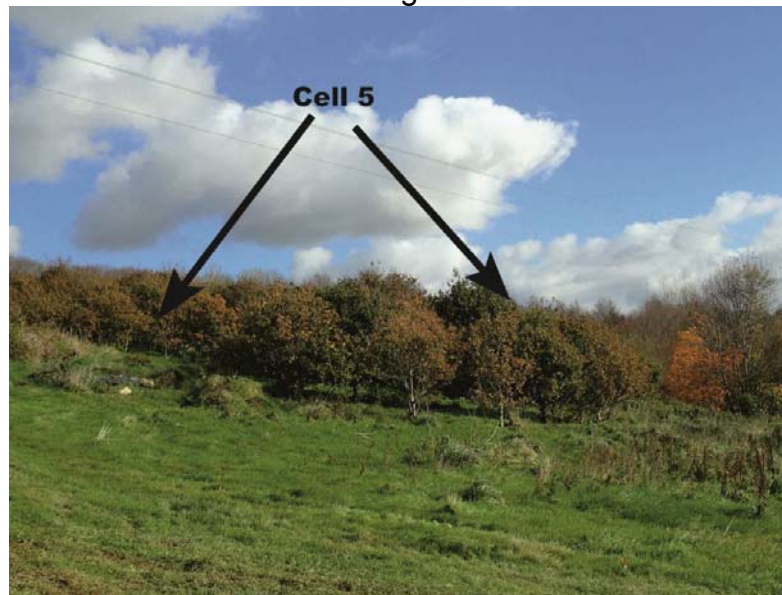


Figure 37



Figure 38



Figure 39



Figure 40

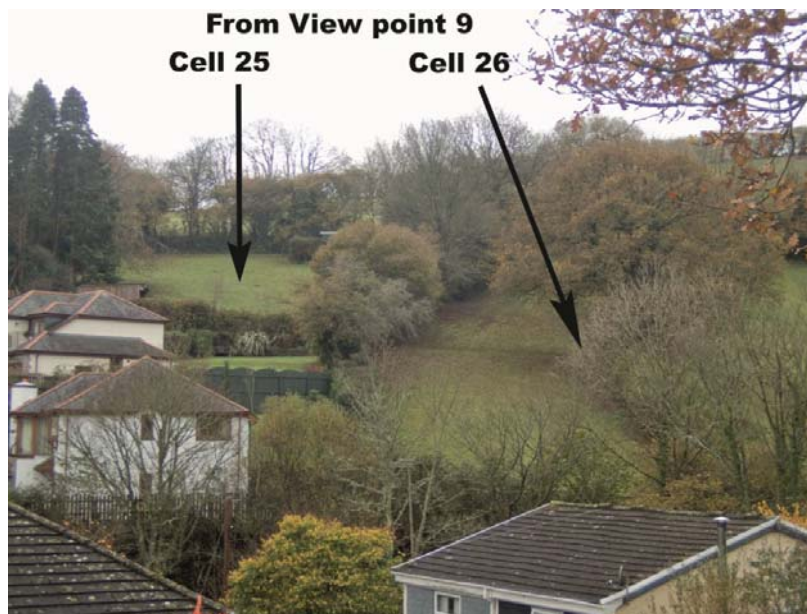


Figure 41



Figure 42

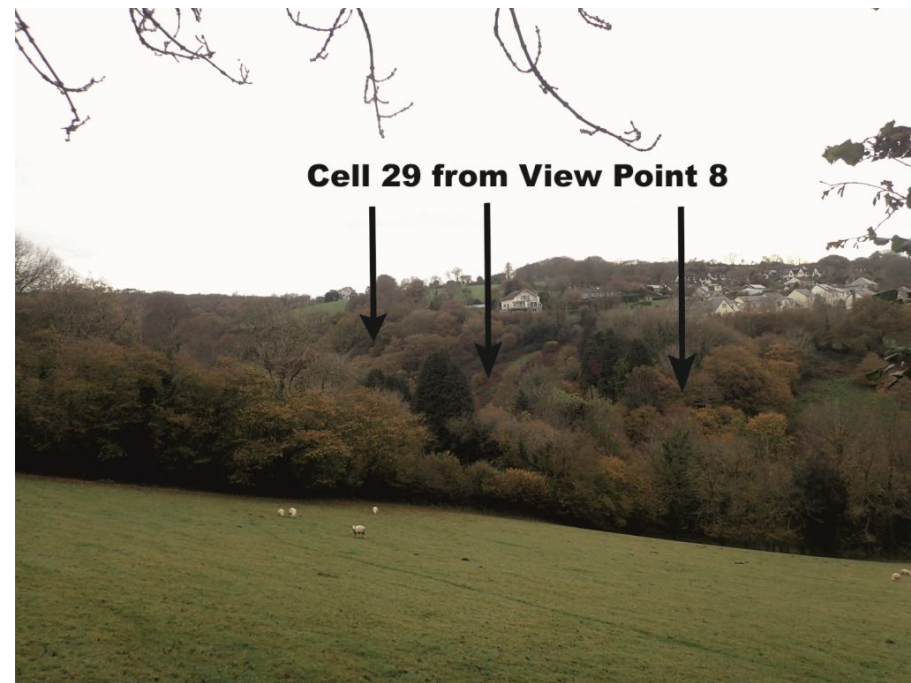


Figure 43

In response to a call for sites to be submitted for consideration for inclusion within the Development boundary, six sites were submitted. These were considered at a meeting of the Neighbourhood Plan Steering Group held in public on Tuesday February 27th 2018.

The following is a record of the decisions made and the reasons for those decisions.
The Steering Group used evidence from photographs in coming to its decisions.

Terras Hill. Site did not conform with criterion 1 as it was considered to be highly visible from much of Lostwithiel and the surrounding countryside; see figs 44 to 48 below. It was decided therefore to not include it within the development boundary.

Golf club site. The decision on this application was taken in three stages.

1) It was decided to include the eight affordable houses known as Penntiow Golf as the gap between these eight properties and those immediately to the south-west was considered not to be significant enough to justify excluding them from the development boundary. It was therefore decided to include them within the boundary.

2) The Steering Group then considered whether to include the existing golf club development within the development boundary. It was considered that there was insufficient justification to conclude that this development is an outlier and therefore should be included within the development boundary.

3) The Steering Group then considered the two proposed development sites put forward.

The West-most site (Cell 2) was screened from being seen from Restormel Castle only by a group of relatively young trees; see fig 49 below. This site was therefore excluded from the development boundary as it failed to satisfy criterion 1. The East-most site (Cell 4 in part) was deemed to satisfy all the criteria and was therefore included within the development boundary. Note; it was excluded in the original assessment; see above but following the decision to re-draw the development Boundary to include the existing Golf Club development, this site was now deemed to satisfy criterion 2.

Field to the north-west of Millham Lane. As this field is visible from Restormel Castle; see figs 50 and 51 below, it did not satisfy criterion 1 and was therefore excluded from the development boundary.

Field to the East of Castle View. This field was considered to be highly visible from much of Lostwithiel and also from Restormel Castle; see figs 52 to 57 below. It was decided to exclude this from the development boundary as it failed to satisfy criterion 1.

Land to the south-west of the Old Orchard. The site consists of a mixture of some mature trees and some early-growth woodland. Overall it was decided that this site constituted a woodland habitat. It was also highly visible from parts of Lostwithiel and would have a particularly dominating effect from parts of the town immediately below it to the North West; see figs 58 to 63 below. It was decided excluded this site from the development boundary as it failed to satisfy both criterion 1 and criterion 3.

Land to the north and east of Castle View. This was considered to be a woodland habitat site and was also clearly visible from Restormel Castle; see fig 64 below, and parts of Lostwithiel to the west of the site. It was therefore decided to exclude this from the development boundary as it failed to satisfy both criterion 1 and criterion 3.

Photographic evidence used in the deciding which submitted sites to include within the Development Boundary

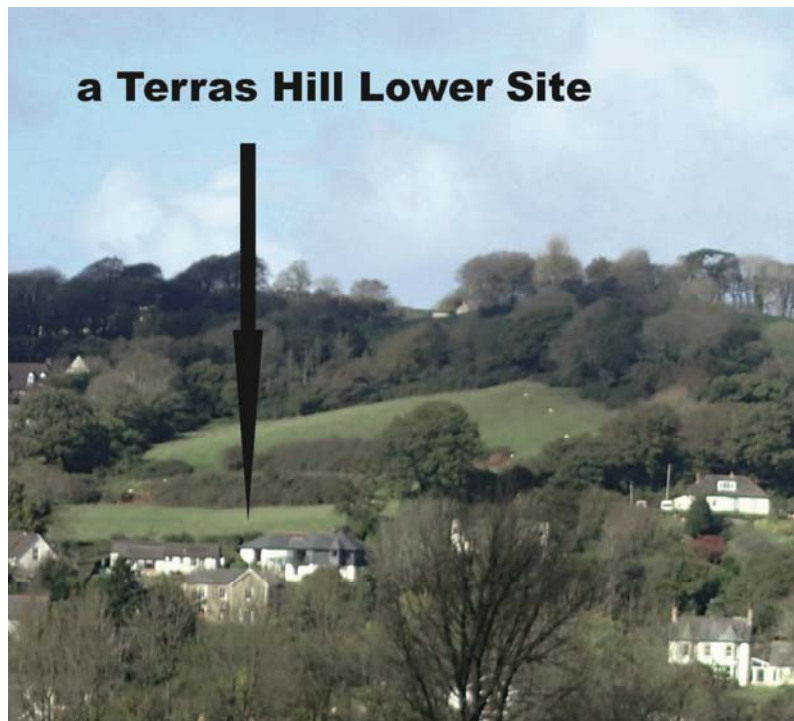


Fig 44

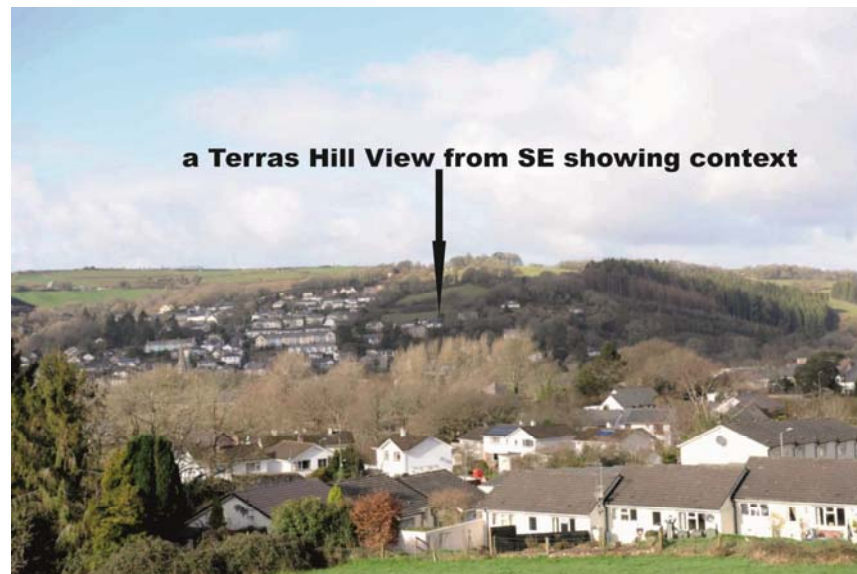


Fig 45



.....Terras Hill Lower Site View towards SSE

Fig 46



.....Terras Hill Lower Site View towards East

fig 47



Terras Hill Lower Site View Towards SW

Fig 48

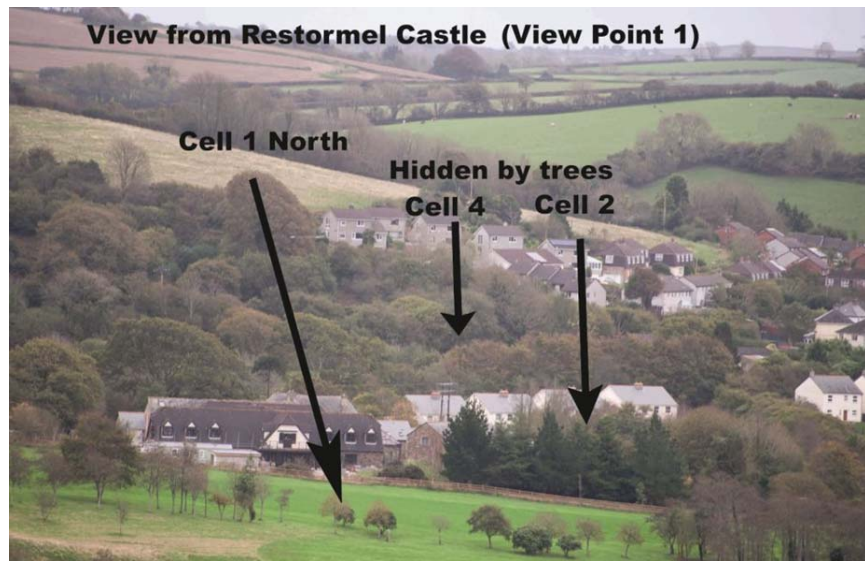


Fig 49 Golf Club Sites (Cells 2 and 4)



View of Restormel Castle from Upper part of Proposed Site.

Fig 50 Field North West of Millham Lane



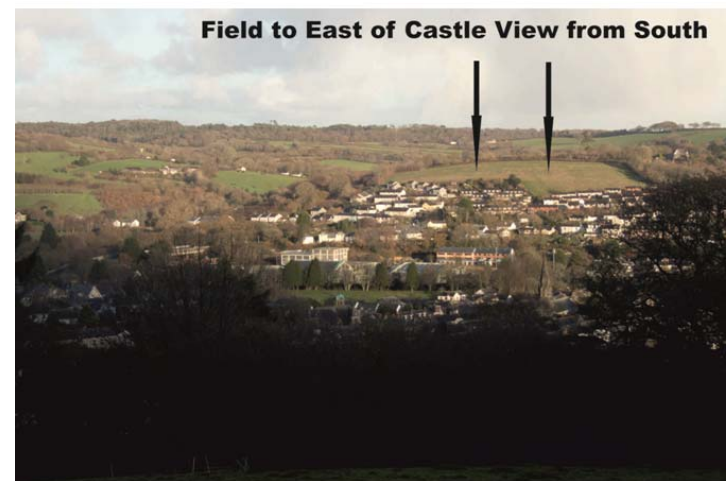
View of Restormel Castle from Lower part of Proposed Site.

Fig 51 Field North West of Millham Lane



Field to East of Castle View from South West

Fig 52



View of Field East of Castle View from South (cell 14)

Fig 53



View of Lostwithiel from Field to East of Castle View

Fig 54



Fig 55



View of Restormel Castle from Upper part of Field to East of Castle View
Fig 56



View of Restormel Castle from Lower part of Field to East of Castle View
Fig 57



Land to Southwest of The Old Orchard; View from Terras Hill
Fig 58



Land to Southwest of The Old Orchard from garden of 11 Rosehill Close
Fig 59



View of Lostwithiel Looking North from Land Southwest of The Old Orchard

Fig 60



View of Lostwithiel Looking NE from Land Southwest of The Old Orchard.

Fig 61



Land to Southwest of The Old Orchard View of Site (1)

Fig 62



Land to Southwest of The Old Orchard View of Site (2)

Fig 63

f Land to North & East of Castle View from Restormel Castle



**View of Land to North and East of Castle View taken from Restormel Castle.
This is cell 7 on our map.**

Fig 64