

Lanteglos-by-Fowey

Neighbourhood Development Plan

2019 – 2030





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1. Introduction

- 1.1. This document is the [Draft] Lanteglos-by-Fowey Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Parish over the NDP period to 2030 and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Lanteglos-by-Fowey NDP has been developed to ensure that future growth and development throughout the Parish is guided by the local community. Since over half the area of Lanteglos-by-Fowey Parish and the entire settlements of Polruan and Bodinnick lie within the AONB this NDP is intended to conform to the Cornwall AONB Management Plan.
- 1.3. Lanteglos-by-Fowey NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at <http://www.lanteglosbyfoweyplan.org.uk/>. A glossary and abbreviations section is included at the back of this document for reference (Section 10).
- 1.5. Lanteglos-by-Fowey NDP applies to the area is that covered by the Parish Council and as shown in Figure 1.
- 1.6. Lanteglos-by-Fowey is a coastal parish in South East Cornwall. Situated on the east side of the River Fowey, it is bounded on the east by Lansallos parish and to the north by Penpol Creek which forms the boundary with the parish of St Veep and is part of the Liskeard and Looe Community Network Area (CNA).
- 1.7. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Lanteglos-by-Fowey Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

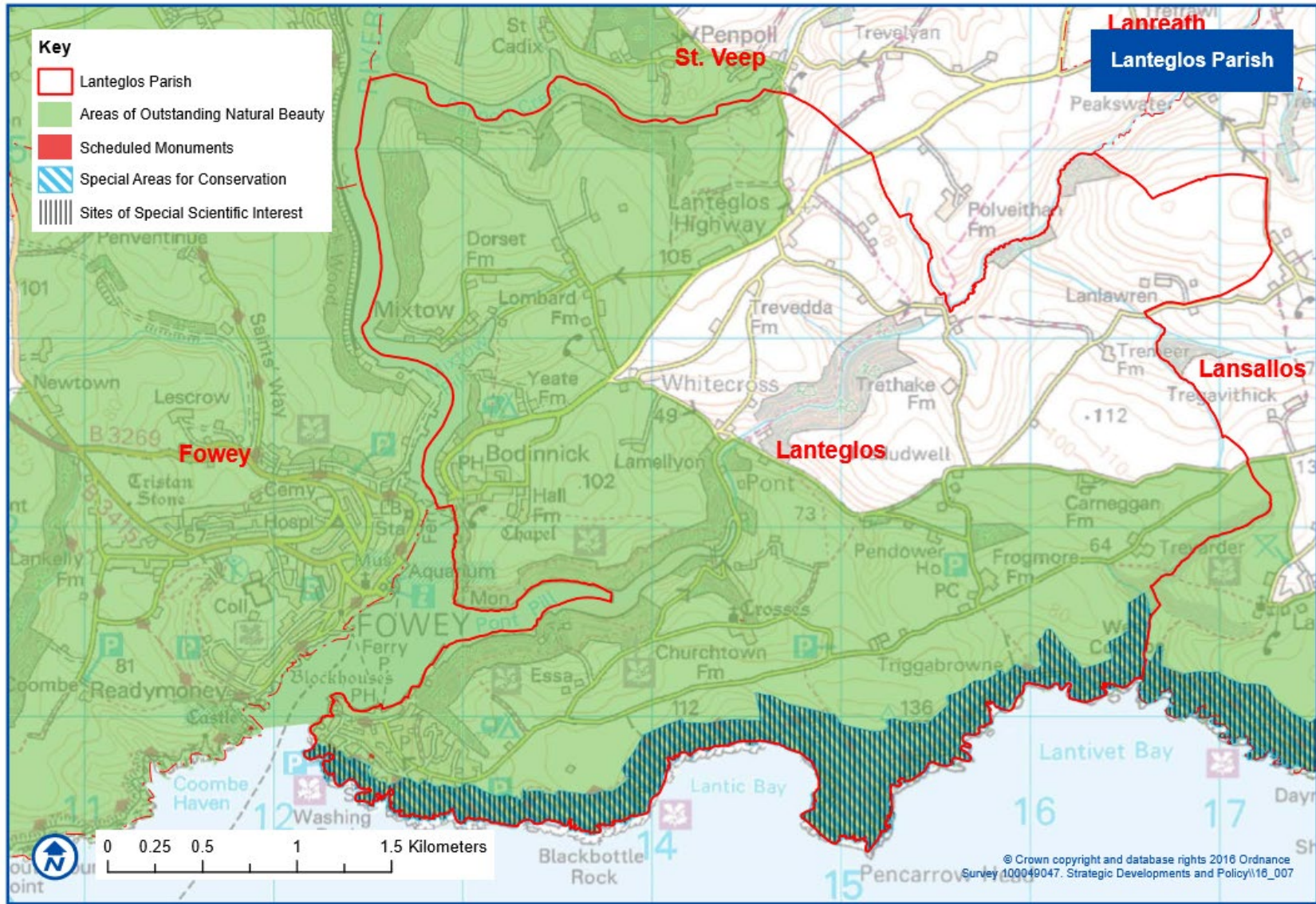


Figure 1: Designated NDP Area for Lanteglos-by-Fowey NDP.

2. Lanteglos-by-Fowey NDP – The Preparation Process

Getting this far.

2.1. The preparation of the NDP has been led by the NDP Steering Group. This group comprises of 12 members including Parish Councillors, members of the public and representatives of the National Trust. Neighbourhood Plan meetings are also held at Whitecross Village Hall usually on the second Tuesday of each month.

2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last three years. These have included:

- Lanteglos – By - Fowey Neighbourhood Plan Questionnaire February/March 2016, asking the importance of topics to the community circulated with the Lanteglos Parish News.
- On-line Housing Needs Survey October 2016.
- Tenants and Residents Association Presentation and Q & A on NDP - November 2016
- ‘Street Stalls’ set up with flyers, maps and post-its at Whitecross Produce Market
- Lanteglos-by-Fowey survey carried out in 2018 asking for more detailed views.
- Letters to AONB and CPRE March 2018
- Public exhibition of the first working draft of the Local Landscape Character Assessment (LLCA) 2018 and static exhibitions at the Polruan Reading Room and at St Wyllow, St Saviours and St John’s Churches.
- Call for Sites – May/June 2018
- Visit to Polruan Primary School to gather pupils’ ideas – June 2018
- Regular updates in the Lanteglos-by- Fowey Parish Council Chairman’s Reported published bi-monthly in the Parish News magazine. This is hand delivered to all households and businesses in the Parish as well as our neighbouring Parishes.
- maintaining a dedicated website at <http://www.lanteglosbyfoweyplan.org.uk/>

2.3. All the consultations have been summarized in the ‘Consultation Statement’, as required by the formal NDP legislative requirements; this is available at http://www.lanteglosbyfoweyplan.org.uk/community_consultation.php

2.4. The above activities have provided a comprehensive picture of the community's main concerns that the NDP should seek to address and highlighted the key priorities of:

- Supporting the provision of affordable housing so that the Parish continues to be a place where people of all ages can live and work.
- Understanding, enhancing and positively managing the built environment of the Parish, to ensure future sustainable and sensitive design.
- Protecting, promoting and enhancing sensitive landscapes, habitats and open spaces, so that open and green spaces, within and between settlements are prioritised over any future development.

- Facilitating a resilient economy, which actively supports healthy, sustainable living and working communities to reach their full potential; which both respects and enhances the natural and physical environment.

What next?

- 2.5. Following submission of this plan to Cornwall Council for their consideration, it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Lanteglos-by-Fowey Parish NDP Steering Group) who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant policies. At this stage, the independent examiner may recommend that the NDP is amended before continuing to the referendum stage.
- 2.6. The NDP will be subject to a referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the referendum support it.
- 2.7. Once adopted, the policies contained within the Lanteglos-by-Fowey Parish NDP will have to be taken into consideration when planning officers determine future planning applications.

3. NDP Sustainability Appraisal

- 3.1. In order to ensure that the plan considers environmental, social and economic issues, the Lanteglos-by-Fowey NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Lanteglos by Fowey NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being :

- | | |
|-------------------------------|-------------------------------------|
| 1. Climatic Factors | 11. Design |
| 2. Waste | 12. Social Inclusion |
| 3. Minerals and Geo-diversity | 13. Crime and Anti-social behaviour |
| 4. Soil | 14. Housing |
| 5. Air | 15. Health, Sport and Recreation |
| 6. Water | 16. Economic Development |
| 7. Biodiversity | 17. Education and Skills |
| 8. Landscape | 18. Transport and Accessibility |
| 9. Maritime | 19. Energy |
| 10. Historic Environment | |

- 3.2. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Lanteglos-by-Fowey. The Sustainability Appraisal Checklist document can be found alongside other supporting information at <http://www.lanteglosbyfoweyplan.org.uk/>

4. Lanteglos-by-Fowey NDP - Supporting Documentation

- 4.1. Lanteglos-by-Fowey NDP is supported by a variety of other further documents and information, which are often referred to in this document.
- 4.2. These documents include details and results of main consultations, the Housing Needs Survey of June 2016, the main questionnaire of June 2018, and the policy direction consultation of 2019. The local landscape character assessment is a major supporting document, while separate appendices include a variety of relevant information
- 4.3. All supporting documents and evidence base are made available at <http://www.lanteglosbyfoweyplan.org.uk/> ; alternatively hard copies can be made available by request to Lanteglos-by-Fowey Parish Clerk.

4.4. Evidence Documents for the NDP

- Cornwall Local Plan Strategic Policies (2010-2030) 2016
- Caradon Local Plan 2007
- The Strategic Housing Land Availability Assessment (SHLAA) January 2016
- The Strategic Housing Market Needs Assessment (SHMNA) 2013
- Cornwall AONB Management Plan 2016-2021
- Cornwall and Isles of Scilly Landscape Character Study 2007
- Neighbourhood Plan Survey - Summary Report June 2016
- Neighbourhood Plan Survey - Summary Report 2018
- Local Landscape Character Assessment – January 2019
- Local Green Space Assessment – September 2019

- 4.5. Evidence that has influenced the shape and content of policies includes from statutory documentation such as the Cornwall Local Plan and the Cornwall AONB (Area of Outstanding Natural Beauty) to locally sourced first-hand information from the parish residents and businesses. The Parish Council and LNDP Steering Group also commissioned specific pieces of work to support investigation and evidence gathering of issues raised by local residents that were not otherwise addressed in statutory documents, for example a Local Landscape Character Assessment.

5. Lanteglos-by-Fowey: Background

- 5.1. Lanteglos-by-Fowey is a coastal parish in South East Cornwall. Situated on the east side of the River Fowey, it is bounded on the east by Lansallos parish and to the north by Penpol Creek which forms the boundary with the parish of St Veep. The main settlement in this parish is the village of Polruan, which is linked to Fowey by passenger ferry. Up river is the smaller village of Bodinnick which is linked by car and passenger ferry to Fowey. The hamlet of Lanteglos Highway sits astride the main road that cuts through the parish. The parish church is situated inland in a valley which is the origin of the name.

- 5.2. The parish is situated in an Area of Outstanding Natural Beauty, the National Trust is a major landowner in the area, and contains stunning countryside with coastal and river views. Ancient settlements include Lombard, Mixtow, Pont, Trethake, Trevarder, Lanlawren and Carneggan.
- 5.3. The countryside is rich and varied with small streams, valleys and fields. The beautiful and scenic Pont Pill is home to kingfishers. The coast encompasses two main bays, Lantic Bay and Lantivet Bay divided by Pencarrow Head.
- 5.4. According to Charles Henderson, a noted pre-war Cornish historian, the east side of the River Fowey was the earliest settlement which makes Polruan older than Fowey. For centuries Polruan, with its sheltered mooring, has been home to mariners and shipbuilders. Polruan owned ships were at the siege of Calais in 1343.
- 5.5. Bodinnick's importance comes from its situation on the ancient southern route through Cornwall and the rights to the ferry. Mixtow Pill was possibly once the base for the notorious pirates Mark and Michael Mixtow in the 15th century. Polruan and Bodinnick were active sites for shipbuilding in the 19th century, launching many fine ships that traded in the Mediterranean and across the Atlantic.
- 5.6. Interesting Landmarks include:
- St Saviours Chapel on the headland was once both an important religious site and a landmark for sailors
 - Punches Cross is a white cross at the entrance to the harbour said to date from the early medieval period
 - St Wyllow Church is sited inland above Pont Pill and is the parish church
 - Polruan blockhouse guards the entrance to the harbour. In the medieval period there was a chain between Polruan and the Fowey blockhouse
 - Prime Cellars is an isolated house on the river near Bodinnick and was originally a place for processing fish

6. Lanteglos-by-Fowey NDP: The Vision

- 6.1. Every plan has an aim and for the Lanteglos-by-Fowey NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Lanteglos by Fowey by 2030. The Vision for the Lanteglos-by-Fowey is as follows:

THE VISION FOR LANTEGLOS BY FOWEY

“Lanteglos-by-Fowey is a parish of exceptional landscape quality, which we wish to maintain as a place where people want to live, work and visit.”

6.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 2.

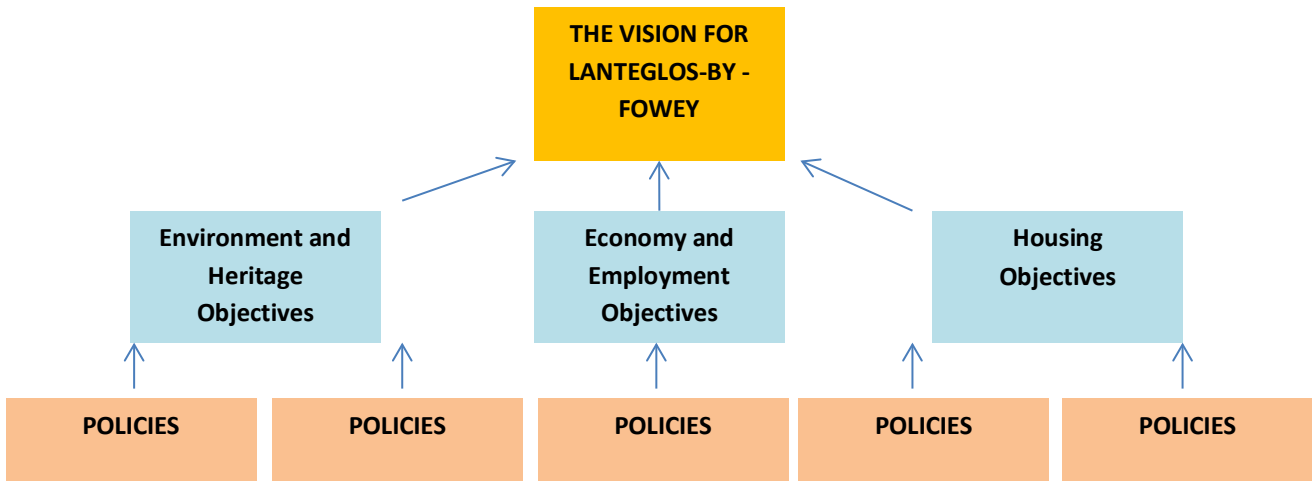


Figure 2: Lanteglos-by-Fowey NDP: Links between Vision, Objectives and Policies

7. Lanteglos-by-Fowey NDP: Objectives

7.1. The Objectives of the Lanteglos-by-Fowey NDP are as follows:

a) Environment and Heritage Objective.

7.2. To sustain the high quality of our natural and man-made environment, and to ensure its accessibility for the enjoyment of all;

b) Economy and Employment Objective.

7.3. To support job creation through encouragement of appropriate development;

c) Housing Objective.

7.4. To promote provision of housing suited to the needs of our community;

8. Lanteglos-by-Fowey Housing Statement

NDP Housing Requirement

8.1. Cornwall's Local Plan apportions 1,500 dwellings to be delivered in the 18 parishes that make up the rural area of the Liskeard and Looe CNA. In apportioning this number of dwellings among the parishes Cornwall Council's housing statement guidelines allow for reduced targets in the case of

parishes which are partly within the AONB; in parishes where the main settlements are within the AONB the baseline for the housing target will be set at zero.

- 8.2. As part of the supporting evidence base for the Cornwall Local Plan the Examiner directed that Cornwall Council were required to show that the whole of the housing target for the county could be provided for without relying on any house construction within the AONB.
- 8.3. The parish is largely within the AONB with no settlements of any size outside of this; figures supplied by Cornwall Council are presented in Table 1 and show that Lanteglos-by-Fowey Parish needs to deliver no new dwellings between 2018 and 2030, to be considered in general conformity with the Local Plan.
- 8.4. There have been a number of houses that have been built and granted permission to build since 2010. Research carried out during the formation of the NDP (available within the NDP Evidence Base Report) has demonstrated that there are still a number of households within the parish looking for an affordable home.

CNA	Local Plan Housing Figure	CNA Commitments April 2010 – March 2018	CNA Completions April 2010 – March 2018	Remainder of Local Plan Housing Figure
Liskeard & Looe Rural	1500	685	745	70
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2018	Parish Completions April 2010 – March 2018	Parish baseline figure (pro rata of CNA remainder)
Lanteglos	0%	6	30	-

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.

Delivering the Lanteglos-by-Fowey Housing Requirement

- 8.5. The NDP seeks to facilitate the delivery of new dwellings through sites which meet the definition of infill or rounding off or are affordable housing led exception sites abutting the settlement boundaries of Polruan or Bodinnick. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement pattern of dispersed houses, farms and hamlets and contributes to preserving and enhancing the identity of Lanteglos-by-Fowey Parish.

9. Lanteglos-by-Fowey NDP: Policies

9.1. The NDP sets out 10 Policies in order to help achieve the Objectives and the Vision for the area. Table 1 illustrates the how each Policy contributes to each Objective.

NDP POLICIES	NDP OBJECTIVES		
	Objective A	Objective B	Objective C
	Environment and Heritage	Economy and Employment	Housing
Policy 1 Design and Character of Lanteglos-by-Fowey	✓		✓
Policy 2 Local Green Spaces	✓		
Policy 3 Important and Special Views	✓		✓
Policy 4 Energy Saving and Carbon Reduction Measures	✓		✓
Policy 5 Marine Heritage	✓	✓	
Policy 6 Protection and Enhancement of Biodiversity	✓		✓
Policy 7 Employment Development	✓	✓	
Policy 8 Public Car Parking		✓	
Policy 9 Small Scale 'infill and rounding off' housing development	✓		✓
Policy 10 Rural Exceptions for Local People	✓	✓	✓
Policy 11 Parking Provisions for New Housing and Other Developments			✓

Table 1: Links between Policies and Objectives

Environment and Heritage

9.1 Local Landscape Character

Policy 1 Justification

9.2 The importance the community places on the landscape is very clear in the results of the public consultation, a Local Landscape Character Assessment has been undertaken which provides the resource to help the community take the purposes of the plan forward in that it provides environment information as an evidence base for the plan; celebrates what is important about the Lanteglos landscape; identifies features and issues of critical importance to local people and helps set priorities for the future management of land and development.

9.3 The distinctive character of the parish is characterised by:

- narrow winding lanes with a strong pattern of high Cornish hedges
- isolated farm buildings clustered in sheltered hollows in the landscape
- mature trees in Cornish hedges
- irregular small scale field pattern
- the land use in arable farmland
- unstable cliffs leading to coastal erosion

9.4 NDP Policy 1 reflects these views and reinforces provisions set out under CLP Policies 2 (Respecting and enhancing the quality of place), 12 (Design), 13 (Development standards), 23 (Natural environment) and 24 (Historic environment) which highlights the importance of Conservation Areas. NDP Policy 1 also strengthens the provisions of the CLP with respect to light pollution; reducing the risk of crime and anti-social behaviour; and it adds a requirement for planning applications that will make it easier to assess the real visual impact of proposed developments when decisions are made. This policy also conforms to the provisions of the Cornwall AONB Management Plan.

Policy 1 Intention:

9.5 The Lanteglos-by-Fowey Landscape Character Assessment supports the Lanteglos Neighbourhood Development Plan Policies in that it will enable Landscape character to be taken fully into account when assessing development proposals in the South Coast Eastern Section of the Cornwall AONB, and its setting; and ensure that appropriate weight to be attached to the conservation and enhancement of the unique heritage and natural environment of Lanteglos.

9.6 The intention of NDP Policy 1 is to reinforce and strengthen the provisions of the CLP regarding design and the character of the local landscape and built environment, and to make it easier to decide whether planning applications comply with local priorities.

NDP Policy 1: Design and Character of Lanteglos-by-Fowey Parish

1. All proposals for new development must be sited and designed so as to recognise, support and enhance the distinctive character of the Parish, particularly within the AONB and the Polruan and Bodinnick Conservation Areas (see Appendix 1 and 2).
2. Applicants should provide evidence of the assessment and a clear understanding of the local landscape and strong pattern of Cornish hedges, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:
 - i. will not detract from their significance and character,
 - ii. will be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlements, reflecting the Cornwall Design Guide,
 - iii. will incorporate any appropriate design features that will minimise the risk of crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion, and
 - iv. does not contribute to light pollution of the night sky.

As part of the compliance with this policy, planning applications should include evidence that the landscape and visual impact of the development has been assessed. This assessment should be appropriate to the scale and prominence of the development.

9.7 Local Green Spaces –

Policy 2: Local Green Spaces

Policy 2 Justification

9.8 The CLP provides protection for open spaces through its Policies 12 (Design,) 13 (Development standards), 16 (Health and wellbeing) and 25 (Green infrastructure). Moreover in order to promote healthy communities the NPPF provides for the designation by local communities of ‘Local Green Spaces’, thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including as playing fields, or for their beauty, tranquillity, historical significance or the richness of their wildlife.

9.9 Aside from its beaches and network of public footpaths, particularly the coastal footpath, there are a number of important small areas that are suitable for designation as Local Green Spaces. Over 60% of respondents to public consultation felt that the existing green spaces in the Parish were highly important. Maintaining the openness and accessibility of all of these areas will benefit the overall health and wellbeing of the community.

Policy 2 Intention

9.10 NDP Policy 1 is intended to protect all qualifying open spaces within the Parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces.

Policy 2: Local Green Spaces

In recognition of their special landscape, townscape, historic and community value the following green and open spaces should be protected from development and are shown on the relevant Local Green Space maps. These are as follows:

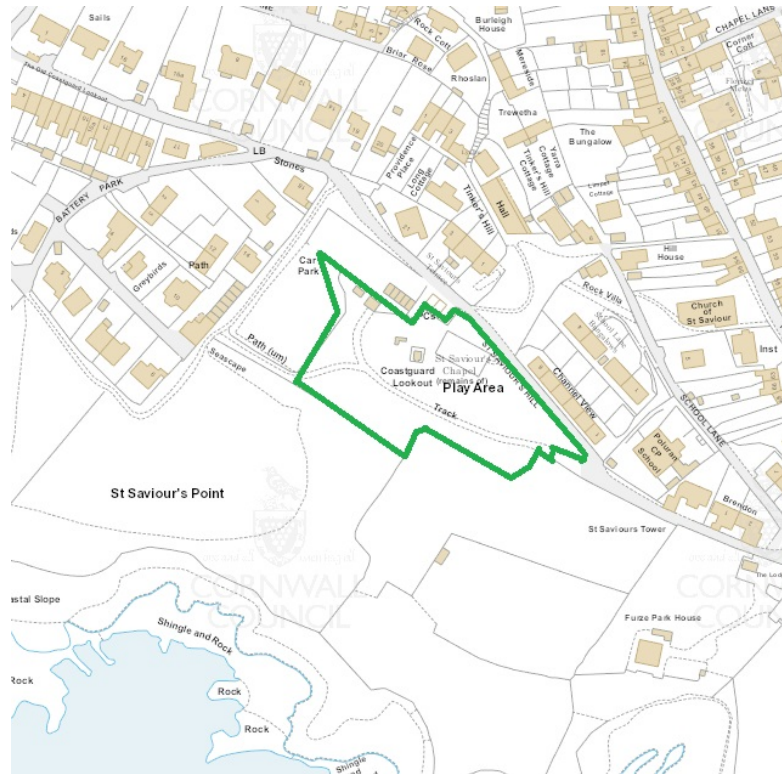
1. The Bound, Polruan
2. Children's Play Area and Park, Polruan
3. Fore Street, Polruan
4. Vevery and Picnic Area, Polruan
5. Brendon, Polruan
6. Polruan Quay and Coal Wharf, Polruan
7. Whitecross Village Green

Proposals for development that would result in the loss of the amenity value of any of these areas, or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality will not be supported unless it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space.

Local Green Space Map 1: The Bound, Polruan

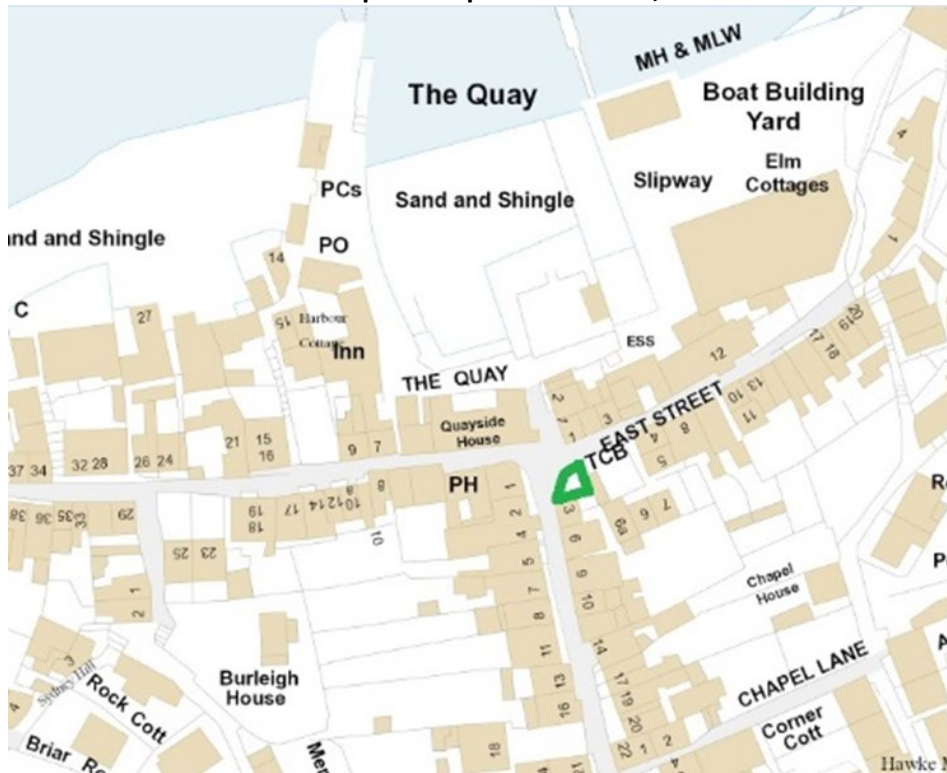


Local Green Space Map 2: Children's Play Area and Park, Polruan



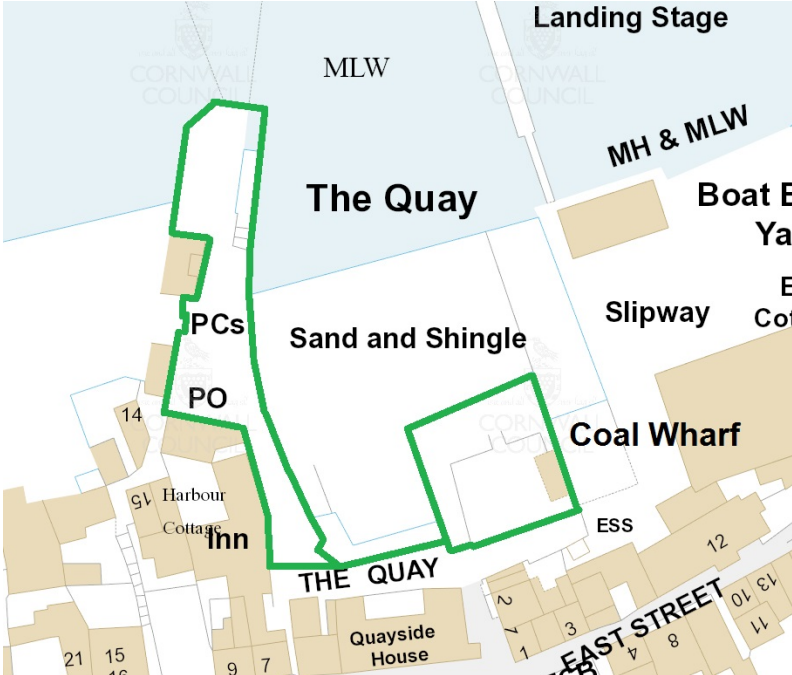
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Local Green Space Map 3: Fore Street, Polruan



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Local Green Space Map 6: Polruan Quay and Coal Wharf, Polruan



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Local Green Space Map 7: Whitecross Village Green



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9.11 Important and Special Views

Policy 3 Justification

9.12 The existence of particular and familiar views adds to peoples' enjoyment of their locality, their sense of place and local distinctiveness, and even their sense of belonging to a particular place and community. Such views can become cherished because of the presence of distinctive buildings in the townscape and landscape, or because they frame the setting for people's everyday existence within their community and family life, having value as the place where their life experiences occur and giving a sense of permanence and continuity. They may underpin local diversity and character, or project national identity in a locally relevant way. This 'attachment to the ordinary landscape' has important implications for psychological and thereby to social well-being, and is an essential element in sustainable development.

9.13 These well-known important and special views were considered through the consultation process and over 80% of respondents considered it highly important that the Neighbourhood Plan should seek to protect important public views and vistas by restricting development which may impact on them.

9.14 This policy aims to prevent development that by means of its design, scale, massing, height, or the amount of light emitted would have a detrimental impact on Locally Important Views (Figure 2) that contribute to defining the character and setting of Lanteglos-by-Fowey parish.

9.15 The majority of these special places are located on the coast, estuary and creeks of the Parish and detailed analysis is set out in the Local Landscape Character Assessment May 2019.

Policy 3 Intention

9.16 NDP Policy 3 is intended to protect all important and special views within the Parish.

Policy 3 – Important and Special Views

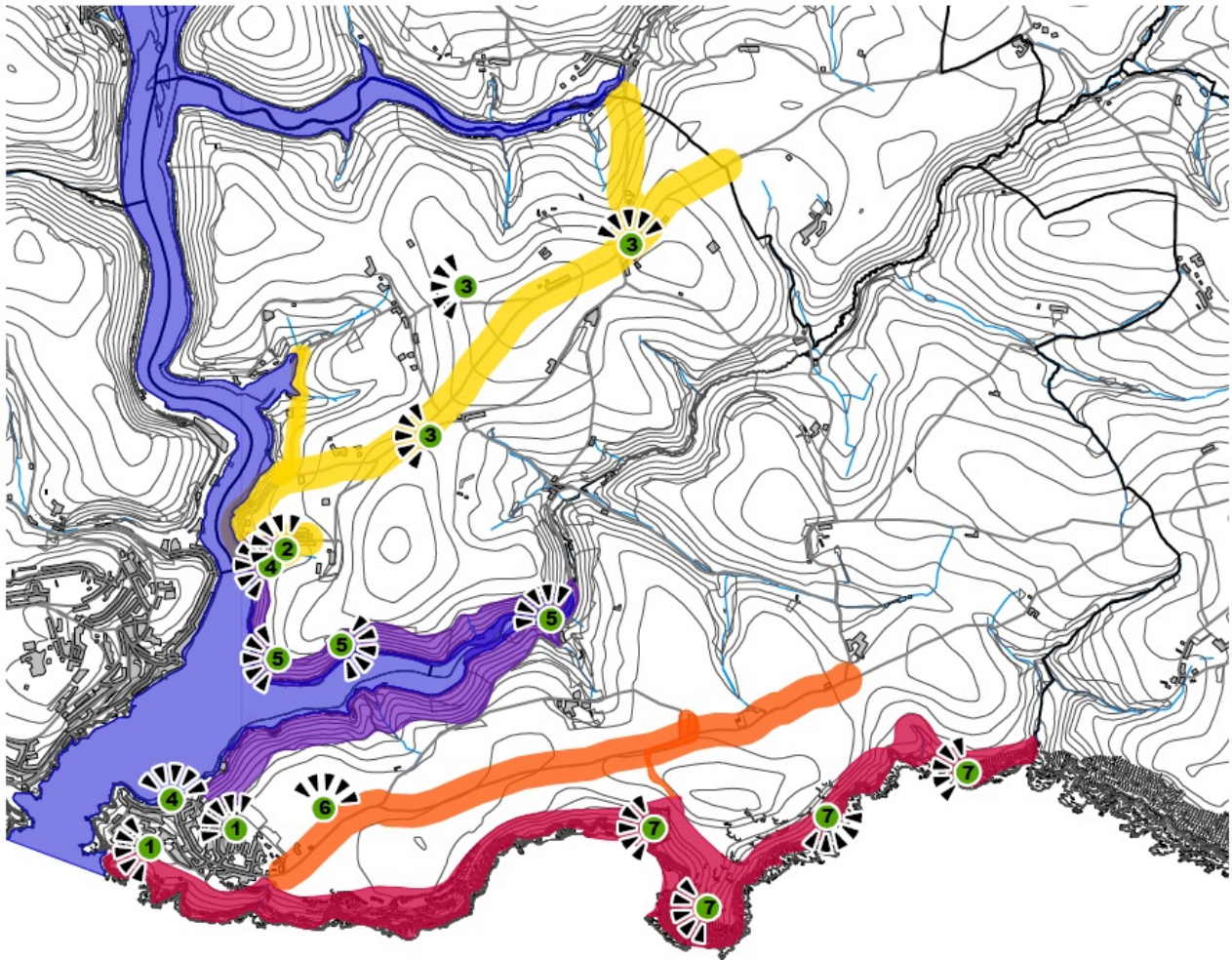
Where appropriate to the size and scale development proposals affecting the important and special views set out in this document must demonstrate the impact on the cherished view by providing an analysis through an accurate visual representational assessment and statement*. Such statements must set out a description of the important and special view and describe the nature of the impact or harm to the view from the proposals, taking into account the cumulative impact on the view, caused by any existing unimplemented development proposals and identify any mitigating measures to be incorporated into the development as necessary.

*These will normally be set out in the Design and Access Statement or Environmental Statement accompanying a planning application. Environmental Statements will require a full Landscape and Visual Impact Assessment. Each approach should consider the impact of the view taking into account the foreground, middle ground and background impacts.

Particular areas identified within this policy are identified on Figure 2 and are located at:

1. Polruan
2. Bodinnick
3. Road from Lanteglos Highway to Yeate; Colquite to Penpoll and Mixtow/Penmarlam tracks
4. Fowey River
5. Hall Walk - Bodinnick to Polruan
6. Coast road from Polruan and Lantic bay car park to Pencarrow
7. South West Coast Path

Figure 2: Important and Special Views



9.17 Energy Saving and Carbon Reduction Measures

Policy 4 Justification

9.18 The CLP sets out its support for measures that will save energy and that will increase the proportion of energy produced from low-carbon technologies: Policies 1 (Presumption in favour of sustainable development), 14 (Renewable and low-carbon energy) and 15 (Safeguarding renewable energy). These policies also set out constraints on the installation of renewable energy facilities in the countryside and in the AONB, including wind turbines and ground-based solar panels.

9.19 When asked whether low carbon development should be encouraged in any new build development 90% of respondents either agreed or strongly agreed. While the CLP already provides for development rights and constraints regarding energy saving and carbon reduction measures for the Parish as a whole, there is a need to strengthen these provisions by adopting a code of sustainability standards to be met by all newly constructed and renovated buildings, and to clarify the situation regarding energy-saving and low carbon technologies within the Polruan and Bodinnick Conservation Areas. The most appropriate benchmarks for establishing these standards are provided by the Home Quality Mark of the Building Research Establishment which provides five-star ratings for a range of specific indicators of the quality of homes regarding maintenance and running costs, impacts on health and wellbeing and environmental footprint. www.homequalitymark.com

Policy 4 Intention:

9.20 NDP Policy 4 seeks to provide strong and clear guidance on the installation of energy-saving and carbon reduction measures with special reference to all new builds and the Polruan and Bodinnick Conservation Areas.

Policy 4: Energy Saving and Carbon Reduction Measures

- 1) Proposals for installing renewable and low carbon energy technology will be supported where it can be demonstrated that all reasonable measures have been taken to implement the latest appropriate technologies to minimise energy use at the development site.
- 2) Proposals for the construction of new buildings and renovations of historic buildings will be encouraged to conform to current Home Quality Mark (Building Research Establishment) best practice standards with respect to siting, energy, construction materials, performance in extreme weather, transport and amenity, quality of living space and environmental impact.
- 3) Applications to install energy saving and carbon reduction measures within the Polruan and Bodinnick Conservation Areas (see Appendix 1 & 2) will be supported where it can be demonstrated that they will preserve and enhance the historic character of the village. To achieve this result and to maximise the benefits of modern low-carbon technologies, the use of appropriate low visual-impact solar tiles, solar slates or other similarly unobtrusive materials are encouraged.

9.21 Marine Heritage

Policy 5 Justification

9.22 CLP Policy 24 is intended to provide general protection for the county's historic environment, including "significant ports, harbours and quays". The waterfront at both Polruan and Bodinnick is a vital community asset, both as a work place for boat yards and the ferry crossing; and also as an essential feature which attracts visitors, serving as a public open space for recreational purposes and bringing business to all the shops, restaurants and holiday accommodation nearby. The waterfronts lie wholly within the Conservation Areas and in order to maximise its potential as a visitor attraction any developments must respect the historic character of the area. Hence the need for this policy.

Policy 5 Intention

9.23 The intention of NDP Policy 5 is to ensure that both Polruan and Bodinnick waterfronts are able to function effectively and efficiently as working areas while at the same time remaining in keeping with the historic character of the Conservation Areas.

Policy 5: Marine Heritage

1) Proposals for development along the Fowey River and tributaries including Mixtow and Penmarlam which will affect the fabric of the existing waterside, harbour, quays, slipways, jetties, storage areas or public landing places will only be supported where they have demonstrated that:

- i. there will be no adverse effect on harbour operations or equipment storage capacity for either fishing or recreational purposes;
- ii. the structure would not cause, directly or indirectly, harm to the local flora, fauna or tidal flows, both during construction and after completion;
- iii. the development will not harm listed or otherwise designated structures and their setting, nor harm the character and appearance of the Polruan and Bodinnick Conservation Areas through in appropriate scale, appearance or use.

9.24 Protection and Enhancement of Biodiversity

Policy 6 Justification:

9.25 There was good support during consultation for encouraging developers to provide habitats in their developments. New developments are rarely designed to achieve a net-gain in biodiversity even where this is possible. Instead they generally seek just to minimise losses, even straightforward, low-cost ways of protecting and enhancing biodiversity through development are often overlooked.

9.26 We want to encourage developers to choose appropriate sites in order to protect wildlife species and habitats. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for.

9.27 Detailed information is available in the Cornwall Council Biodiversity Guidance which is able to view by visiting: <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-biodiversity-guide/>

Policy 6 Intention:

9.28 This policy will also ensure that new developments are designed to achieve a net gain in wildlife by creating, restoring, enhancing and linking areas of semi-natural habitat. Adequate information prepared by suitably experienced ecologists should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

9.29 We also want to make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised.

Policy 6 Protection and Enhancement of Biodiversity

New development of one dwelling or more should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity which is in accordance with the Cornwall Council guidance on Planning for Biodiversity.

Major development should consider wildlife at the site scale and should also maximise opportunities to increase connectivity to existing green spaces, creating links between habitats (wildlife corridors) and promoting active travel networks.

Economy and Employment

10.1 Employment Development

Policy 7 Justification

10.2 The CLP sets out its objectives and targets regarding the local economy mainly in policies 2a (Key targets) and 5 (Business and tourism). These policies aim to provide for significant increases in both employment floor space and full time jobs. CLP Policy 5 expresses support for tourism facilities and for employment development in the countryside and in smaller rural settlements provided it is of a scale that is appropriate to its location.

10.3 Consultation has highlighted that the type of business development most supported is light industrial closely followed by tourism related development with heavy industrial development is the least popular. Ship building recognised as playing an important role in the parish and therefore specifically referenced. Boat and yacht related work generally seen as a continuing business within the parish, but generally little support for further heavy industrial expansion within this sector.

10.4 It is considered essential that any employment development should be located and designed appropriately in order to ensure that it does not detract from the appearance and character of the area.

10.5 In addition the running of businesses at/from home is a major and increasingly valuable part of local economies particularly in areas such as this where a large percentage of the Parish is rural or covered by landscape designations. In most cases planning permission is not required except where building alterations are involved or the scale of business materially changes the use of the premises.

Policy 7 Intention:

10.6 Policy 7 is intended to support development proposals that will increase the numbers and the diversity of local employment opportunities.

Policy 7: Employment Development

1) Proposals that will promote economic development and the creation of jobs and income-earning opportunities within the Parish, including:

- i. the construction of business premises and storage units,
- ii. adaptations to suitable existing buildings, renovations or re-use of farm buildings,
- iii. other improvements in infrastructure, communications or other utilities,

will be supported, provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood and the wider landscape taking account of the AONB and Conservation Area designations, or reduce or compromise any existing facilities or services for which there is a proven need.

2) Home based enterprise proposals will be encouraged where it can be shown that there will be no unreasonable adverse impact affecting nearby residents and countryside, or the character and appearance of the locality by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

10.7 Public Car Parking

Policy 8 Justification

10.8 The CLP addresses car parking issues mainly within Policy 13 (Development standards). Consultation has highlighted that there is limited parking available particularly in the lower part of Polruan village and Bodinnick. The impact of lack of car parks is made worse by illegal, visitor parking issues and temporary parking by delivery and tradesmen vehicles.

10.9 While the majority of the comments did highlight that parking is a major concern, there was an acknowledgement that the parking problem was to be expected, or at least at certain times of the year, and that more car parks would be detrimental to the area.

10.10 It is recognised that there is little scope for creating new parking spaces within Polruan or Bodinnick; consultation strongly supported protecting public parking facilities from any form of development therefore a local NDP policy is needed in order to at least preserve the existing numbers of parking places.

Policy 8 Intention

10.11 Policy 8 seeks to ensure that the numbers of public parking spaces available for use by local residents is maintained or increased.

Policy 8: Public Car Parking

Development proposals that will result in an increase in the availability of either private or publicly accessible parking facilities will be supported provided that they are of a scale and design that will have no significant adverse effect on the traffic flows, landscape or the character of the settlement within which they are located.

Proposals which involve the loss of car parking facilities used by the public in the Polruan will not be supported, unless alternative provision of equal value can be made elsewhere within the application site or within a reasonable distance.

Housing

11.1 Small scale 'infill and rounding off' housing development:

Policy 9 Justification

11.2 The CLP includes a number of policies intended to encourage the creation of new housing, through new construction and conversions, that are suitable for the county's needs and that are located appropriately: Policies 3 (The Role and Function of Places), 6 (Housing mix), 7 (Housing in the countryside), 8 (Affordable housing), 9 (Rural exception sites) and 10 (Managing viability). CLP Policy 21 (Best use of land and existing buildings) covers the re-use of land and buildings.

11.3 Policy 2a of the Cornwall Local Plan sets out the housing allocation of 1,500 homes for the remainder of Liskeard and Looe Community Network Area, over the plan period (2010-2030).

11.4 Cornwall Local Plan Housing Implementation Strategy published in October 2018 identifies that 747 homes have been completed and a further 665 homes have planning permission or are under construction (total 1,412) In addition the Council expects a further 224 to come forward on small windfall sites.

11.5 Consequently this is a Community Network Area, which can deliver the target through infill, windfall and rounding off. Despite this, housing targets are not a maximum threshold and do not reflect the households identified on the Homechoice Register.

11.6 The community of Lanteglos-by-Fowey Parish desire to plan for appropriate sustainable development within the key settlements identified above which provide a number of facilities and services and allow a mechanism which would allow young people to remain living in the parish. The starting point was to gauge how the community could achieve this and following consultation, it was considered that given the existing topographical and landscape constraints around the two main settlements the use of infill and rounding off sites was considered the best planning tool for directing future housing development.

11.7 This approach will provide opportunities for appropriate sustainable development within the villages and hamlets of the Parish which is reflective of the housing aspirations of the community. This evidence is set out within the 'Evidence Base Document for Lanteglos-by-Fowey Parish'.

11.8 The community of Lanteglos-by-Fowey Parish has expressed a desire to ensure, as far as possible, that development takes place within identifiable and clearly defined areas rather than spreading out into the open countryside. These points are made in the background text supporting CLP policies 3 (The role and function of places) and 7 (Housing in the countryside).

11.9 In apportioning this number of dwellings among the parishes Cornwall Council's housing statement guidelines allow for reduced targets in the case of parishes which are partly within the AONB; in parishes where the main settlements are within the AONB such as this the baseline for the housing target will be set at zero. Any local housing need above this will be delivered through infill, rounding-off and brownfield sites within the settlements and hamlets of the Parish along with affordable housing led exceptions sites abutting the settlements of Polruan and Bodinnick.

11.10 It should also be noted that infill sites may be identified within the hamlets of the Parish for the development of a few additional houses of size, scale and design appropriate to the hamlet. Development proposals for these sites will be considered within the framework of Policy 3 of the CLP which for small villages and hamlets, in conjunction with the NDP policy.

Policy 9 Intention

11.11 The intention of Policy 9 is to clarify the areas where infill and rounding-off development will be permitted in accordance with paragraph 1.68 and Policy 3 of the CLP, and to support the construction of new housing units on infill, rounding-off and brownfield sites that are appropriate to the local situation.

Policy 9 Small-scale "infill and rounding off" housing development

Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within Polruan and Bodinnick, or within other rural hamlets will be supported where development:

- Is an infill scheme which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
- Is a rounding off scheme which involves the rounding off of a settlement and does not visually extend building into the open countryside;

- Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
- Conserves and enhances the settlement's special historic, architectural and landscape character in particular within or adjacent to the AONB and the Polruan and Bodinnick Conservation Areas;
- Does not cause detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy) or to the character of the locality and it provides a safe means of access.

11.12 Exceptions policy

Policy 10 Justification

11.13 There is a general need for low cost, high quality housing which enables young people to remain living and working in the Parish, which is evidenced by consultation.

11.14 This policy recognises the Community's concerns about the provision of new housing in the Parish and to help meet affordable housing needs, rural exceptions sites which are well located close to existing settlements are supported. The provision of housing which is secured as low cost in rural areas can benefit, not only the initial occupier(s), who may have work, family links, caring responsibilities or simply the best opportunity to provide a suitable house for themselves, but it will also benefit the local community by ensuring that the dwelling is available after initial occupation to those in housing need in the future from the Parish. Such housing may provide additional benefits in terms of sustaining the local community, the school or providing opportunities for more employment.

11.15 The Cornwall Local Plan Strategic Policies 2010-2030 under policy 9 (Rural exception sites) it states that 'Market housing must not represent more than 50% of homes or 50% of the land take, excluding infrastructure and services'. Cornwall Council's starting position is to seek 100% affordable and work backwards from there with an absolute minimum of 50% provision if informed by viability information.

Policy 10 Intention:

11.16 The intention of Policy 10 is to allow local people to access housing which is achievable and affordable to them in the Parish. This policy is intended to help those local people who have access to land or buildings and who cannot afford to buy or rent on the open market but who have the means, skills or ability to convert existing buildings or build a new house for themselves.

Policy 10 - Rural Exceptions Housing for Local People

Rural exceptions sites outside of but adjacent to the settlements of Polruan and Bodinnick for affordable housing to meet local needs will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area as identified in the Local Landscape Character Assessment.

Any such development should be proportionate to the size of the settlement that it relates to and is subject to the following criteria:

- 1) Affordable homes should be well integrated with market housing
- 2) The type and size of affordable homes should meet the specific needs identified for Lanteglos by Fowey Parish
- 3) The proposal has a target of 100% affordable housing. Any reduction will need to be supported by a viability assessment
- 4) The dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions

11.17 Parking Provision for New Housing and Other Developments

Policy 11 Justification:

11.18 Whilst sustainable development requirements encourages new development to be accessible by all modes of transport and to encourage provision to foster and enable increased use of travel by foot, bicycle and public transport it is acknowledged that Lanteglos-by-Fowey is a rural location with limited access to these different options. We are also aware that use of private motor vehicles is an ongoing necessity and that their use and number are increasing. We want to encourage greater opportunity to use non-car modes of travel for local journeys while accommodating the inevitable use of the private motor vehicle for most other journeys.

11.19 Modern housing development is particularly vulnerable to under-provision of parking spaces due to the cost of land and the desire of developers to maximise the return on a development site. Where land takes up more space for parking, it can increase the price of properties.

11.20 The most pressing problem faced by local residents is related to parking and congestion caused by limited off street parking opportunities and narrow roads. The majority of roads through Polruan and Bodinnick are considered single track roads and suffer significant congestion at peak times with the existing levels of traffic. By seeking a minimum off road parking provision for new developments this will ensure that the existing problems are not increased

11.21 We also recognise the increasing role that electric-powered or partly electric cars are starting to play in private car use. To support this growing market for low- and zero-emission cars, we support the provision of dedicated charging points for electric cars, many of which currently require a different current of supply (typically 16 or 32 amp) than normal household circuits, to enable a faster charge rate.

Policy 11 Intention:

11.22 To avoid increased congestion on the roads in Polruan and Bodinnick by stipulating minimum off street parking requirements for new development.

Policy 11 Parking Provision for New Housing and Other Developments

1. Proposals for residential development will be supported where they provide:
 - i) a minimum of 1 off-street parking space for dwellings with 1-2 bedrooms;
 - ii) a minimum of 2 off-street parking spaces for dwellings with 3 or more bedrooms;
 - iii) 1 additional off-street visitor parking space for every 4 dwellings for proposals of 4 or more dwellings; and,
 - iv) the provision of electric vehicle charging outlets will be considered favourably.

Proposals will be supported where they meet the requirements for parking set out in the most up-to-date Cornwall Design Guide produced by the Local Planning Authority.

2. Proposals for residential development with parking provision of fewer parking spaces per dwelling than the above will only be permitted:
 - i) where the provision of the parking requirements set out above would prejudice the viability and/or deliverability of the site.
 - ii) alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking; or
 - iii) otherwise acceptable and well-designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision; or
 - iv) adequate parking is available through a residents' parking scheme.

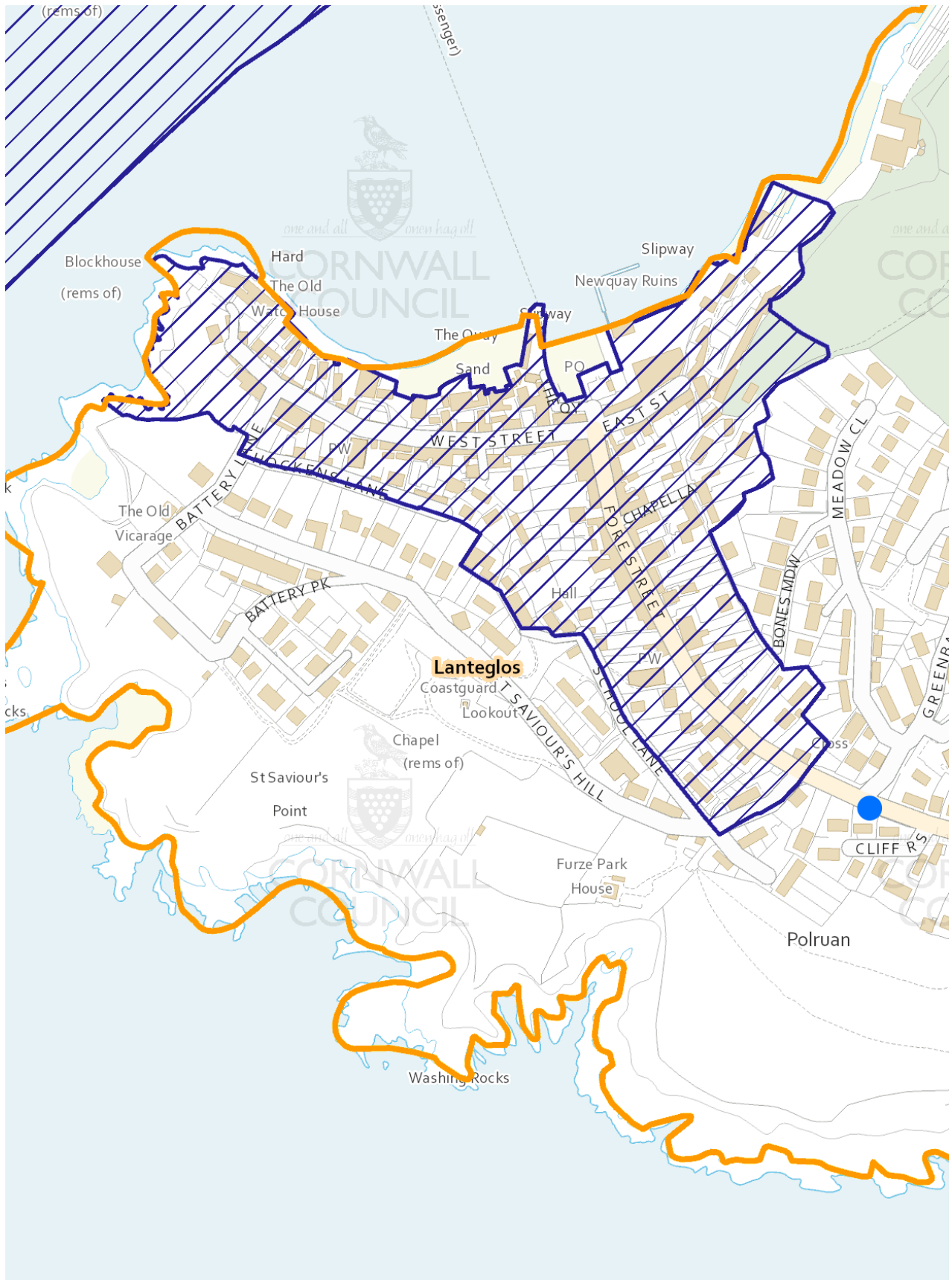
All other, non-residential forms of development will be expected to provide a level of off-street parking that adequately serves the use proposed and takes into account a robust and realistic travel plan.

10. Glossary & Abbreviations

AONB	Area of Outstanding Natural Beauty, an area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. There are important statutory restrictions on the kinds of development that are permitted within an AONB. Any development within the AONB should conform to the Cornwall AONB Management Plan.
Brownfield	Previously developed land - according to Section 1.68 of the CLP: “In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.”
CLP	Cornwall Local Plan, the development plan drawn up by Cornwall Council, conforming with the NPPF and subject to national-level examination and approval. The current Cornwall Local Plan was approved in November 2016.
Infill	According to Section 1.65 of the CLP: “The filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.”
NDP	Neighbourhood Development Plan, a development plan drawn up by members of a local community and based on extensive consultations within that community. NDPs must not conflict with the NPPF or the Cornwall Local Plan.
NDP Area Designation	The process whereby an application was made by Lanteglos-by-Fowey Parish Council to Cornwall Council in March 2016 for the area of Lanteglos by Fowey Parish to be designated as the Neighbourhood Area to be used for the creation of an NDP.
NPPF	National Planning Policy Framework, the overall planning framework set by the central government with which all local and neighbourhood plans must comply.
Rounding-off	According to Section 1.68 of the CLP: “This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the countryside.”

Appendix 1. Polruan Conservation Area

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Appendix 2. Bodinnick Conservation Area

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