

Initial thoughts about aims of the Neighbourhood Development Plan

Introduction

Luxulyan is a rural parish with an historic church town and dispersed hamlets, reflecting a traditional settlement pattern in the Cornish countryside. In addition to this there are significant areas of historic and archaeological importance, including part of a World Heritage Site and Areas of Great Historic Value and Areas of Great Landscape Value. There are extensive areas of protected habitat, including Sites of Special Scientific Interest. It is predominantly agricultural, including larger farms and smallholdings, with one major employer, which is a meat-processing plant in a hamlet north of the village providing some local employment, and additionally other businesses/organisations employing between 10 and 30 staff. In the village, there is an industrial estate, a primary school, a pub and a shop. Most people in employment travel to nearby towns. Most people live in Luxulyan village, which includes 4 estates dating from the 1960s onwards. There is a mix of housing types, as well as two residential sites with park homes. Within the parish there are several residential sites occupied by travellers. In the village and most hamlets modern housing types (1960s onwards) predominate. There are two main meeting venues: a Village Hall and the recently refurbished Memorial Institute. The parish church forms a focal point in the village. The only Methodist chapel still in use is at Gunwen. The Saints' Way footpath passes through the parish, as does a National Cycle Route. Many people come to the village in order to visit Luxulyan Valley World Heritage Site.

According to the 2011 census there were 1800 people living in the Luxulyan Area. Of these 260 are under 15, 1030 of working age 15-65, and 510 are over 65. There are 778 dwellings of which 11.5% are caravans or temporary dwellings. The largest sector for number of businesses is Agriculture at 19%, followed by Construction with 13% and then Professional/Technical with 11%.

The proposed plan seeks to:

1. Maintain the existing character of the parish as a viable working rural area.
2. Ensure that local people can shape the future development of the parish, including the scale, type and tenure of housing in order to meet identified local needs.
3. Improve and enhance the existing community spirit so that everyone feels that they belong and are valued.
4. Encourage quality of life for all inhabitants, including vulnerable groups.
5. Protect and celebrate natural and historic environment and promote activity that is environmentally sustainable.
6. Support small-scale employment opportunities.
7. Develop transport links that accommodate motor vehicles whilst encouraging cycling, walking and horse-riding.

THEMES AND TOPICS

Whilst we feel the Neighbourhood Development Plan should cover most aspects of living within Luxulyan Parish the initial priorities will be around housing, infrastructure and economic development. Once these are finalised it is proposed that the Neighbourhood Plan would then incorporate themes around healthy living, recreation and support to vulnerable people.

1. Housing and Settlement Patterns

To identify appropriate sites for future housing while retaining existing settlement patterns.

Any proposals for development outside the settlement boundary must not impact on the existing open breaks between settlements which serve to retain and safeguard their individual identity and character.

Allocating sites to meet the evidenced local housing need identified in the draft Cornwall Local Plan and local Neighbourhood Plan survey.

Proposals for development must not impact on: i. undeveloped gaps that form an important break in development within built surroundings, or provide tranquillity and interest, or provide an important setting to a Listed Building or the character of the Conservation Areas; or ii. prominent local physical features within the settlement that contribute to its character.

It is unlikely that the construction of second homes will be supported.

2. Housing Types & Design

To understand, plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages.

Development proposals should meet the design requirements of Cornwall Council Design Guide and national policies and where practicable, comply with the BREEAM (Building Research Establishment Environmental Assessment Method) sustainability standards. Reflect the character of the area in terms of design and layout, making the most efficient use of the land available and achieve an appropriate density for the parish/area (see Introduction).

3. Traffic & Transport

To identify the appropriate transport links and improvement needed to meet current and future needs of the parish.

Development proposals should contain transport layouts which are designed to minimise conflicts between traffic, cyclists, horse-riders and pedestrians and facilitate safe and efficient parking for residents where possible. To ensure that new development is able to provide a safe traffic environment, development proposals should include provision for or make contributions to provide a safer environment for pedestrians and road users, e.g. traffic calming measures around the junction at Lockengate.

4. Economic Development

To support economic and employment opportunities whilst ensuring that any commercial and/ or industrial developments (individually or cumulatively) are sympathetically sited and do not impact significantly on landscape character.

To identify suitable areas for commercial/industrial development, for example small-scale enterprises such as at Trevanney. This may include re-use of redundant agricultural buildings.

5. Sustainability & Renewables

To encourage development that is energy-efficient, minimises the use of resources and encourages the installation of renewables and would not have an adverse effect on the scale or rural character of the location.

Development proposals should meet the design requirements of Cornwall Council Design Guide and national policies and where practicable, comply with the BREEAM sustainability standards.

Items 5-10 to be expanded later.

6. Community Facilities

To retain and enhance buildings and other facilities with a community focus which are significant assets underpinning the vitality of the local community.

Items 5-10 to be expanded later.

7. Natural Environment & Open Spaces

To protect and enhance the natural environment and important areas of local green space and encourage its use and appreciation by local people and visitors.

Items 5-10 to be expanded later.

8. Heritage & Historic Environment

To protect the local heritage and historic environment and encourage its use and appreciation by local people and visitors.

Items 5-10 to be expanded later.

9. Healthy Living and Support Structures

To understand the support structures required by the parish for its vulnerable members and how to promote a healthy lifestyle.

Items 5-10 to be expanded later.

10. General Policies and Other Issues

General Policies apply to more than one Objective in the Plan and so are listed here for clarity and to avoid repetition.

Items 5-10 to be expanded later.