



Looe Neighbourhood Plan

Consultation Draft March 2019

SUMMARY LEAFLET

**Looe Neighbourhood Development Plan
Steering Group
For
Looe Town Council**



WHAT IS THE LOOE NEIGHBOURHOOD DEVELOPMENT PLAN?

The Looe Neighbourhood Plan has been written by many volunteers from the community and local organisations who want to see Looe develop in a way that is environmentally, economically and socially sustainable.

This is a summary of what is proposed in the draft Plan, and how you can take part in shaping and approving the final document.

A Neighbourhood Plan is made under the Localism Act 2011, which gives communities the right to make a Plan on how their town develops – the way that land is used for housing, business, shops and leisure. It can also protect green spaces and heritage, and influence the design of new buildings. The Plan is supported by the Town Council and covers the period up to 2030.

However, we don't have a completely free hand: The Plan must comply with national policies, the Cornwall Local Plan, and must follow a formal procedure to be adopted.

How was the Neighbourhood Plan created?

In late 2015 a Steering Group was set up to manage the way the Neighbourhood Plan was created. Then Working Groups collected and analysed evidence, including the results from major survey of local opinion in which over 20.2% of households took part. They made recommendations on how the challenges facing Looe can be tackled. Based on this, the Steering Group they have now prepared the Consultation Draft of the Neighbourhood Plan.

The draft Plan can be seen on our website www.futurelooe.town alongside the evidence reports that back its policies. You can also see copies at Looe Library and the Town Council Offices during normal opening hours. There are also 'drop-in' sessions around the town where you can meet the team and find out more.



WHAT IS THE KEY MESSAGE FROM THE EVIDENCE?

The dependency of Looe on the sea and the Looe River is fundamental. Supporting projects that tackle the causes and impacts of climate change must be the starting point for planning the future prosperity and well-being of Looe. With this at its core, the Neighbourhood Plan strategy should be for a steadily-paced level of growth that meets local housing and employment needs, conserves and makes use of the town's distinctive heritage and coastal setting, reduces reliance on motor vehicle transport for access by residents and tourists, and supports the provision of new and enhanced services.

Our vision is that 'By 2030, Looe will be a community that has revitalised its maritime and coastal based economy into one that brings prosperity to all and significantly reduces its impact on the environment, whilst maintaining its special character'

WHAT DOES THE PLAN INCLUDE?

The ENVIRONMENT evidence was that we should plan to...

- adapt Looe to rising sea levels
- avoid land instability
- reduce pollution from run-off
- encourage better bathing water quality in the Looe Bay
- protect the landscape and views of and out of the town
- protect and improve biodiversity

How we responded...

- Create a Coastal Change Management Area, including an Exclusion Zone and an Erosion Management Zone.
- Support the Looe Harbour Improvement Strategy,
- Ensure developments do not cause or worsen land instability.
- Require acceptable forms of foul and surface water drainage.
 - Measures to ensure that Bathing Water Quality in Looe Bay is enhance
 - Policy to maintain habitat and biodiversity
 - Protect local green spaces
 - Support for a 'Green Infrastructure Network' (habitat corridors, open spaces, local green spaces, pedestrian and cycle links, long-distance cycle routes).



How we responded...

- Master plan a scheme for Polean/ Millpool to:
 - support 'green tourism' through a cycle hub linked to new cycle trails,
 - support the enhancement of local health services,
 - allow for an 'extra care' housing with health facilities
 - Include related small scale retail and employment space.
- Support for fishing, harbour and marine industries
- Safeguard existing employment sites
- Small workshop scheme proposed for East Looe
- Policy encouraging home enterprise growth.
- Support the growth in 'festivals'
- Resist the loss of hotels.
- Proposals for the redevelopment of Looe Fire Station
- New Community Service Reserve in East Looe .

The evidence on ECONOMIC DEVELOPMENT was that we should plan to...

- give priority to commercial fishing and marine industries
- encourage secure and well-paid year-round employment
- match jobs growth to population expansion.
- attract and grow businesses that aren't land hungry or transport dependent.
- use the town's key assets to position Looe as a unique and sustainable place to live, work and visit
- support the tourism industry
- encourage better use of land
- use opportunities at Millpool/ Polean to support Neighbourhood Plan's strategy.

The evidence on HOUSING was that we should plan to...

- support delivery of affordable social housing for rent, sale and self-build for local people.
- meet the needs of elderly residents
- support delivery of high-quality homes
- ensure new housing development is small scale and appropriate to its setting
- prevent sprawl that would harm Looe's setting

How we responded...

- New policy preventing use of all new homes as Second homes or holiday lets
- Set a town development boundary including two small new housing sites for about 25 dwellings each at Bay Down and Salter Close
- Tight criteria controlling nature of new housing development within the boundary.
- 'Rural exception' affordable housing, one-off older persons dwellings, and agricultural homes only outside the boundary
- 'Rural exception' affordable housing restricted to no more than 25 homes

The evidence on TOWN CENTRE, CULTURE, HERITAGE, AND TOURISM was that we should plan to...

- develop Looe as a welcoming and entertaining year-round destination
- encourage a diverse range of shops
- keep up with retail trends
- improve and extend pedestrian access for all users.
- sustain and enhance the distinctive heritage and maritime character of Looe
- support increased cultural tourism
- improve community cohesion through events and festivals.
- support development of the 'evening economy'

How we responded...

- developed a town centre strategy
- policies to
 - protect Looe's shopping core
 - encourage new uses in upper floors
 - define 'Character Areas' and give guidance on development within them
 - protect traditional shop fronts
 - protect key views and vistas
 - encourage town wifi access and retro-fit technology
- projects to rewrite existing heritage guidance and promote modernisation of Looe's town centre offer
- proposals to enhance the street scene in East and West Looe



How we responded...

- Protection for key community facilities
- Support for new neighbourhood shops and facilities
- Support for enhancements in community health service provision
- Protection of community recreation open space and playspaces
- Area of Search for new play space at Plaidy and Tregarrick
- Adopted open space standards for new development

The evidence on COMMUNITY FACILITIES was that we should plan to...

- retain existing community facilities, support their viability and enable improvement
- encourage additional community facilities where needed.

How we responded...

- Require new development to take into account traffic sensitivity issues in Looe
- Support parking areas on steep slopes subject to criteria
- Propose a Looe Cycleway hub to support future coast to coast trail, south east Cornwall trail, and Liskeard/Looe trail
- Require development to be cycle friendly
- Support extension of footpath network including routes from the Railway Station
- incorporate extended railway platform in Community Service Reserve.

The evidence on **ACCESSIBILITY AND TRANSPORT** was that we should plan to...

- ensure new development takes into account local traffic capacity and safety issues and infrastructure deficiencies
- support development of long-distance cycleways and their connection with Looe
- enhance the pedestrian links from Looe Railway station and the Millpool car Park to the centres of East and West Looe
- support measures to increase rail access to Looe
- To support measures to manage traffic/pedestrian conflict in the town centre

The evidence on **DESIGN AND SUSTAINABILITY** was that we should plan to...

- encourage energy and fuel efficiency of new dwellings and existing stock
- support domestic scale renewable energy schemes
- restrict on-shore wind energy and PV arrays to protect the setting of Looe
- encourage high-quality digital communications that reduce the need to travel for work and services
- encourage design which reflects local building traditions and uses locally sourced materials

How we responded...

- Support for energy efficient and small carbon footprint development
- require new development to find 10% of energy from renewable or low carbon sources
- restrict on shore wind and solar PV arrays to small schemes serving individual or groups of dwellings
- support for a Community Energy Scheme
- encourage digital networks on new development, Town Centre and the East Looe Beach

WHAT DO YOU THINK?

The formal consultation for residents is open until 10th May 2019 so please submit your comments through our website - www.futurelooe.town - or by completing the enclosed form and posting it to Looe Town Council as soon as possible before then.

DROP-IN SESSIONS WHERE YOU CAN FIND OUT MORE WILL BE HELD AT:

- Looe Community Academy, Sunrising, East Looe – Tuesday 26th March – 3.30pm – 7pm
- The Millpool Centre, West Looe – Saturday 6th April – 10am to 2pm
- The Guildhall, East Looe – Wednesday 17th April – 11am to 3pm

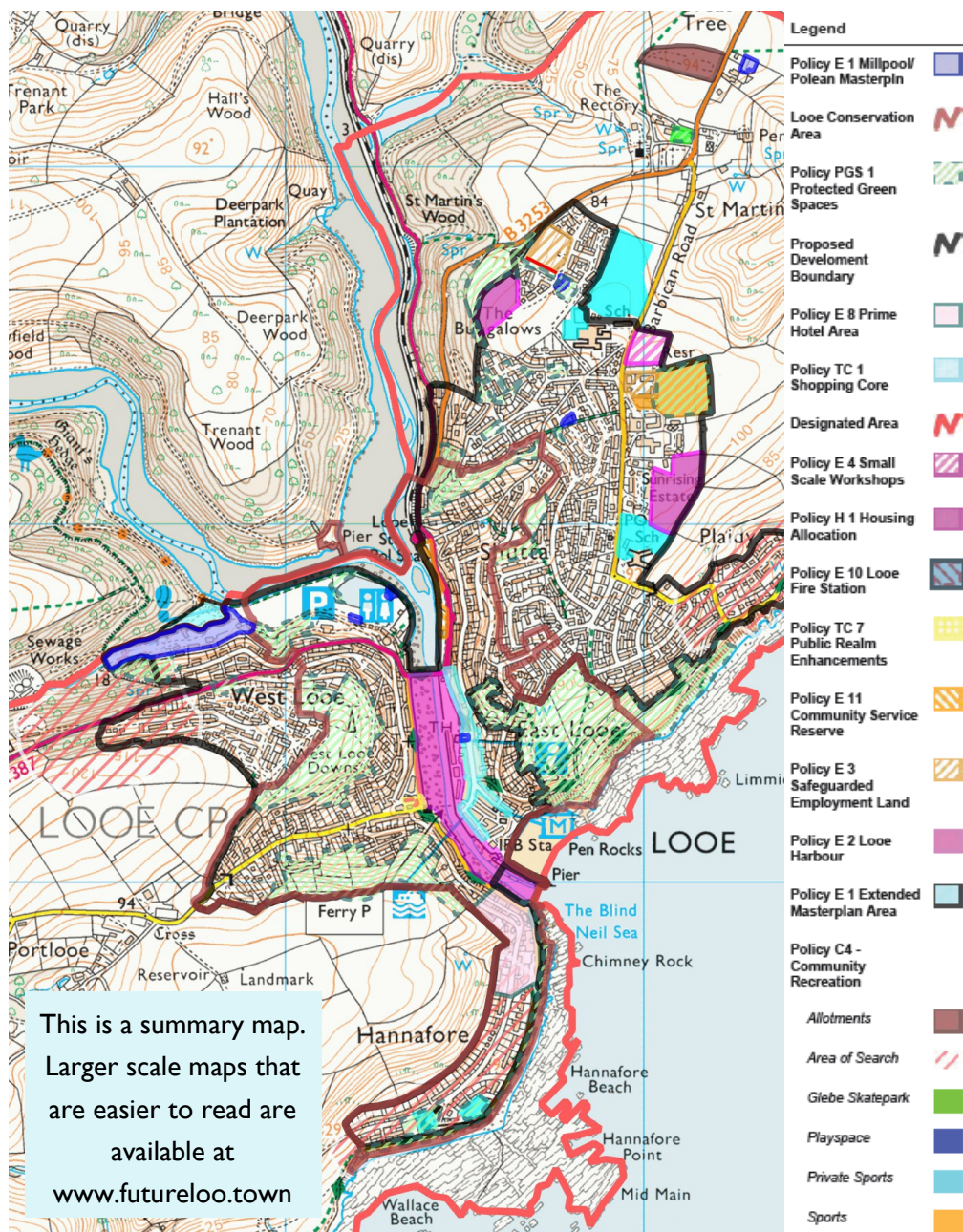
Please do drop in, see the display that explains the Plan, and chat over the issues with one of the Looe Neighbourhood Development Plan Team members. Tea, coffee and soft drinks, biscuits etc will be available.

WHAT HAPPENS NEXT?

After the closing date for comments (10th May 2019) the Plan will be adjusted to take into account everyone's views, and submitted to Cornwall Council. Then it will be checked by an independent expert, before coming back to Looe for a Referendum. If most of us support it, the Plan will then become part of the official planning system and must be taken into account by CC Planners, developers, and Planning Inspectors when they decide on planning applications.

Therefore, it's a great way of helping us to get Planning decisions that reflect local views on what is good for Looe!





Please comment by Friday 10th May 2019

Use our website: www.futurelooe.town where you can find the Plan and a form to comment. Or see the Plan and complete a form available at The Library, Millpool and Town Council Offices at the Guildhall, East Looe