

Landulph Parish Neighbourhood Development Plan

Residents' survey

The Landulph plan has now reached the stage where the contributions from the discussion groups, the Open Day and personal representations have been collated and distilled to form the basis for the survey questionnaire which accompanies this booklet.

The survey is an opportunity for all residents to have their say about the future of their parish. Your comments and views are vitally important, so please fill in the survey before December 15th, pop it back in its envelope and a committee member will collect it from your home.

If you want another copy of this for other household members to complete please call Cindy Zimmer 01752 842187

Thank you

Jenny Turnage
Steering Group Secretary

Background and information about the plan

A Neighbourhood plan relates ***only to the use and development of land*** in the Parish.

A plan can set out a vision for the area and planning policies covering the next 20 years.

Although the plan will reflect the views of the Parishioners it must also fit in with the relevant sections of the National Planning Policy and Cornwall's Local Development Plan. While developing the plan every effort must be made to consult and involve the whole community.

The objectives of the Landulph Plan , so far, cover Housing, Environment, Roads and Traffic, Business and Economic, Energy and Wellbeing.

Landulph Parish Vision

Landulph Parish is a vibrant rural community comprising built environment, field and river, designated An Area of Outstanding Natural Beauty (AONB). Within this envelope farms and small businesses thrive, producing a balanced economic and social community.

Our vision looking forward to 2030 is to maintain this community for those who live and work here now and for future generations.

To achieve this Vision we have produced a number of objectives and policies.

1 Housing

Housing Objective

To meet future housing needs by providing a framework within which decisions on planning applications can be considered for the benefit of the community, using a sustainable and environmentally friendly approach.

Housing Policies

HP 1: To accommodate housing growth for people of all ages, incomes and housing size, including the building of more housing, at a level that will sustain existing community facilities.

HP 2: To ensure housing is built in keeping with the local character and distinctiveness of the area.

HP 3: To ensure that all new developments have sufficient parking provision with the aim of reducing on road parking.

HP 4: To ensure that all developments are in sympathy with the AONB.

2 Environment

Environment Objective

To ensure that development is sensitive to both the natural environment and the existing built environment of the parish while safeguarding Landulph's existing strong sense of community and rural identity.

Environment Policies

EP 1:To protect and enhance the natural, built and historic aspects of the parish.

EP 2: To accommodate development to sustain the existing thriving rural parish.

EP 3:To retain or improve the existing network of footpaths and bridleways.

EP4:To retain or improve the existing access to the river beaches and slipways.

3 Roads and Traffic

Roads and Traffic Objective

To ensure that additional traffic caused through new housing and business development can be accommodated within the existing road network. Steps will be taken to alleviate concerns about perceived congestion and safe usage.

Roads Policies

R1: Community Infrastructure Levy: A significant part of any sums accruing from the Local Element of the Community Infrastructure levy could be used to fund improvements in “passing places” and provision of some public footpaths.

R2: Housing and Business Development: Development within the Landulph NDP area should only be permitted where it can be shown that the increase in the volume and nature of road traffic can be safely accommodated. Consideration should also be given to adequate provision for parking.

Transport Policy

T1: It is proposed that the Parish Council will have a policy to monitor the need for public transport at three yearly intervals

Business and Economic Objective

To support and encourage local businesses particularly those in agriculture, horticultural, tourism, marine, leisure and light industry, ensuring that people have good opportunities for and access to local employment; this includes the use of ‘home as the office’.

Business and Economic Policies

B1: Existing Buildings— Conversion or change of use Applications for change of use of existing agricultural and residential buildings and outbuildings will be considered favourably, provided that such change of use is unlikely to result in increased road traffic beyond that which can reasonably be accommodated on the existing network of highways within the Parish and provided that such change of use will not have a negative impact on quality of life for neighbouring residential properties.

B2: New Build —Applications for the construction of new single business premises will be considered provided that the following three criteria are met:

1. It is sited such that the new building is appropriately landscaped (scale, character and appearance) in relation to any neighbouring residential properties.
2. It does not result in a negative impact on quality of life by neighbouring residential properties.
3. The new business is unlikely to result in increased road traffic beyond that which can reasonably be accommodated on the

existing network of highways within the Parish.

5 Energy

Energy Objective

To promote energy need reduction before providing new energy sources

Energy Policy

ER1: Renewable energy schemes will only be supported if they do not have an unacceptable impact on the character and appearance of the immediate and wider landscape.

6 Wellbeing

Wellbeing Objective

The Landulph Plan will seek to improve the social, economic and environmental well-being of Landulph Parish and the quality of life of those residing in it.

Wellbeing Policies

HWB 1: To maintain or improve access to open, green and blue spaces.

HWB 2: To preserve and enhance existing community facilities to maintain and promote a sense of community.

HWB 3: To protect assets of community value

Evidence base

Preparation of a development Plan requires clear evidence to support policies

1 Housing

Public consultation has highlighted key areas: affordable housing, environmental protection, heritage conservation, growth of business and expansion of community facilities whilst overcoming the many transportation problems associated with the lack of efficient road network into and out of Landulph Parish.

Evidence relating to Affordable Housing can be gained from Housing and Homechoice Registers together with the results of the recent Parish Housing Needs Survey, comments from focus groups and the Open Day.

Affordable housing is provided to those who are eligible because their needs are not met by the open market. Eligibility is linked to local incomes and local house prices. There are many different types of affordable housing because people have different housing needs. For example, someone seeking work might need to rent a home at a very low price, or a young couple earning an average wage, might need help to buy their first home. Because households are in different circumstances with varying incomes, affordable housing schemes are designed to offer a range of choices

2 Environment

Public consultation has recorded that most people are happy to live in Landulph and value the natural environment and rural character of the area.

Much of the parish is already protected by designation as an Area of Outstanding Natural Beauty, Site of Special Scientific Interest, Area of Great Scientific Value, County Wildlife Site, Special Protection Area and Cargreen conservation area.

Hopes for the future identified are

- 1 Protect the rural environment
- 2 Encourage some housing and business in a sensitive way

3 Roads and Traffic

The main issues so far raised by residents of the Parish have been

- * the volume of traffic on the access roads from the A388 and consequential congestion
- * lack of public transport
- * car parking: generally, and the need for a public car park in Cargreen
- * footpaths, particularly near the school

Residents are reluctant to accept any suggestion of widening access roads despite a perception of congestion and concerns about possible increase in traffic. Improvements of existing “passing places” is suggested as a means of alleviating current and future concerns. Concerns were also expressed about the lack of pavements on the access to the school.

4 Business

The consultation in November 2015 included a specific meeting for those running businesses in the parish. This together with the open day in May 2016 suggested that there is support for workshops and small business premises. Work from home is considered important but limited by poor broadband provision in some areas. The school is regarded very positively by the whole community and as an employer is an important part of the business of Landulph.

5 Energy

Public consultation suggests an increase in renewables. There is concern about the visual impact on the parish of large scale developments for solar and wind farms.

6 Wellbeing

The design of the built environment, and access to the natural spaces, impacts on health and wellbeing. Spatial planning and the design of homes, buildings, public spaces, neighbourhoods and transport routes can help promote or hinder other upstream health factors such as crime, physical activity and access to healthy food. It also impacts on the wider social environment supporting or hindering community engagement.

Communities are important for physical and mental health and well-being. The physical and social characteristics of communities, and the degree to which they enable and promote healthy behaviours, all make a contribution to social inequalities

in health. Much of what is recommended for reducing health inequalities - active travel (for example walking or cycling), public transport, energy-efficient houses, and availability of green space, healthy eating, and reduced carbon-based pollution - will also benefit the sustainability agenda.

NDPs must conform with the strategic elements of the Local Plan, including the provision of health infrastructure and other local facilities. Policy 16 of the emerging Cornwall Local Plan includes a policy on health and wellbeing that encourages:

- Maximising the opportunity for physical activity, including sports and leisure
- Provision of green and open spaces for communal and social use with good access to the natural environment
- Provision for growing local food
- Maximising the opportunity for active travel.

The following is uplifted from the Open Day May 2016 report:

“Two main overarching themes emerge with relation to the quality of life in the parish. The largest number of comments relate to the AONB with mentions specifically from some about the river and views of the river. The AONB status is clearly very important to many with people liking the views, the beauty and the environment and probably supporting one comment that we do not wish to turn the village into a town.

Community spirit in one form or another is valued by many. The parish is clearly seen as supportive and friendly with the inference

being of an underlying self-generating feel good factor. Any potential change that may alter this should be avoided at all cost.”

What happens next ?

We will analyse the feedback you give us.

We will amend the policies to reflect your views

We will produce a draft plan

Cornwall Council will examine the plan to ensure that it is in line with national and local planning policies

Then Cornwall Council will organize a referendum of everyone on the electors list.

If the majority agree to the plan it will become part of the statutory planning process.

All future planning applications in Landulph will have to take account of the polices in the plan.

If you want more information

Our website. [landulphplan.org .uk](http://landulphplan.org.uk)

facebook [landulph community](https://www.facebook.com/landulphcommunity)

[neighbourhood development plan](#)

or phone Cindy Zimmer 01752 842187

Steering Committee

Chairman Jo Butcher
Secretary Jenny Turnage
Treasurer John Hall
Website Debbie Allan