



Looe Neighbourhood Plan

Submission Draft
January 2021

Looe Neighbourhood Development Plan Steering Group
For
Looe Town Council



Important Note

This is the 'submission draft' of the Looe Neighbourhood Development Plan, which has been submitted to Cornwall Council for adoption.

Cornwall Council will carry out legal checks and then publish the Plan for a six week period of consultations. After that the Plan will be 'examined' by an independent expert, before being adjusted prior to a local referendum being held in which all local residents on the electoral roll get the opportunity to vote.

To find out more on the process and keep up to date with the process, please refer to the Plan website (www.futurelooe.town).

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The Vision for Looe and the Neighbourhood Development Plan's objectives are given in a light plum colour box.

Strategies for action are given in a light yellow box.

Looe Neighbourhood Plan Policies are given in a light green colour box.

Looe Neighbourhood Plan Projects are given in a bright blue box

Additional information of significance is given in a light blue colour box

To help identify the various policies a colour coded box system has been used:

Abbreviations Used

A4D - Article 4 Direction

CC - Cornwall Council

CLP - Cornwall Local Plan

CNA - Community Network Area

NDP - Neighbourhood Development Plan

NPPF - National Planning Policy Framework

LHC - Looe Harbour Commissioners

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Foreword

This document sets out the neighbourhood development plan for Looe covering the priorities for helping Looe to grow and guide planning decisions to ensure Looe reduces its impact on the environment, maintains its special character, and brings prosperity to all.

This plan has been developed under the leadership of the Looe Neighbourhood Plan Steering Group, supported by Looe Town Council. The plan is based on the needs and desires of local residents, feedback from visitors, and the aims and objectives of organisations that support the town.

The plan sets out the short and long term planning priorities to enable sustainable growth, achieving a sustainable economy and a fair and just society. The plan focuses on the concept that Looe is a thriving town that meets the needs of its residents and visitors, whilst operating in a sustainable way. Emphasis is very much on working in partnership with all organisations in the town with a common aim of building a thriving and prosperous community.

As Co-Chairs of the Steering Group, we would like to thank all of the community volunteers who gave up their time to contribute to the individual working groups over many months, using their expertise to provide informed knowledge and background information to progress this plan. We would also like to thank Looe Town Council for their valuable support and input into the entire process. In addition, We would like to thank all of our residents for responding to the residents survey, our visitors for providing their input into what makes Looe so special for them, and the business community for providing their input into what it means to conduct business in Looe. All of your feedback has been foremost in our minds when shaping the plan to meet your needs.

We are sure all members of our community will feel this plan provides a positive input into growing Looe and making the community one we are proud to be a part of up to 2030 and beyond.

Edwina Hannaford

James Lundy

Co-Chairs, Looe NDP Steering Group.

‘The plan sets out the short and long term planning priorities to enable sustainable growth, achieving a sustainable economy and a fair and just society’.

SECTION ONE: INTRODUCTION

1.1 This document is the Looe Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for Looe 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 (CLP). The Looe NDP has been developed to ensure that future growth and development throughout the Town is guided by the local community.

1.3 The NDP runs in tandem with the CLP, 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 Town Council may however decide it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.

Supporting Documents

1.4 This document is supported by a number of other documents and background information which are referred to throughout. All the supporting evidence and documentation backing this Neighbourhood Plan, including the Working Group Reports and many of the background studies referred to are available via the Looe Neighbourhood Plan website at www.futurelooe.town

1.5 A ‘Jargon Buster’ section is included at the back of this document for reference.

1.6 Looe is situated in the south east of Cornwall and is part of the Liskeard-Looe Community Network Area (CNA).

Designated Area

1.7 The Looe NDP applies to the area is that covered by the Town Council and as shown in Map 1 below.

Map 1: The Looe Neighbourhood Development Plan Designated Area



The Designated Area extends to the town council boundary on the landward side of the coast, and on the coast to the Mean Low Water line. Below the low water mark the Marine Management Organisation (MMO) is the statutory organisation that has responsibilities for the preparation of marine plans and issuing of licences for marine activities.

The Looe NDP designated area includes St Georges Island.

Purpose of the Looe NDP

1.8 The community of Looe has decided to develop a NDP in order to:

1. provide the planning support for the revitalisation of the Town's maritime and coastal based economy.
2. meet the local community's current needs whilst ensuring that the well-being of future generations is not prejudiced.
3. significantly reduce the environmental impact of development, existing and proposed, and
4. maintain the Town's very special character.

1.9 The Looe NDP will achieve this by proposing positive proposals for the future, supporting initiatives created by the Town's many active organisations and providing greater influence on the types and locations of development that will occur during the plan period. When it is adopted by CC the planning policies in this NDP will be used by CC planning officers, landowners and developers to ensure that development responds to the community's needs and aspirations.



Photo 1: East Looe Harbourside.



Photo 2: West Looe Harbourside and West Looe Square.

Neighbourhood Planning in a Nutshell

The Neighbourhood Development Plan (NDP) process was introduced through the Localism Act 2011. It adds a locally prepared lower tier to the suite of planning policy documents that guide planning decision making.

NDPs can only be prepared by local communities, supported by their Parish and Town Councils. They provide an opportunity for communities to have a real say over local decision making. Communities that prepare an NDP are in a better position to shape their local area, inform how development takes place and influence the type, quality, location and amount of development that takes place.

NDPs must be based on extensive research and influenced by robust engagement with the local communities.

Every NDP must go through a local referendum. If approved the Plan's policies become 'material considerations' and will influence decision-making on planning applications within the Parish or Town.

NDPs must be in general conformity with the National Planning Policy Framework and the strategic policies of the Local Plan. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

The legal basis of the NDP is from: the Localism Act 2011, Neighbourhood Planning Regulations 2012, the Planning & Compulsory Purchase Act 2004 (as amended), the European Directive 2001/42 on Strategic Environmental Assessment and the EU Directive 92/43 on Habitats Regulations Assessment

Looe Town Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.

The Role of Neighbourhood Plans

'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area, with the strategic needs and priorities of the wider local area.' - National Planning Policy Guidance

The National Planning Policy Framework (NPPF) says that Neighbourhoods should develop plans that support the strategic development needs set out in Local Plans ... (and) ... plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan' (NPPF para.16)



Photo 3: East Looe Fore Street

SECTION TWO: LOOE NDP - THE PREPARATION PROCESS

2.1 At the time the Neighbourhood Plan area was designated, a 'Steering Group' of Town Councillors, representatives of local organisations and interest groups, and interested community volunteers, was formed to manage the process of creating the Plan. It's membership is given on Section 14.

2.2 The preparation of this NDP has been informed throughout by a comprehensive programme of consultation and community engagement, taking place over the last three years. In spring and summer 2016 hundreds of local people took part in a major community engagement period, visiting our 'roadshow' out-and-about, the drop-in session for face-to-face discussion, and taking part in a large community survey. Various service providers and adjoining Parish Councils were also consulted.

2.3 A brief summary of the consultation and community engagement responses is given in the 'Community engagement' box below. All these and the results of this current consultation will be summarized in the "Consultation Statement", as required by the formal NDP legislative requirements which will be available at <http://www.futurelooe.town/>.

2.4 The Steering Group has also assembled a comprehensive evidence base containing statistical, factual and strategic policy information, covering all the social, economic, environmental, heritage, maritime and other matters that impact on Looe. A comprehensive heritage assessment, and a Local Landscape Character Assessment have also been carried out. This information is referenced in the justification for the policies that follow, and is displayed in full on the NDP website at <http://www.futurelooe.town/>

2.5 In autumn 2016 a community workshop was held to review the evidence, following which community-based Working Groups considered the community response. These groups carried out further research, consulted stakeholders, and reviewed various options for the future of Looe. This was followed by a further 'visioning workshop' attended by the Working Groups, Councillors and community volunteers, to bring the work of the Groups together and agree the strategy going forward.

2.6 The Working Groups and Steering Group then drafted the policy and project ideas which a small drafting group used to prepare the first, or 'Consultation Draft' of the Looe NDP. That version was published for consultation with the local community, organisations and businesses from 18th March 2019 to 10th May 2019. A total of 44 comments were received from the local community, 2 from local developers, 5 from local organisations and 5 from national bodies.

2.7 The Neighbourhood Plan Steering Group then worked through the comments and made adjustments to the Plan wherever possible. Other adjustments were necessary to reflect changing circumstances.

2.8 The NDP has now been submitted to Cornwall Council.

Next Steps

2.9 Cornwall Council will check the Plan for legal compliance, and hold a further 6 week consultation period. An Independent Examiner will then study the Looe NDP and any representations made, and recommend whether the Plan can go to a community referendum, along with any suggested changes necessary to make the NDP sound in law.

2.10 At the referendum, all registered electors in Looe, plus any in adjoining areas who are significantly affected by the Plan, will be entitled to vote for or against the Plan. If the NDP is supported in the referendum, Cornwall Council will formally 'make' the Plan.

2.11 This will give it legal recognition as part of the statutory local development plan for

PROGRAMME OF COMMUNITY & STAKEHOLDER ENGAGEMENT ON THE LOOE NEIGHBOURHOOD DEVELOPMENT PLAN

Summer 2013: Cornwall Council consultation on designation of Looe Neighbourhood Plan area.

27th July 2013: Looe NDP area designated.

October 2013 to June 2014: Engagement presentations to 19 local organisations

March/April 2015: Scoping Survey of local community

February 2016: Stand at Looe Societies Day

February/March 2016: NDP 'branding' adopted to increase profile

March 2016: Website and social media accounts set up.

May/June 2016: Detailed community, business and youth surveys;

12th July 2016: Visioning Workshop.

Autumn 2016 to Spring 2017: community based Working Groups study themes. and deliver interim reports.

Autumn 2017 to Spring 2018: Cross-cutting Working Groups study themes. and deliver reports.

Autumn 2018 to March 2019: Steering group write draft NDP.

March 2019 to May 2019: Formal consultation on draft NDP.

May 2019 to Nov 2020: Review of comments received and redrafting NDP.

Dec 2020: NDP submitted to Cornwall Council

the area. This means that the NDP must be considered when planning decision are made by Cornwall Council, Planning Inspectors, or the Secretary of State.

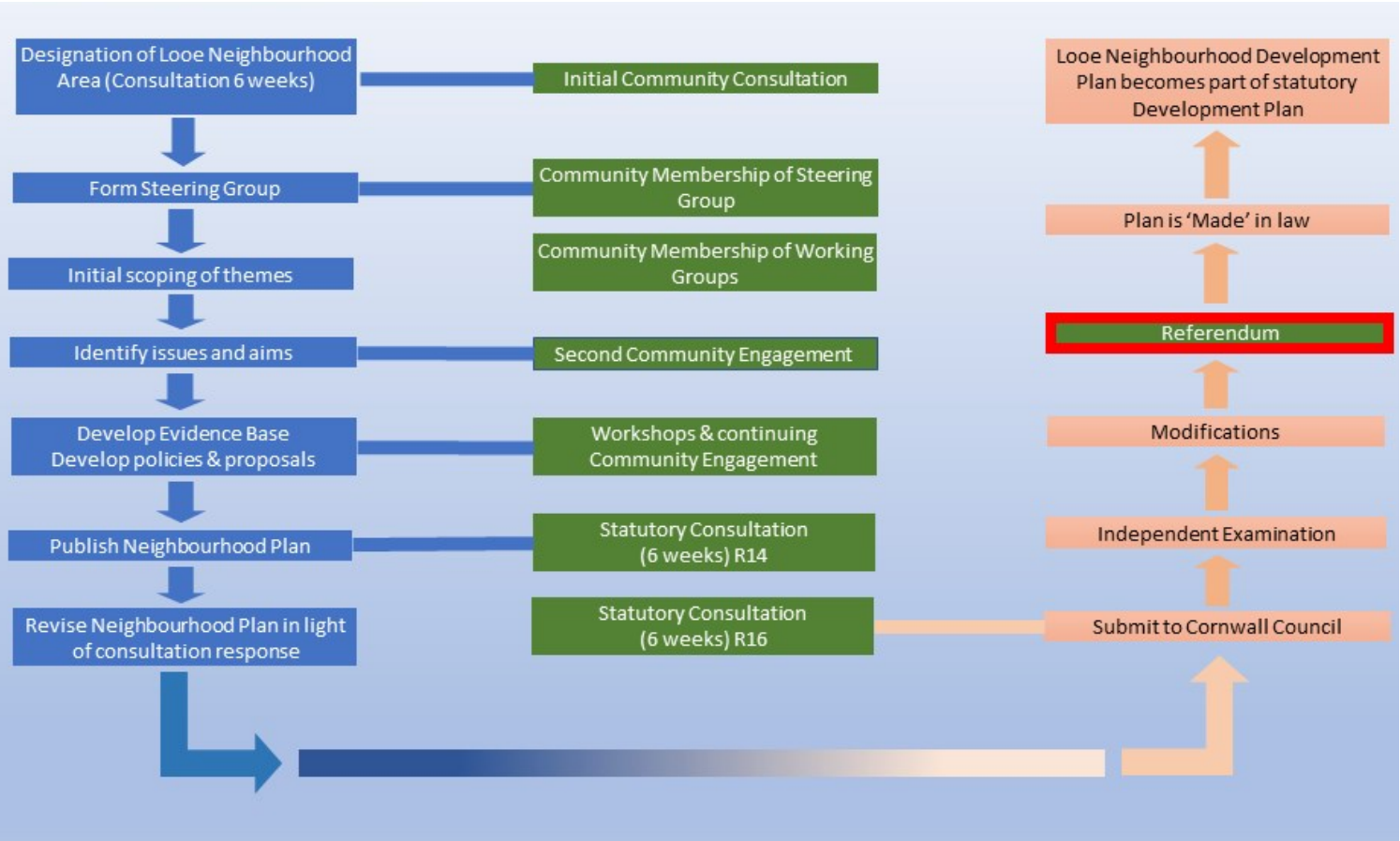


Figure 1. The Neighbourhood Planning Process



Photo 4: Looe Beach, The Banjo pier, and West Looe/Hannafore

SECTION THREE: SUSTAINABLE DEVELOPMENT

NPPF: What is Sustainable Development?

3.1 As required by the NPPF, in achieving 'sustainable development' planning has three interdependent roles

- an economic role: contributing to building a strong, responsive and competitive economy;
- a social role: supporting strong, vibrant and healthy communities;
- an environmental role: contributing to protecting and enhancing our natural, built and historic environment.

3.2 The 'presumption in favour of sustainable development' is often misunderstood as being a green light for development. This isn't the case.

3.3 For our Neighbourhood Plan it means that as a community we must support the strategic development needs set out in the Cornwall Local Plan, including policies for housing and economic development, but we can also plan positively to support local development, shaping and directing well-designed development to the right places, while protecting areas that we most value.

Cornwall Local Plan

3.4 Enabling sustainable development is also the main purpose of Cornwall Council's Local Plan which aims to 'Achieve a leading position in sustainable living'.... through 'a balance of decisions around economic, social and environmental issues'. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Looe NDP. The CLP is based around four key themes:

Theme 1: To support the economy by

1. Removing unnecessary barriers to jobs, business and investment, sustaining local businesses, supporting growth sectors and new business and the traditional industries of fishing, farming and minerals.
2. Enhancing the cultural and tourist offer in Cornwall as a year round destination for tourism and recreation.

Theme 2: To enable self-sufficient and resilient communities by

3. Providing for new homes that provide everyone in the community with the opportunity of living in an appropriate home, supported by local community facilities.
4. Supporting the provision of jobs and homes locally to meet needs, where they can best support the role and function of local communities as well as allow for further change and adaptation.
5. Ensuring that infrastructure is provided that enables development and benefits the local community.

Theme 3: To promote good health and wellbeing for everyone by

6. Supporting provision of a wide range of housing and cultural, social, retail, health, education, religious, and recreational facilities, in order to improve quality of life and reduce social exclusion.
7. Promoting development that contributes to a healthy and safe population through walking and cycling adequate open space and the protection and improvement of air

FIGURE 2: NATIONAL PLANNING POLICY FRAMEWORK SUSTAINABILITY PRINCIPLES (2019)

- ⇒ **Delivering a sufficient supply of homes**
- ⇒ **Building a strong competitive economy**
- ⇒ **Ensuring the vitality of town centres**
- ⇒ **Promoting healthy and safe communities**
- ⇒ **Promoting sustainable transport**
- ⇒ **Supporting high quality communications**
- ⇒ **Making effective use of land**
- ⇒ **Achieving well-designed places**
- ⇒ **Meeting the challenge of climate change, flooding and coastal change**
- ⇒ **Conserving and enhancing the natural environment**
- ⇒ **Conserving and enhancing the historic environment**

quality.

Theme 4: To make the most of our environment by

8. Making the best use of resources by reducing energy consumption, increasing renewable and low carbon energy production, maximising the use of previously used land, supporting local food production, and increasing resilience to climate change.

9. Enhancing and reinforcing local natural, landscape and historic character and distinctiveness and requiring design that maintains the distinctive character and quality of Cornwall.

3.5 As well as a range of general strategic policies the CLP includes specific objectives relating to the Liskeard & Looe Community Network Area. Most of these focus on Liskeard, the largest settlement in the area but it notes that Looe acts as a local service centre to the smaller surrounding settlements. The CLP goes on to say that as the main settlement in the CNA, Liskeard will be a focus for growth and will be required to accommodate the majority of those (new) dwellings. However, it also notes that Looe has a good range of facilities and services and has a rail connection to Liskeard and could support more growth than other smaller settlements in the remainder of the CNA.

Strategic Environmental Assessment

3.6 Environmental, social and economic issues are fundamentally the business of the Looe NDP to deal with. The Looe NDP Steering Group have therefore carried out a full Strategic Environmental Assessment in parallel to the production of the Looe NDP to ensure that the policy choices made in the Plan are the most appropriate of possible alternative approaches to the issues. This sits alongside the Submitted NDP and is part of the consultation process.

3.7 The SEA of the Looe NDP tests its Vision, Objectives and Policies against a framework based on the sustainability principles set out in the NPPF, in order to consider how alternative approaches perform against 9 key sustainability objectives, these being :

- ◆ Climate Change
- ◆ Biodiversity and Geodiversity
- ◆ Landscape
- ◆ Historic Environment
- ◆ Land, Soil and Water Resources
- ◆ Population and Community
- ◆ Health and Wellbeing
- ◆ Transportation

3.8 The SEA presents a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Looe. The SEA documentation is posted alongside other material in the evidence supporting the Looe NDP at www.futurelooe.town

SECTION FOUR: OVERVIEW OF THE ISSUES AND IMPLICATIONS FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

4.1 Looe, located in the south east coast of Cornwall, is an historic settlement well known for its setting and features.

4.2 Set in two narrow, steep river valleys, development has spread along the coastal waterfront and banks on the river and estuary.

4.3 East Looe is the business and retail centre in the town, with the harbour, fish quay, and seafront linking through a street of historic buildings to form a distinctly Cornish location. Further inland on this side of the river lies Shutta, a medieval settlement that is now enclosed by modern development. Sitting above the town on the east is Barbican, an extensive 20th century expansion of Looe. Opposite, on the other side of the river is West Looe, a mix of predominantly residential and retail with other complimentary land uses including St Nicholas Church, public houses, convenience store and a community fire station located in the centre of the area between Fore Street and Church Street. Beyond that lies the promenade of Hannafore, originating in the Victorian era, but considerably extended in the mid 20th century, backed by relatively low density housing dating from the same period.

4.4 Looe sits within the locally designated Looe and Seaton Valleys Area of Great Landscape Value, and comprises approximately 680 hectares of land, with a 2011 Census population of 5,112. The town is bounded in the south by the rugged south west coast and surrounded by rolling agricultural landscape to the north, east and west. Located just beyond the boundaries of Looe are a number of small rural settlements including the coastal settlements of Millendreath to the north east and Talland to the south west.

4.5 The Cornwall South Coast Area of Outstanding Natural Beauty (AONB) sits on the western fringe of Looe and extends towards Fowey. This coastline is also locally designated as Heritage Coast.

4.6 The primary road access to the area is via the A387 or the B3253 (St Martins Rd). The former then crosses the bridge in the centre of Looe before continuing west towards the coastal port of Polperro. In the east of the area St Martins Road also provides the main access route into the town from the Barbican residential area.

4.7 The Looe Valley Railway Line connects Looe with the market town of Liskeard, approximately 13km north. The railway line follows the path of the steep sided East Looe river valley. At Liskeard, passengers can connect to the Cornish Main Line which runs to Plymouth (0.5 hours), London, Bristol and the midlands in the east and Penzance (1.5 hours) to the south west. The South West Coast Path National Trail runs through the NDP area east to west from Kellow, passing Plaidy Beach and East Cliff to Hannafore

4.8 The attractive local environment supports the town's prosperity and provides a wonderful setting for the community to develop and improve through well balanced growth. As well as being attractive to tourists it's also home to a thriving and active community, with its own needs to meet.



Photo 5: Looe Harbour.

4.9 But there are challenges: the affordability of housing, low wages, competing land uses, traffic and pedestrian congestion, the changing age balance within our community, to name but a few. None however are as serious and fundamental to the very existence of Looe as the twin challenges now presented by the Climate Emergency and the COVID-19 Pandemic.

Strengths, Weaknesses, Opportunities and Threats

FIGURE 3: STRENGTH / WEAKNESS / OPPORTUNITIES / THREATS ANALYSIS OF LOOE.

<p>Strengths:</p> <ul style="list-style-type: none"> ✓ Heritage and Character – mining, fishing, ‘Cornishness’ ✓ Coastal Path ✓ Marine Life ✓ Coastal and river valley landscape and green spaces ✓ Independent shops predominate, good restaurants with day-caught fish ✓ Human scale of open spaces and buildings ✓ Interesting busy working harbour ✓ Branch Line Railway with main-line links ✓ Active community and Population of around 5000 ✓ Mild climate ✓ Hotels/Accommodation ✓ Active sports clubs ✓ Wide range of community and tourism facilities ✓ Slower pace of life ✓ Social cohesion 	<p>Weaknesses:</p> <ul style="list-style-type: none"> ✗ Tidal and fluvial flooding ✗ Sewage – fouled tourist beaches and drying harbour. ✗ Landslides – existing natural and run off drainage system overburdened and inadequate. ✗ Drying harbour restricting marine activities. ✗ Preservation of Heritage. ✗ Cherished views under threat ✗ Restricted Road access. ✗ Traffic and pedestrian congestion in town centre ✗ Limited land (much on steep sided valleys). ✗ Poor bus transport. ✗ Shop stock delivery & storage into narrow busy streets. ✗ No cinema/theatre ✗ No large wedding/conference venues ✗ Fragmented land ownership ✗ Competing land uses
<p>Opportunities:</p> <ul style="list-style-type: none"> ✓ Harbour & Flood / Storm surge defence to protect town and enhance prosperity ✓ Batching water quality action ✓ Master-plan for Polean underused land could release development opportunities for care, health and additional sustainable tourism attractions and activities ✓ Community services joint provision releasing sites for alternative uses ✓ Development of the Boscarne, & Polvellen ✓ Fishing and farming: expansion and added value initiatives ✓ Continuing interest in sustainable tourism - rise of cultural tourism, activity tourism ✓ Continuing growth in Branch line usage ✓ Protection of open spaces ✓ Library relocation/rethink ✓ 365 day a year indoor venue/arts centre ✓ Brexit – incoming/domestic tourism both increased ✓ Maritime activities potential for commercial and leisure ✓ Distinctiveness/Cornishness—Poldark effect ✓ Community renewable energy 	<p>Threats:</p> <ul style="list-style-type: none"> ✗ Climate change - flooding, pollution, landslips, weather incidents ✗ Covid-19 - changes in visitor numbers and expenditure ✗ Loss of distinctive character and setting through inappropriate development ✗ Brexit and loss of EU funding for infrastructure investment ✗ Decline of the fishing industry ✗ Lack of land for development / revitalization ✗ Facilities and amenities insufficient to support growth ✗ Tourism dominated employment – seasonal jobs ✗ Structural change in the tourism accommodation sector ✗ School holiday restrictions / fines ✗ Threats to tourism: water quality, seagulls, dog poo/litter ✗ Local opposition to change ✗ Cuts in local council budgets & Council tax rises ✗ Ageing population ✗ Lack of opportunity for young people

Source: Looe NDP Working group SWOT Analyses.

The Climate Emergency

4.10 Human induced climate change represents a fundamental threat to global well-being. Unstopped it will lead to:

EFFECTS	RESULTS
<ul style="list-style-type: none">• Biodiversity Loss• Sea level rise• Desertification• Wildfires• Water shortage• Crop failure• Extreme weather	<ul style="list-style-type: none">• Millions displaced• Economic crisis• Disease• Increased risk of wars and conflicts• Impacts on human rights

4.11 António Guterres, the UN Secretary-General, summed this up succinctly: *“We face a direct existential threat...Our fate is in our hands.”*

4.12 The local implications of global warming for Looe are equally profound. The impacts are more specifically focused on sea level rise, extreme weather, loss of bathing water quality and consequent social and economic harm. Already Looe is the most frequently flooded town in the UK, with £39m of damage in the last 5 years and 65% of businesses flooded on a regular basis. Without action, the current flooding area (2.5 ha) could extend to cover 16ha in the future, regularly inundating the town centre, the harbour, key community service sites and transport links, with the frequency of flooding increasing six-fold. Higher rainfall and more intensive storms are forecast to increase the erosion of cliffs and unstable land conditions above cliff toes, leading to danger to life and loss of cliff top properties. Significantly raised levels of surface water run-off will cause increased surface flooding, blocking and damaging access routes, damage to cliffs and hillsides, causing instability and erosion. Increases in rainfall total and intensity combined with dry-spells may significantly increase risk of instability across the whole of Looe. This increased run off, combined with foul drainage surcharging, will seriously harm the quality of the waters in Looe Bay, in turn affecting the marine ecosystem which sustains Looe’s marine wildlife, and the quality of the bathing waters which are so important to local people and holiday-makers using Looe’s beaches. The climate emergency is thus a fundamental challenge to the Towns environmental, economic and social well-being.

4.13 All these potential impacts are explicitly recognised internationally though the Kyoto and Paris Climate Conference Agreements which bring all nations into a common cause to ‘undertake ambitious efforts to combat climate change and adapt to its effects’, and aim to keep global temperature rise this century to well below 2 degrees Celsius above pre-industrial levels. The United Nations Intergovernmental Panel on Climate Change (IPPC) Interim Report, 2018 increased the target to a limit of 1.5 Celsius and called for rapid, far-reaching and unprecedented changes in all aspects of society.

4.14 The UK Government has a commitment to reduce CO2 emissions by 50% on 1990 levels by 2025 and by 80% on 1990 levels by 2050. In May 2019, Parliament declared a ‘climate change emergency’. In the same month the House of Commons Committee on Climate Change recommended a ‘net zero’ greenhouse gas emissions target by 2050 and a new law mandating this is under discussion.

4.15 One of the key messages from the Committees work is that the foundations for change are in place but a major ramp-up and acceleration in policy effort is required. This is being experienced nationally through high level policy change and also locally through the declaration of a Climate Emergency by both Cornwall Council and Looe Town Council

4.16 On 22nd January 2019 Cornwall Council resolved to declare a ‘climate emergency’ and to prepare a report ‘to establish how Cornwall can sufficiently reduce carbon emissions through energy efficiency, low-carbon fuels and investment in renewable energy and other Council strategies, plans and contracts within a timescale which is consistent with an ambition to restrain Global Warming to 1.5° C’. This resolution was made in the context of Cornwall Council’s target for Cornwall to become carbon neutral by 2030. In May 2019 Looe Town Council also declared a Climate emergency.

4.17 The declaration of a climate emergency by Parliament, Cornwall and Looe Town Council and the targets to restrain global warming and become carbon neutral by 2030 are seen as a significant ‘call to action’ for the Looe NDP. We need to include measures within it which help to tackle the causes and consequences of climate change and help to embed environmentally sustainable practice in the ways our community functions. We must demonstrate our local determination to contribute effectively to the countywide response to the challenges faced.

The COVID-19 Pandemic

4.18 On 16 March 2020 the UK Government recommended that the population start to practice social distancing to help prevent the spread of coronavirus; this was followed by the start of a lockdown period on 23 March 2020. The Government instructed commercial tourist accommodation to close as quickly as possible and indicated that essential travel did not include holidays, leisure travel and visits to second homes - and that people must remain in their primary residence, with immediate and severe impacts on the industry.

4.19 As we emerge from lockdown it is in an atmosphere of uncertainty about the nature of tourism in the post COVID-19 era. Social distancing and travel quarantine restrictions may continue for several years or reduce quickly as successful vaccines emerge; customer preferences and expectations may change sharply; lockdowns may be re-applied, and local community support for tourism may decay. A brief survey of journalistic opinion is that international tourism will be severely curtailed for several years, with more holiday time being taken in the form of 'staycations' ie a holiday spent in one's home country rather than abroad, or one spent at home and involving day trips to local attractions.

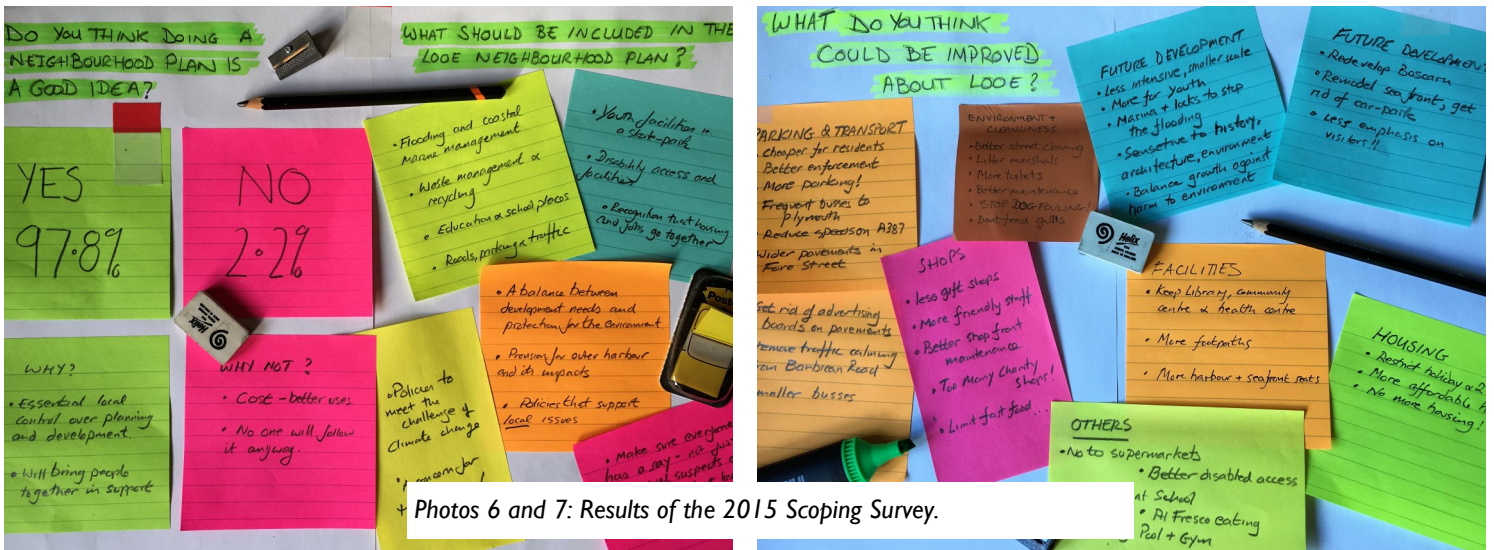
4.20 However, because of the broad economic impact, there will be less disposable income to spend on holidays. UK tourism destinations, such as Looe may enjoy increased visits from UK holidaymakers, but that many of these may be very focused on budget and value for money trips. There will also be far fewer high spending foreign visitors, but there may be more wealthy UK people prevented from travelling abroad who look for a high-quality offer in the UK, and there may be a community of former cruise ship customers looking for a similar experience on land.

4.21 The implications of all this are still emerging, but it is clear that Looe's tourism strategy, and the NDP flowing from it covering the period 2020 to 2030, must do what it can to assist a rapid recovery by supporting the forecast 'staycation' growth, retaining and developing its share of the value-for-money sector, but also seeking a slice of the possible higher value market growth. In this case the NDP needs to be carefully balanced on its approach to the peer-to-peer letting market as it may become an important source of higher-spending visitors. At the same time, efforts should be made to diversify the local economy to ensure that prosperity is not over focused on tourism.

4.22 Sources also suggest that the vast (and for many enjoyable) experience of home working and meeting by Zoom, Skype and Teams etc, and the spin-off savings to office based industry, will lead the practice of home working become permanently embedded. A surge in the numbers of would-be homebuyers plotting a move out of the city to a rural area or smaller town may increase pressure on the local housing market, justifying tight controls over local occupancy. Many 2nd home owners might transfer to their 2nd home on a permanent basis, which would address some of the issues associated with 2nd home ownership. On the other hand the experience of successful home working, the forecast growth in staycations and the perceived need to have a 'bolt hole' in case of future emergencies may encourage people to continue buying properties as their 2nd homes, and possibly even increasing the rate of take up.

Community Engagement.

4.23 The March/April 2015 Scoping Survey of the local community gave guidance as to the key themes of local concern, (See Photos 6 and 7) which were then used to help design the summer and winter 2016/17 community survey. This involved delivery of questionnaires to every household in Looe. There were 495 returns from 2,450 households, a return of 20.2%. The results of the surveys were used by the Working Groups as evidence in drawing up the proposals and policies in this Neighbourhood Development Plan. Figure 4 below summarises the response.



Photos 6 and 7: Results of the 2015 Scoping Survey.

FIGURE 4: COMMUNITY ENGAGEMENT - WHAT PEOPLE SAID.....

We asked how people would like Looe to be described in the future and the top answers given were:

- ⇒ A working harbour
- ⇒ A traditional town
- ⇒ A leisure harbour
- ⇒ A tourism destination

People said that the most important benefits the Looe NDP should bring to the town were:

- ⇒ tackle issues such as flooding & landslip
- ⇒ protection of Looe's local identity
- ⇒ protection of local green spaces
- ⇒ encourage community and business recycling
- ⇒ greater investment in improving the road and transport infrastructure.

66% of people who responded said they considered themselves to live in a distinct neighbourhood in Looe, predominantly East or West Looe, and that these neighbourhoods would be made a better place to live if they had shops, good parking, buses, restaurants, cafes and pubs.

People said that their main preferences for shopping and services were:

- ✓ GP services
- ✓ chemists
- ✓ place of worship
- ✓ banks/building societies
- ✓ shops for daily food shopping

For the town centre people wanted to want to see:

- ✓ improvements for pedestrians
- ✓ access to banks/building societies
- ✓ more independent trader shops
- ✓ improved pedestrian routes

For evening activities in the town centre people wanted:

- ✓ a safe environment
- ✓ restaurants, cafes and bars
- ✓ a live music venue
- ✓ regular evening events

When it comes to job opportunities people said:

- ✓ retail, restaurants, bar work, tourism
- ✓ care work
- ✓ cleaning and maintenance
- ✓ information and communications
- ✓ arts and entertainment

A majority of people thought the site at Polean should be re-developed to provide leisure and shopping facilities.

Finally, for the harbourside most people believe the Looe NDP should help to support and retain the fishing fleet and support more marine/leisure activities.

BUSINESS ENGAGEMENT

75 questionnaires were handed to local businesses and 71 businesses completed the survey:

- ✓ Several businesses stated that they required improved access and were looking for either a bigger site so they can expand, or to improve their existing site.
- ✓ The majority are looking for improved broadband speeds, better toilet provision and improved parking and parking enforcement.
- ✓ There was overwhelming support for regular events in the town that improve footfall and business opportunities.
- ✓ The business community also supports the re-development of the Polean site for leisure facilities and office space.

They consider that buying locally is important and would support the development of complementary businesses in the town to which they can sell products and services.

VISITOR SURVEY

89% of the respondents to the survey were aged 40+, 35% of those were aged 60+. They stayed in self-catering accommodation which included self-catering cottages/apartments, or caravans. There was an equal split between staying in the town centre (33%) and staying on the outskirts in a rural location (32%), the next highest accommodation being B&B (10%) and hotel (7%). 87% of respondents travelled to Looe by car and 49% used their car to get around. 59% of the respondents stayed for a week, 22% stayed for two weeks and the activities they undertook were short walks, walking around the town centre, sightseeing, visiting the beaches and eating local food.

- 62% were returning visitors to Looe.
- 94% said the shops in Looe were adequate for their needs
- 79% were very satisfied with their overall experience of Looe.
- What they liked most about Looe was
 - o the harbour/boats,
 - o the fact that Looe is a seaside location,
 - o the beach and
 - o the change of pace.

56% obtained information about Looe from the Looe Tourist Information Centre, 42% used a brochure they got from Visit Cornwall and 38% used the internet via a smartphone to learn about activities and things to do in the area.



Photos 8 and 9: Looe Festival of the Sea Drop in Tent. Plenty of attention despite wind and rain.

SECTION FIVE: OUR VISION FOR LOOE

5.1 The dependency of the settlement of Looe on the sea and the Looe River is absolutely fundamental. The town owes its founding to the sea and river and continues to draw its economic, social and environmental well-being from them. The principal asset of the town is this fine location, springing from which are all the physical and social characteristics that make Looe a classic Cornish coastal settlement: fishing harbour, pier, beach, railway branch-line, narrow streets with a huddle of quaint cottages, interesting shops, good places to eat and drink, and warm-hearted local people with a distinctive accent and grammar. It has also shaped the pattern of local jobs and skills and contributed to the excellent image of Cornwall far and wide.

5.2 However, this happy relationship is under threat. Global warming is bringing with it rising sea-levels and aggressive storms, which are likely to increase in intensity, leading to frequent serious flooding within the harbour and town centre, harming its fabric and form, and extending coastal erosion nearby. Heavy and prolonged rainfall, historically a cause of land instability, is likely to worsen. This, combined with many years of poor waste-water management in the wider river catchment, has put bathing water quality at risk.

5.3 These are major challenges to the future prosperity of Looe and the well-being of its community, and they must be tackled vigorously. Fortunately, co-ordinated action is being taken by a range of bodies. The Looe NDP has an important contribution to make, by adopting land-use policies up to 2030 and beyond which:

- ✓ support and enable the projects that are helping to resolve the problems caused by global warming and climate change;
- ✓ ensure that new development is environmentally sustainable and makes a positive contribution to resolving the causes of global warming;
- ✓ take advantage of the opportunities arising from the improvements that will be delivered; and
- ✓ protect and enhance the heritage assets, townscape and landscape that make Looe distinctive;

The Looe NDP therefore must have these aims at its heart, so that it can deliver the vision for Looe:

‘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’

5.4 In order to achieve this vision a number of ‘Sustainable Development Objectives’ are set and then, in turn, in order to achieve these objectives, a number of policies are presented. 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 5,

5.5 The Sustainable Development Objectives should not be considered each in isolation from the rest: they overlap and action under one theme may support or modify actions under other themes. Three issues are the central links between each set of objectives. These are Sustainable Development and Tackling the impacts and causes of the Climate Emergency, now joined by responding to and recovering from the COVID-19 pandemic.

5.6 The Sustainable Development Objectives of the Looe NDP are as follows:

I. Tackling the Impacts and Causes of the Climate Emergency

- a. To support the adaptation of Looe against rising sea levels due to climate change
- b. To ensure that land stability issues are avoided through a combination of risk assessments and good design where relevant, and future land stability issues are minimised and mitigated against
- c. To reduce pollution from waste water run-off associated with development
- d. To encourage measures that assist in the enhancement of Bathing Water Quality in Looe Bay
- e. To encourage and support improvements in the energy and fuel efficiency of new dwellings and existing stock where possible

- f. To encourage and support the provision of small/domestic scale renewable energy schemes within the NDP area
- g. To restrict on-shore wind energy and PV arrays so as to protect the setting of Looe
- h. To encourage provision of high-quality digital communications that reduce the need to travel for work and services
- i. To encourage design which reflects local building traditions and uses locally sourced materials wherever feasible.
- j. To minimise development impact on biodiversity and secure net gains wherever possible
- k. To protect and enhance Looe's Green Infrastructure

2. Supporting Economic Development and Employment

- a. To safeguard and support the continuance and growth of industry, businesses, tourism, retail, and leisure, using the town's key assets (maritime, tourism, commerce, heritage and culture, and its essential character) to position Looe as a unique and sustainable place to live, work and visit
- b. To support commercial fishing and the supporting marine industries by giving them priority over other development within the harbour environs.
- c. To encourage a range of diverse, decent quality, secure and well-paid year-round permanent employment in Looe that matches population expansion.
- d. For all economic development to be sustainable, of a scale that suits Looe's nature, enhancing its heritage character, appearance and natural assets, and makes best use of land.
- e. To attract and grow businesses that are NOT land hungry or transport dependent.
- f. To use the opportunities for redevelopment at Millpool/Polean to support and enable the NDP's aspirations for sustainable economic/ employment development in this location

3. Supporting Sustainable Tourism

- a. To support growth in sustainable and eco-tourism which take into account modern visitor expectations and reflect the Town's cultural, environmental, heritage and social characteristics.
- b. Support for Looe's growing events and festival culture.
- c. Respond to COVID-19 led changes in the tourism industry and support measures which aid a rapid recovery of the local economy
- d. Support Looe's role as a sustainable tourist destination by supporting initiatives for new cycle trails interlinking to National Cycle trails.
- e. Improve the quality and choice of holiday accommodation to meet current and projected customer expectations by supporting providers ability to adapt.
- f. Respond to growth of digital tourism by supporting the provision of the technical infrastructure needed.
- g. Balance the economic benefits of tourism and social impacts by protecting the new stock of residential property from use as 2nd homes and managing the impact of 'peer-to-peer lets' on local residential amenity.
- h. Protecting the existing stock of hotels and guest-houses.

4. Meeting Housing Needs

- a. To support the delivery of affordable social housing for rent, for sale and self-build for local people so Looe is a place where the housing needs of all ages are met.
- b. To support the delivery of high-quality affordable homes to purchase to meet the needs of local people with local wages.
- c. To ensure that housing is located in the most sustainable locations with good access to local facilities and services.
- d. To ensure that new housing development is small scale and appropriate to its setting and the local neighbourhood, complements and enhances existing housing and minimises its effects on surrounding countryside.
- e. To encourage and support improvements in the fuel efficiency of new properties and existing stock.

5. Conserving and Enhancing the Town Centre, Culture, Heritage, and Design

- a. To support the development of Looe as a welcoming and entertaining year-round destination for residents and visitors.
- b. To encourage a diverse range of shops and businesses that meet the needs of residents and visitors.
- c. To support appropriate development of the 'evening economy'
- d. To enhance the town centre as a place to shop and visit by improving and extending pedestrian access for all users.
- e. To sustain, reinforce and enhance the distinctive heritage and maritime character conferred on Looe by its built form and townscape.
- f. To acknowledge the different character areas within Looe and respect and reinforce the diversity they represent.
- g. To protect the landscape setting of Looe and key views of and out of the town as well as the seaward facing slopes of East and West Looe

6. Supporting and Improving Community Facilities

- a. To retain existing community facilities, support their viability and enable their improvement
- b. To encourage the establishment of additional community facilities where needed.
- c. To support the enhancement and extension of recreational facilities.

7. Enhancing Connectivity

- a. To ensure that new development takes into account local traffic capacity and safety issues and infrastructure deficiencies
- b. To support the development of long-distance cycleways and their connection with Looe
- c. To enhance the pedestrian links from Looe Railway station and the Millpool car Park to the centres of East and West Looe
- d. To support measures to increase rail access to Looe by facilitating trains with more carriages arriving in Looe, with a better service, thus encouraging more visitors to use sustainable transport links
- e. To support measures to manage traffic/pedestrian conflict in the town centre

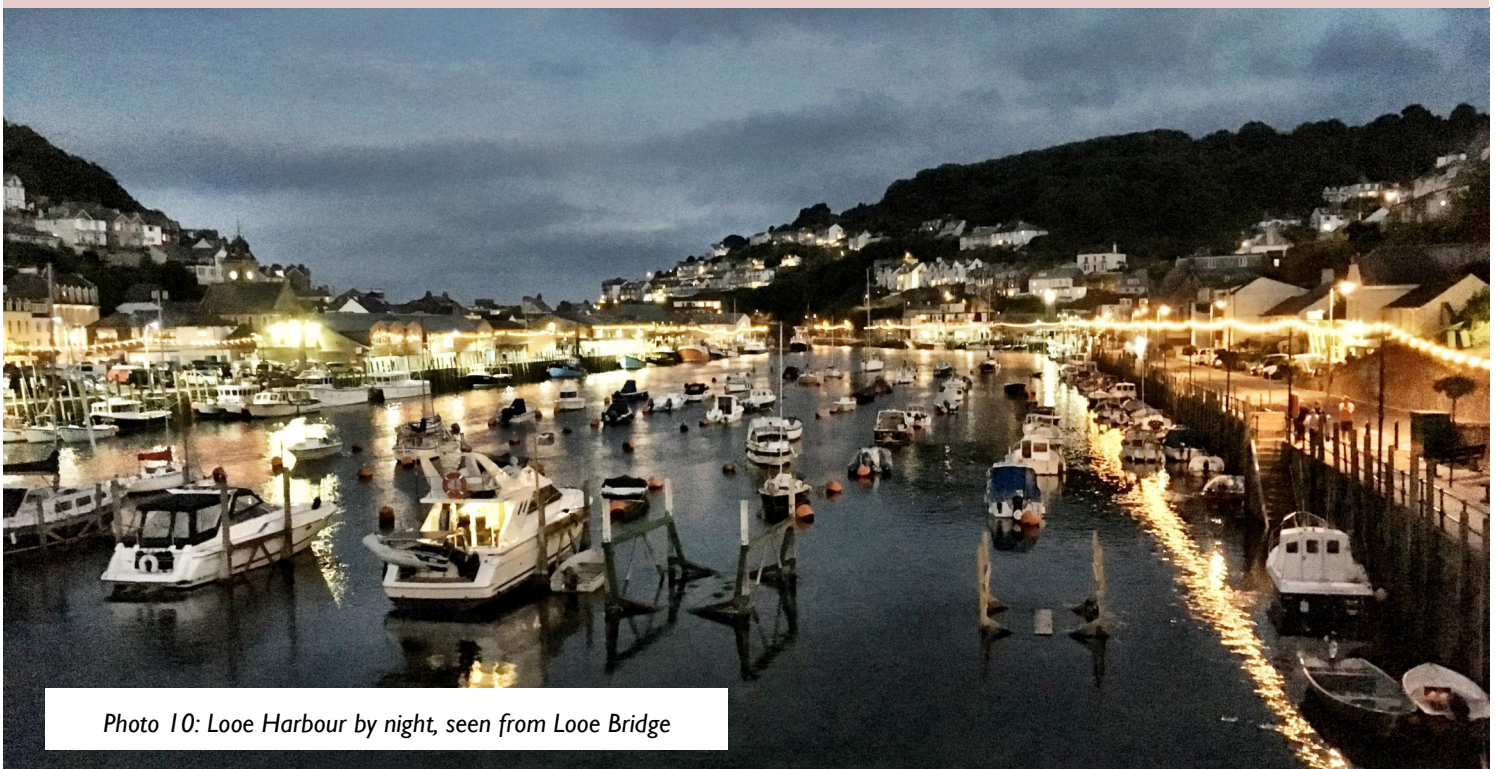


Photo 10: Looe Harbour by night, seen from Looe Bridge

Delivery Strategy

5.7 To achieve this vision and objectives, a strategy incorporating the following elements is proposed:

- Adopt a set of planning policies which help tackle the impacts and causes of climate change and support a rapid post COVID-19 recovery.
- Define a coastal change management area, support the flood protection initiatives currently being developed by Looe Harbour Commissioners, and support development which avoids land instability, incorporate a high standard of drainage management, and protect bathing water quality.
- Allocate a suitably sized, sustainable economic/employment development site which assists in the growth of sustainable tourism, releases regeneration initiatives elsewhere in the town and provide enhanced public parking arrangements, additional community facilities, additional employment space and a cycle hub for a proposed long distance cycle trails.
- Support and enable rearrangements on East Looe riverside to deliver an extended railway station platform to accommodate higher capacity trains, provide a new fire and police station, and release the existing fire station site in West Looe for alternative uses, whilst preserving current parking capacity on the various car parks in the area.
- Adopt planning policies which support the tourism industry's ability to evolve to meet changing customer preferences and expectations.
- Develop and implement a town centre strategy that supports its role as a retail and service centre for residents and visitors and helps promotes an evening economy that is environmentally and socially sustainable.
- Plan to meet local social and affordable housing requirements, plus an appropriately sized amount of housing to meet market demand, subject to a local occupancy restriction.
- Improve pedestrian connections within the town, and tackle traffic/pedestrian conflict in town centre
- Support measures to improve energy efficiency, develop domestic scale renewable energy schemes, and develop the digital information network.
- Work in cooperation with other organisations in the Looe Town Team to help regenerate the Town with Town Centre Revitalisation Funding.

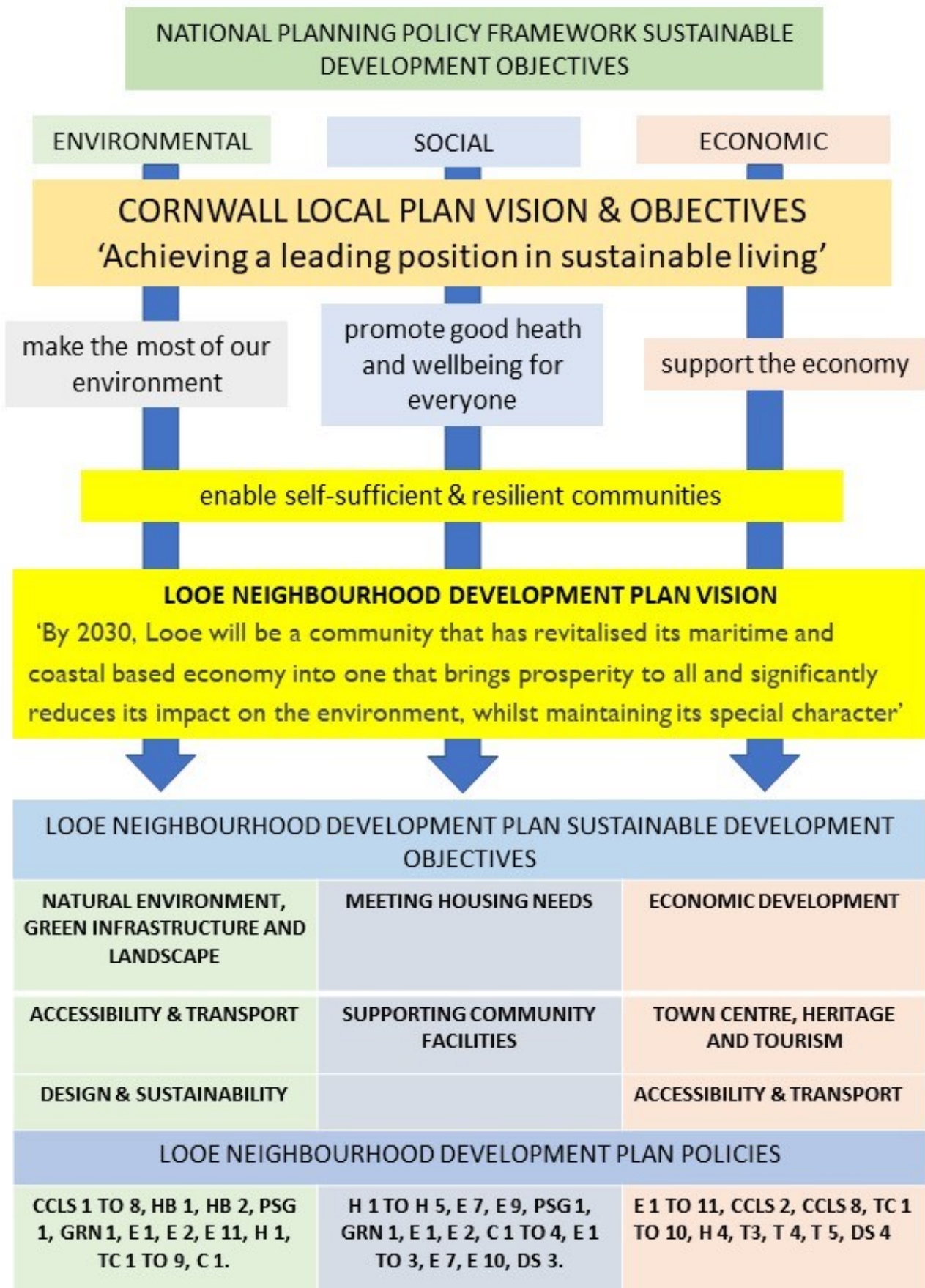


Photo 11. Looe Fore Street



Photo 12. Looe Guildhall Clock Tower

FIGURE 5: HOW THE LOOE NDP SITS WITHIN NPPF AND CORNWALL LOCAL PLAN POLICY



The ‘Golden Thread’ - How the Looe NDP sits within NPPF and CLP Policy

5.8 As noted earlier, NDP's must be in general conformity with the National Planning Policy Framework and the strategic policies of the Local Plan. Figure 5 above shows how the three strands of sustainable development set out in NPPF are picked up in the CLP vision and themes, and how these link down to the Looe NDP vision and strategic sustainable development objectives. Flowing from them the Looe NDP policies then apply these themes in local detail. In many cases the policies support more than one theme. The policies must be seen and used in their context.

SECTION SIX: TACKLING THE IMPACTS AND CAUSES OF THE CLIMATE EMERGENCY

6.3 NPPF 2018 (Para 148) says that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources; and support renewable and low carbon energy and associated infrastructure.

6.4 Para 152 of NPPF 2018 encourages support for community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.

6.5 The Looe NDP, working within this framework, aims to:

- Support the adaptation of Looe against rising sea levels due to climate change
- Ensure that land stability issues are avoided and future land stability issues are minimised and mitigated against
- Reduce the likelihood of flooding from surface water run-off at times of high rainfall when the ground is at or above saturation levels,
- Reduce the likelihood of sea/river water flooding at times of high tide combined with storm weather conditions
- Reduce pollution from waste water run-off associated with development
- Encourage measures that assist in the enhancement of Bathing Water Quality in Looe Bay
- Encourage and support development that takes advantage of local renewable energy sources in a way that will cause least harm to the area and its setting and benefits local people through reduced energy consumption, reduced carbon footprint and results in lower energy costs.
- Encourage design which minimises the need to use energy, and encourage and support the use of renewable energy sources within new and existing properties
- Help to tackle fuel poverty
- Encourage the location of necessary new development close to existing facilities, reducing the need to travel and supporting the development of low carbon travel methods (walking, cycling, public transport)
- Incorporate natural solutions which help draw green-house gasses from the air ('carbon sequestration') in the layout of development and subsequent land-management practice.
- To help Looe's green infrastructure respond to climate change



Photo 10: 16th February 2019. Extinction Rebellion march through Looe. (studiogeorge / Shutterstock.com)

6.6 Implemented consistently these measures will bear down on global heating and make a useful local contribution to the national and international campaign to achieve net-zero carbon by 2050. Stronger measures may be possible in future reviews of the NDP when more stringent national legislation is available.

6.7 Many policies in this NDP indirectly contribute to the tackling of the causes and effects of the climate crisis – see figure 6 below. The policies in this section of the NDP are intended to act more directly.

FIGURE 6: LOOE NDP POLICIES WHICH HELP TACKLE THE IMPACTS AND COURSES OF THE CLIMATE CRISIS

POLICY THEME	EFFECT
POLICY CCLS 1: Designation of Coastal Change Management Area	✓ Areas most at risk from coastal erosion caused by climate change identified for planning purposes.
Policy CCLS 2: Safeguarding the Looe Flood Defence and Economic Regeneration Scheme	✓ Flood prevention measures supported. ✓ Economic impacts of climate change mitigated.
POLICY CCLS 3: Development in locations vulnerable to coastal change.	✓ Helps avoid inappropriate development in areas of coastal change.
POLICY CCLS 4: Development on or near to unstable or potentially unstable land	✓ Helps avoid development on unstable land.
Policy CCLS 5: Drainage management and land stability	✓ Helps avoid or worsening land instability.
Policy CCLS 6: Drainage management and flooding	✓ Helps avoid or worsening flooding.
Policy CCLS 7: Drainage management – sewerage	✓ Helps avoid or worsening pollution.
Policy CCLS 8: Drainage management and bathing water quality	✓ Helps to protect bathing water quality.
Policy DS 1: Energy efficient & small carbon footprint development	✓ Helps reduce use of fossil fuels ✓ Promotes energy efficiency ✓ Encourages retrofitting of energy conservation measures .
Policy DS 2: Renewable energy.	✓ Supports alternative low carbon energy production. ✓ Ensures that renewable energy reflects the sensitive character of Looe
Policy DS 3: Community sustainable energy	✓ Encourages take-up of renewable energy proposals at domestic level
Policy DS 4: Digital networks	✓ Helps reduces need to travel for good and services.
Policy DS 5: General development principles	✓ More efficient use of land.
Policy HB 1: Habitat and biodiversity	✓ Encourages retention/enhancement of natural carbon sinks ✓ Enhances opportunities to avoid species loss
Policy HB 2: Woodland, trees, cornish hedges and hedgerows	✓ Encourages retention/enhancement of natural carbon sinks ✓ Enhances opportunities to avoid species loss
Policy PGS 1: Local green spaces	✓ Protects natural carbon sinks
Policy GRN 1: Green infrastructure network	✓ Protects and enhances natural carbon sinks ✓ Encourages walking/cycling
Policy E 1: Millpool / Polean master plan	✓ Improves the scope for access on foot, by cycling or by public transport ✓ Reduces need to travel ✓ Upgrades environmental performance of sites
Policy E 2: Supporting the harbour and marine businesses.	✓ Improves the scope for access on foot, by cycling or by public transport ✓ Reduces need to travel
Policy E 3: Safeguarding of existing employment sites	✓ Retains the scope for access on foot, by cycling or by public transport ✓ Reduces need to travel
Policy E 4: Small scale workshop development - supporting value added enterprises.	✓ Improves the scope for access on foot, by cycling or by public transport ✓ Reduces need to travel ✓ Upgrades environmental performance of sites
Policy E 5: Employment opportunities in residential areas	✓ Helps reduce need to travel

POLICY THEME	EFFECT
Policy E 6: Redevelopment of looe fire station	Improves the scope for access on foot, by cycling or by public transport Reduces need to travel Upgrades environmental performance of sites
Policy E 7: Future community service reserve	Encourages modal shift from cars to trains.
Policy TOUR 1: Sustainable and eco-tourism development	Encourages cycling, walking and public transport for tourism, Encourages use of renewable energy Supports creation of natural carbon sinks
Policy TOUR 2: Supporting events and festivals infrastructure	Supports energy efficient provision.
Policy TOUR 3 - Looe cycleway hub	Provides alternative sustainable forms of travel Encourages modal shift from cars to trains.
Policy TOUR 4: Modern tourism accommodation	Improves the scope for access on foot, by cycling or by public transport Upgrades environmental performance of sites
Policy TOUR 5: Protection of existing stock of tourism accommodation	Maintains the scope for access on foot, by cycling or by public transport
Policy TOUR 6: Peer to peer (P2P) accommodation	Upgrades environmental performance of sites
Policy TOUR 7: Controlling the spread of second homes and holiday lets	Reduces need to move away and travel to see relatives or work.
Policy H 1: Meeting housing needs	Focuses new development close to services etc.
Policy H 2: live/work units	Helps reduce need to travel
Policy H 3: Housing for older people	Reduces need to move away and travel to see relatives etc
Policy H 4: Extra Care Housing	Reduces need to move away and travel to see relatives etc
Policy TC 1: Maintaining the town centre as a retail and social destination	Reduces growth of car-based retailing Focuses retail/service growth on town centre more accessible on foot/cycle/public transport
Policy TC 2: New uses for upper floors in the town centre	Focuses retail/service/residential growth on town centre more accessible on foot/cycle/public transport and capable of combined trips.
Policy DS 5: General Development Principles.	Ensures existing housing stock is used effectively and reduces the need to travel to find more suitable accommodation.
Policy TC 11: Looe town centre broadband, wi-fi and other digital communications	Helps reduces need to travel for good and services, allows for more efficient retailing
Policy C 1: Community facilities and 'social infrastructure'	Encourages retention and enhancement of community services in accessible location, reducing need to travel by car.
Policy C 2: Neighbourhood shops & facilities	Encourage access on foot/bicycle, or by public transport Increase the range of every-day facilities and services within reasonable walking distance of residential areas
Policy C 3: Enhancement of community health service provision	Encourages retention and enhancement of health services in accessible locations, reducing need to travel by car.
Policy C 4: Community recreation open space protection and provision	Encourages retention of recreation services in accessible locations, reducing need to travel by car. Protects and creates natural carbon sinks
Policy C 5: Sport and physical activity	Encourages enhancement of recreation services in accessible locations, reducing need to travel by car. Protects and creates natural carbon sinks
Policy T 1: Traffic Sensitivity and Development	Encourage access on foot/bicycle, or by public transport
Policy T 3: Cycle proofing	Encourage access on foot/bicycle
Policy T 4: Footpath and cycle path network.	Provides alternative sustainable forms of travel

6A. DEALING WITH THE IMPACTS OF THE CLIMATE CRISIS

6.8 As noted in section 4 of this NDP, Looe has a superb coastline, attractive in-land areas of steeply sided well-wooded river valley, a attractive higgledy-piggledy townscape that runs down from the plateau above right up to the waterfront, an interesting working harbour, and a fine selection of heritage features, all of which help create to the 'sense of place' experienced by local people and visitors to the area, that makes it one of the top 5 most visited towns in Cornwall. It is these very characteristics that are its greatest assets and also its liability as it is most vulnerable to climate change.

Policy CCLS 1 – Coastal Change Management Area - Justification

6.9 However, whilst Looe's topography, river and coastal position are its greatest assets, they are also its biggest challenges. East and West Looe have been assessed through Cornwall's [Shoreline Management Plan \(SMP2\)](#) as facing a considerable level of risk from tidal flooding, which will grow worse through predicted future sea level rises, with over 300 commercial and residential properties impacted. Much of the area at risk is a Conservation Area and there are many listed buildings present, including the quay structures themselves. The Banjo Pier and East Looe Beach are critical elements of the defence system at Looe. The nature of flooding at Looe includes quay overtopping, quay wall permeability, drainage back-up and possible wave overtopping in extreme storm conditions. Lesser flood and erosion risks exist for Plaidy, Hannafore and the area between Hannafore and Polperro and Lansallos Parish. The upper reaches of the tidally influenced parts of the East and West Looe Rivers are at risk from flooding beyond the mean high water mark under the 1:200 year flood scenario, potentially threatening some local road and rail infrastructure and residential property.

6.10 The SMP2 considers that 'hold the line' (HTL) policy is the most appropriate for Plaidy to East Looe (Trenant) over the short term time-frame of the SMP2. Beyond that time-frame the 'no active intervention' (NAI) policy is advocated. For west Looe (Trenant) to Hannafore the short to long term policy is HTL, and beyond that to the end of Hannafore is 'Managed Retreat' through the medium term and NAI thereafter. Beyond that to the Town boundary the NAI policy applies. Further inland the policy is No Active Intervention (NAI). The 2016 review of SMP2 adopted a policy of setting up of a Coastal Change Management Area with monitoring and review to develop a community based long term 'visioning' of the area.

6.11 The SMP2 says that the Local Plan and Neighbourhood Plan 'should include policies to support the adaptation of Looe against rising sea levels due to climate change. This may require changes to land use type as well as improved community resistance and resilience measures'. The National Coastal Erosion Risk Mapping system logs the entire coastline and river side of Looe Town as being liable to coastal erosion.

6.12 The coast, harbour and river are clearly close to the hearts of residents, businesses and visitors. In the business survey, New Year's celebrations, the Music Festival, the Luggar Regatta, Sailing championships, Festival by the sea and Raft Race all scored above 75% as the things identified that benefitted business in the town.

6.13 It is clear from the above that policies on coastline management are both needed and wanted. A coastal change management area is one that is 'likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion)' and 'where rates of shoreline change are significant over the next 100 years, taking account of climate change.'

6.14 The entire Town coastal frontage and riverside meets the definition provided by NPPF (Para 167) as an area where planning for the future should ensure that only

KEY EVIDENCE

Looe is the most frequently flooded town in the UK

There has been £39m in damages in last 5 years

2,5ha of the town centre is at risk from flooding.

65% of business in the town have experienced flooding

22% have considered their long-term future as a result

Average cost per event per business is £31,000

TOURIST VIEWS

62.9% said what they liked best about Looe was its beach.

83.8% said its seaside location.

85.4% said the harbour and its boats.

RESIDENTS VIEWS

78.8% said that avoiding issues such as flooding was important.

73.5% thought that protection of local identity, heritage and history was important.

72% said that measures which help to retain and support the fishing fleet were the most important things for Looe Harbourside.

WORKING HARBOUR

As well as moorings and quay-side berths for some 85 private boats and dinghies; the fishing fleet at Looe consists of 47 vessels of various sizes [mainly under 10 metres in length] from Trawlers to hand line mackerel boats. The fleet employs approximately 120 fishermen with another 40 workers employed in the ancillary related industries.

appropriate development takes place and that development and infrastructure are relocated away from vulnerable areas by the establishment of a Coastal Change Management Area (CCMA).

6.15 In reporting on the CLP, the Inspector said that it was for Neighbourhood Plans to identify policies in areas where coastal change is a major factor, rather than the CLP (Para 95).

Policy CCLS I - Intention

6.16 To provide the town and country planning support for the management of the effects of physical change to the shoreline and riverside through erosion, coastal landslip, permanent inundation, flooding and pollution as they apply to new development proposals or to existing buildings, roads or other assets which become at risk from the effects of climate change.

6.17 To ensure that inappropriate development is not built near the vulnerable coast, ensuring that any development:

- Will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences;
- Will not affect the natural balance and stability of the coastline or;
- Exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

FIGURE 7: MAPPING THE COASTAL EROSION EXCLUSION AND COASTAL EROSION VULNERABILITY ZONES.

Coastal Erosion Mapping is based on the Environment Agency's National Coastal Erosion Risk Mapping (NCERM) and Cornwall Council Strategic Flood Risk Assessment Mapping.

The Coastal Erosion Exclusion Zone shows the estimated likely erosion distance landward assuming No Active Intervention for the Long Term (100 years, SMP Epochs 1 to 3) and a 5% probability (1 in 20) chance of being exceeded) with an additional 10m buffer as a safety factor.

The Coastal Erosion Vulnerability Zone is defined as 30m from the landward edge of the Coastal Exclusion Zone.

Coastal erosion is dynamic, and the implications of the climate emergency are not fully understood. Consequently, the Coastal Erosion Exclusion Zone and Coastal Erosion Vulnerability Zone may need to change as more becomes known. For illustrative purposes the Zones are mapped on CCMA Maps 1 to 4.

Coastal Change Management Map 1 - <http://bit.ly/2s9vn34>

Coastal Change Management Map 2 - <http://bit.ly/2t4wXnd>

Coastal Change Management Map 3 - <http://bit.ly/38tsA5x>

Coastal Change Management Map 4 - <http://bit.ly/38tsDOL>

The line will be updated by the Cornwall Council Strategic Environment Team as more erosion data becomes available as recorded at Cornwall Council's Strategic Flood Risk Assessment - <http://bit.ly/36iGpBj>

POLICY CCLS I – Designation of Coastal Change Management Area

The entire extent of the coastline and riverside in Looe is designated as a Coastal Change Management Area (CCMA). Within this area are further designated:

- i. a Coastal Erosion Exclusion Zone (CEEZ), defined as the anticipated Long Term (100-year) erosion distance landward assuming No Active Intervention and a 5% (1 in 20) chance of being exceeded, plus a 10m buffer, as illustrated on the Cornwall Council flood risk interactive mapping website; and
- ii, a Coastal Erosion Vulnerability (CEV) Zone defined as 30m from the landward edge of the Exclusion Zone.

NB. The Coastal Erosion Zones will change over time. See box above.

FLOODING IN LOOE



Photo 14: Harbourside,, East Looe



Photo 15: Area around Fire Station, West Looe Square,



Photo 16: Railway Station platform, East Looe



Photo 17: The main food shop, East Looe



Photo 18: East Looe Town Centre.

THE LOOE HARBOUR FLOOD DEFENCE AND ECONOMIC REGENERATION SCHEME.

6.18 The SMP2 considers that 'hold the line' (HOL) policy is the most appropriate for both East and West Looe over the 100-year time-frame of the SMP2. To achieve this, Looe Harbour Commissioners (LHC) have been working with Cornwall Council and the Environment agency to develop a project.

6.19 This comprises:

- Ia. Tidal Barrier Installation - which will only be closed when a flood warning is issued to prevent a storm surge or spring tide from flooding the protected area behind the barrier.
- Ib. Banjo pier extension - which will create a low water landing stage providing all day easy access to the harbour.
- Ic. East Looe Beech flood protection - A cut-off wall below East Looe beach. This will prevent tidal flooding bypassing the tidal barrier.
- Id. Pennyland to Hannaford walkway - which will provide safe pedestrian access off the main road from West Looe Square to Hannaford including walkers on this section of the SW Coastal Path.
- Ie. Breakwater – tidal barrier protection which will prevent wave overtopping of the flood gates during tidal surges and a shelter for vessels when the flood gates are closed.

The approximate location of the various parts of the scheme is shown on Map 2 overleaf for information.

6.20 The successful implementation of the scheme is also likely to trigger many of the aspirations and outcomes embodied in this NDP in response to community engagement.

For more details see <http://looeharbour.com/projects/looe-flood-protection-project>)

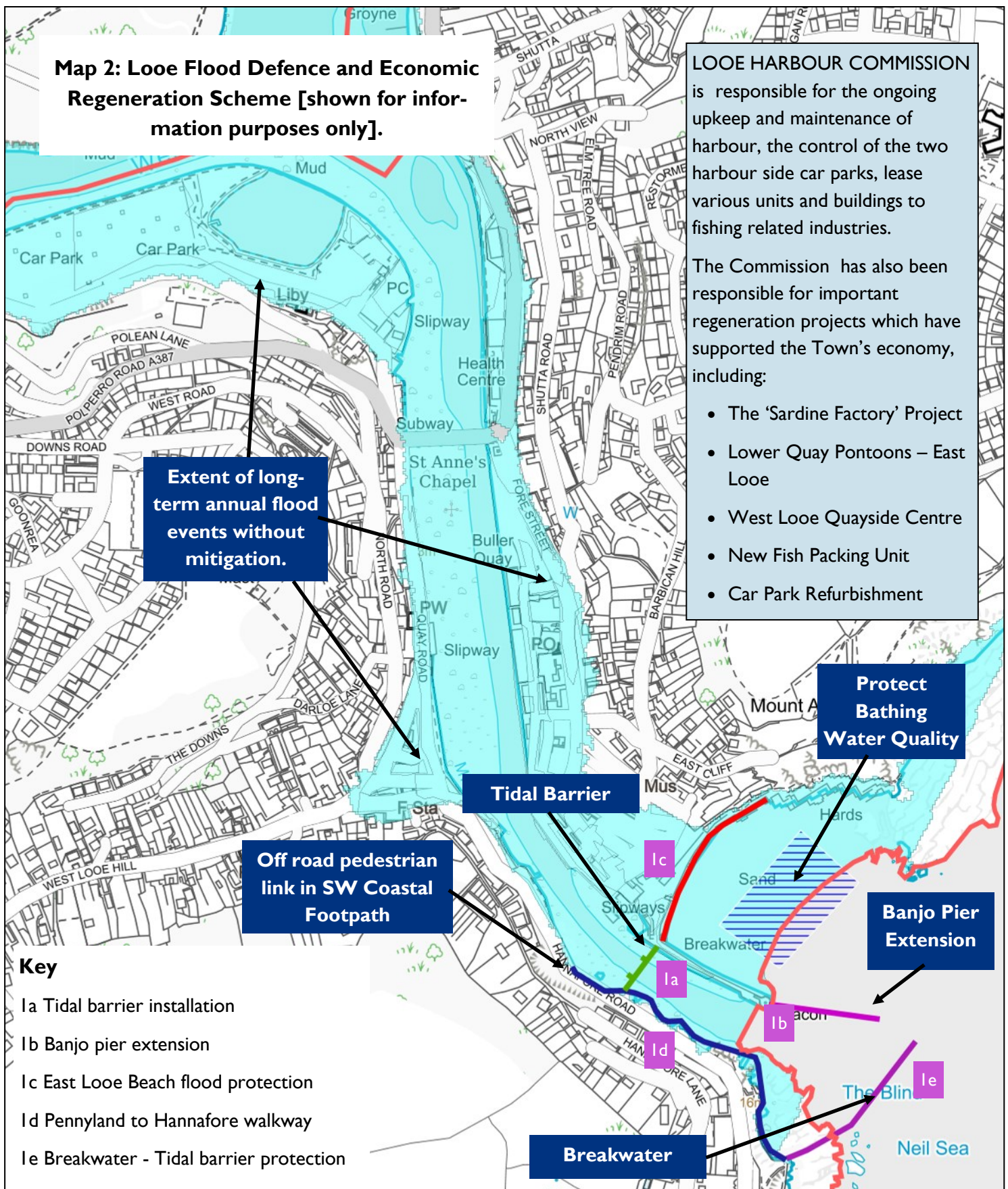


Photo 19: Looe Harbour.

Policy CCLS 2 – Safeguarding the Flood Defence and Economic Regeneration Scheme - Justification

6.21 Without the Looe Harbour Flood Defence and Economic Regeneration Scheme the harbour and town centre is unlikely to remain viable beyond 20 – 30 years due to persistent and recurrent flooding, leading to a significant loss of prosperity and harm to bathing water quality. It is therefore essential to the achievement of the NDP vision that the scheme goes ahead in some form. The majority of the consents for this work will be outside the statutory limits of the NDP, instead falling within the remit of the Harbour Commissioners own powers, subject to the regulatory controls of the Marine Management Organisation and organisations such as Natural England. However, it is possible that development on land outside LHC control could be obstructive to the achievement of the Flood Defence and Economic Regeneration Scheme, preventing it or leading to the use of methods with greater environmental impacts and greater costs., and frustrating the achievement of this NDPs vision for the future.

Map 2: Looe Flood Defence and Economic Regeneration Scheme [shown for information purposes only].



DEVELOPMENT OF THE LOOE HARBOUR FLOOD DEFENCE AND ECONOMIC REGENERATION SCHEME.

6.22 The Scheme is not a proposal of the Looe Neighbourhood Development Plan, but is an emerging project which must be taken in to account as part of the context for the Plan. It is subject to a separate regulatory process, which may require a Harbour Revision Order under the Harbours Act 1964, and a Marine License under the Marine and Coastal Access Act 2009, which are administered by the Marine Management Organisation. It will also require an Environmental Impact Assessment as it may have the potential to impact on the Marine Conservation Zone, and a Heritage Impact Assessment. It must also accord with the South West Marine Plan which requires that the expansion of port and harbour activities must be sustainable and avoid, minimise or mitigate any adverse impacts. To find out more and keep up to date on the emergence of the scheme, please refer to the Cornwall Council website via this link:

[Looe Flood Defence Scheme.](#)

Policy CCLS 2 - Intention

6.23 This policy is to ensure that the achievement of the necessary flood prevention measures is not blocked by other development in its vicinity.

POLICY CCLS 2 - SAFEGUARDING THE LOOE FLOOD DEFENCE AND ECONOMIC REGENERATION SCHEME

Development proposals on land abutting the sites of the proposed Flood Defence and Economic Regeneration Scheme as shown on Map 2 will be supported, subject to other policies in this NDP, if it is demonstrated after consultation with the Looe Harbour Commission that they will not prevent the implementation of the scheme.

Policy CCLS 3 - Development in locations vulnerable to coastal change - Justification

6.24 In addition to flooding, coastal change can cause the erosion of cliffs and unstable land conditions above cliff toes, leading to danger to life and property. In areas where no active intervention or managed realignment policy is to be followed, it is important to ensure that development that might be at risk or cause danger to others is restricted.

6.25 Cliff stabilisation work after development can bear heavily on the public purse, and can be environmentally and visually damaging.

Policy CCLS 3 - Intention

6.26 To ensure that no inappropriate development occurs in areas where coastal change is occurring or anticipated, and to ensure that any development will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences, will not affect the natural balance and stability of the coastline or exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere, as required by NPPF 2019 (para 168).

POLICY CCLS 3 - DEVELOPMENT IN LOCATIONS VULNERABLE TO COASTAL CHANGE.

I: Proposals for development in the Coastal Erosion Exclusion Zone (CEEZ), as illustrated on the maps referred to in Figure 7:

A. Will be supported where they are:

1. for small, temporary non-residential structures that will not add to the erosion risk.
2. or minor works to improve sea defences and strengthen or stabilise cliff faces where it can be demonstrated that:
 - (i) the works are consistent with the management approach in the relevant Shoreline Management Plan Policy Development Zone;
 - (ii) there will be no material adverse impact on the environment;
 - (iii) the ability of biodiversity to adapt to the changing coastline is safeguarded.
3. necessary to ensure that existing safe public access to beaches is maintained where it can be demonstrated that:
 - (i) the existing access arrangements are suitably located in a sustainable location; and
 - (ii) is constructed in a way that in itself does not exacerbate cliff erosion.

B. Will not be supported where they are:

1. for redevelopment, enlargement or extension of existing buildings to change the use of existing buildings into residential usage.
2. for major works to stabilise or strengthen cliff faces in areas where the SMP management approach is for 'No active intervention' or where the SMP's long-term policy intent is not 'Hold the Line'

In all cases where the SW Coastal path passes through the Exclusion Zone, an additional 2m must be added to the Exclusion Zone to ensure that there is sufficient protected land to enable the path to roll back.

C. Proposals outside the Exclusion Zone but which require stabilisation, strengthening or other interference with the cliff within the Exclusion Zone will not be supported.

2: Proposals for Development in the Coastal Erosion Vulnerability Zone (CEVZ) as as illustrated on the maps referred to in Figure 7:

Will be supported where they:

1. Are for new build, redevelopment, change of use, extension or enlargement (beyond permitted development rights); and
2. Are accompanied by a rigorous Coastal Erosion Vulnerability Assessment (CEVA), carried out by a suitably qualified, experienced and indemnified, competent, professional person, which confirms that the proposal will not cause damage to cliff faces or otherwise increase susceptibility to coastal change ; and
3. provide details of proposals for any boundary treatment demonstrating that the natural look of the cliff is unaffected.

All approved developments, where part of the site is within or adjacent to the Coastal Erosion Vulnerability Zone, will have permitted development rights for extensions, enlargements, garden buildings, hard landscaping and changes to boundary treatments removed by planning condition.

3: Development at Beach Level

New development at beach level will not be supported unless

1. in areas adjacent to the toe of cliffs clear evidence is provided demonstrating that no risk to such development or people undertaking activities, or any neighbouring developments or receptors would exist due to cliff stability; and
2. in intertidal areas within or adjacent to the Looe Marine Conservation Zone, the risk of any significant risk to the conservation objectives of the Looe MCZ has been screened out using the standard Marine Management Organisation approach*

* See 'Marine Conservation Zones and Marine Licensing, April 2013

4: Safety over planned lifetime

The use of Time Limited approvals for development in locations vulnerable to coastal change where development would not normally be permitted will only be supported where there has been a recent detailed land stability survey, by professional structural geologists and engineers who affirm that the proposal is viable for the period proposed.

5: Looe Harbour

Development proposals around Looe Harbour (see Policy CCLS2) are not affected by this policy and applications for development here will be determined in accordance with other policies in this plan.

Policy CCLS 4 – Development affecting unstable land – Justification

6.27 The Looe NDP seeks full and effective use of suitable land outside protected areas, designated sites and their settings . Sites which are naturally unstable can often be put into productive use without risk to those occupying the site and nearby properties. If unstable land is developed or affected without appropriate remedial measures, landslides and collapses can result creating significant risks to the occupiers of the development and to those on nearby land. There have been frequent incidents of ground collapses around Looe due to instability, one involving loss of life.

6.28 The responsibility for determining whether land is suitable for a particular purpose rests primarily with the applicant. The liability for safe development and secure occupancy of a site rests with the applicant / developer and / or landowners. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner (NPPF 2019 para 179). It is not the responsibility of the planning authority to investigate the ground conditions of any particular development site (unless it owns or intends to develop the land).

6.29 However, the stability of the ground is a material consideration, to be taken into account when determining a planning application. Planning policies and decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by land instability and remediating and mitigating unstable land, where appropriate (NPPF 2019 Para 170). It says that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination (NPPF 2019 para 178).

6.30 Although Policy CCLS 3 above will address instability issues relating to the defined shoreline management areas, there are other locations where unstable land may be present.

Policy CCLS 4 - Intention

6.31 Policy CCLS 4 therefore seeks to ensure there is appropriate control over development on unstable land so as to avoid any unnecessary risks.

POLICY CCLS 4 - DEVELOPMENT ON OR NEAR TO UNSTABLE OR POTENTIALLY UNSTABLE LAND

1. Development on unstable or potentially unstable land will only be supported where;
 - i. the site can be developed and used safely without adding to the instability of the site or surrounding land; and
 - ii. the development of the site and any necessary stabilisation measures are environmentally acceptable.
2. Development that is likely to make land elsewhere unstable, will not be supported unless it can be demonstrated, through a slope stability report, that the concern is unfounded or environmentally acceptable remediation measures are to be carried out*.
 - * The slope stability report must be prepared by a suitably qualified, experienced and indemnified professional competent person and submitted before an application can be determined. It should take account of ancient landslides, past mining, quarrying and waste disposal activities, geological fault lines, water courses / ditches, natural ground water routes., percolation, and address both likelihood (risk) and mechanism of failure.
3. Stabilisation works as well as long term monitoring and any remediation of the works necessary may invoke the need for an Environmental Impact Assessment and will be secured by the use of planning conditions or by legal agreement.

Policy CCLS 5, 6 and 7 – Drainage Management – Justification

6.32 Additional surface water run-off from a development if not properly planned for, or inadequately designed or subsequently poorly managed, can cause surface flooding within or off site, along with damage to cliffs and hillsides, causing instability and erosion. There is a high level of local concern that forecast climate change led increases in rainfall total and intensity combined with dry-spells may significantly increase risk of instability across the whole of Looe.

6.33 Historically it has been the practice to discharge storm water to foul sewers, leading to capacity exceedance problems on the sewerage systems, such as foul water surcharging and increased flow rates through treatment works, causing pollution. This problem has been exacerbated by the paving of front gardens and other permeable areas thereby increasing the volume and speed of surface water in to public sewers (both foul and surface water sewers) which would not have been designed for such a scenario. The Looe Sewerage system is close to capacity and more development, unless it has effective sustainable management of storm water.

Policy CCLS 5, 6 and 7 - Intention

6.34 To ensure that new development does not cause or worsen such conditions, all developments will need to ensure that drainage for their proposed development is properly arranged to conform to the highest standards of sustainable practice. Also to ensure that there is no detrimental impact on the Tamar Estuaries Complex SPA, the Tamar Estuary SAC, or the Whitsand and Looe Bay Marine Conservation Zone .

POLICY CCLS 5 – DRAINAGE MANAGEMENT AND LAND STABILITY

Development on or near to unstable land, or within 30 metres of the Coastal Exclusion Zone will be supported where it provides a Drainage Impact Assessment demonstrating how foul water and surface water will be managed including how the drainage of surface water directly into existing storm water drains, without exceeding their 1:200 year capacity, will be achieved.

Development on or near to unstable land, or within 30 metres of the Coastal Exclusion Zone will NOT be supported where it involves:

1. The use of drainpipes discharging onto any cliff, cliff face, road or path;
2. The use of soakaways and permeable surfaces within 5 metres of the Coastal Exclusion Zone
3. The use of water collection tanks on or near to unstable land or within or immediately adjacent to the Coastal Exclusion Zone .

POLICY CCLS 6 - DRAINAGE MANAGEMENT AND FLOODING

New developments will be supported where a sequential, risk based approach to the location of the development is demonstrated, and:

1. a site specific flood risk assessment shows that the risk of flooding both on and offsite is minimal and managed; and
2. the positioning, layout and design mitigate and show adaptability to the range of impacts arising from climate change; and
3. proportionate and appropriate pollution control measures are incorporated to prevent adverse impacts on the water environment; and
4. In accordance with EA Groundwater Protection Guides, and the Drainage Guidance for Cornwall, includes Sustainable Urban Drainage Systems (SUDS) principles and standards as the first method of surface water disposal.
5. Where SUDs or suitable surface water sewers or watercourses are not available to cater for new development, connection of surface water runoff discharging to the foul/combined sewer will only be supported as a last resort.

POLICY CCLS 7 - DRAINAGE MANAGEMENT – SEWERAGE

New development will be supported where:

- a). An attenuation plan for the 200-year worst case water run off for the development has been approved by the Local Planning Authority and
- b) the relevant sewerage undertaker is able to confirm that there is sufficient capacity within the existing network or the developer can meet the conditions below:
 - i) Detailed survey and evaluation of the public foul sewerage network has taken place (at the Owner's expense) to identify improvements necessary to be funded in advance; and
 - ii) The improvements have been executed to accommodate the discharge of foul sewage from the development; and
 - iii). The Owner has submitted an application to the relevant Sewerage Undertaker for a public foul sewer requisition under s98 of the Water Industry Act 1991 (which shall include the provision of public sewerage improvement works identified as necessary).



Photo 20: Flood Protection Door Barrier in use in East Looe

Policy CCLS 8– Bathing Water Quality – Justification

6.35 Everything which drains into the Looe River, including the outflow of treated sewage and surface water drains, the run-off from agricultural land, domestic and commercial waste water, and oil or petrol seepage on residential drives and garage forecourts, affects the quality of the waters in Looe Bay. This in turn affects the marine ecosystem which sustains Looe’s marine wildlife, and the quality of the bathing waters which are so important to local people and holiday-makers using Looe’s beaches. A serious problem also concerns the Combined Sewerage Outlets (CSOs) and frequent discharges from these outlets into Looe harbour, and Hannafore Beach.

6.36 The 2018 revised Bathing Water Directive (rBWD) applies to East Looe and in 2018 the water quality classification was ‘Sufficient’. For more details see via this link: [2018 Bathing Water Profile for East Looe](#)

6.37 Whilst the Looe Rivers catchment is very large (10,700 Ha), extending to the rivers ‘risings’ 16 Km away on the edge of Bodmin Moor and the extent of the many tributaries that feed into them, the community of Looe can contribute significantly to protecting and enhancing the quality of the water in Looe Bay. Some of this is through the modification of behaviour (for example never pouring fats, oils or grease (‘FOG’) in to drains or toilets, cleaning up oil and fuel spills rapidly), but much can be done though good design, modernisation and subsequent maintenance of development. For more information see [Connect Right](#)

Policy CCLS 8 – Intention

6.38 To support and encourage various additional forms of water quality protecting measures in new development. Looe bathing water quality is a challenge to the prosperity of the town and should be kept at the highest required standards as determined by the EA.

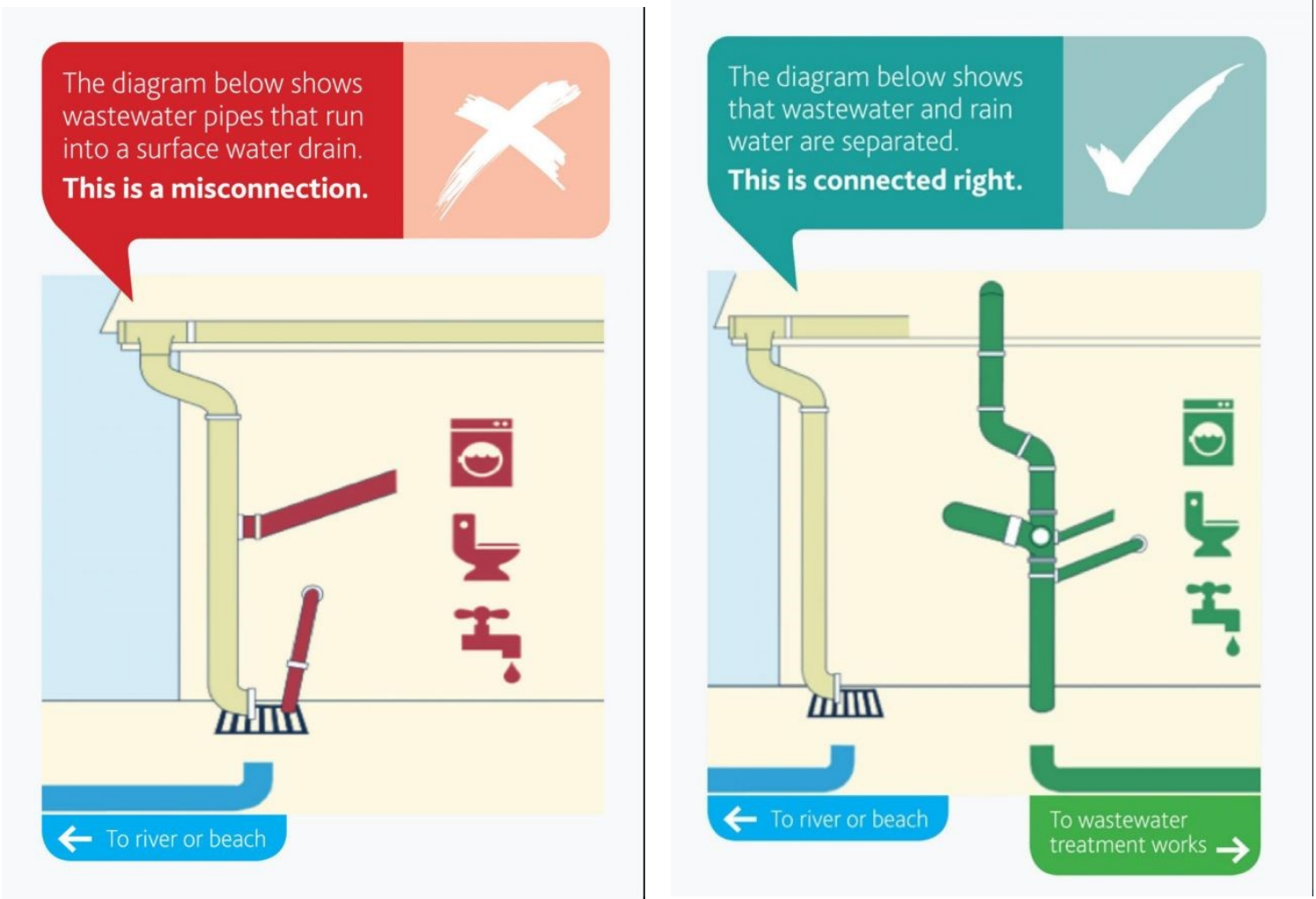


FIGURE 8: WASTEWATER PIPE CONNECTIONS GUIDANCE.

POLICY CCLS 8 – DRAINAGE MANAGEMENT AND BATHING WATER QUALITY

Development will be supported where it includes additional drainage measures which will ensure that bathing water quality in Looe Bay is enhanced to and maintained at the highest quality. These measures will include:

1. Robust waste water drainage arrangements, including the use of grease traps*, separate storm water drainage, and avoiding and correcting misconnections;
2. Robust waste water treatment arrangements, excluding the use of septic tanks and cess-pits (see Policy CCLS 6 and 7);
3. Use of rainwater harvesting ('Grey Water') recycling for flushing toilets and garden irrigation;
4. Conversion of single pipe to two pipe drainage systems in conversions & extensions;
5. Use of Sustainable Urban Drainage methods (eg permeable paving, use of Green Roofing, Living walls and Rain Gardens etc)

**Commercial kitchen premises are required by Building Regulations to incorporate grease traps and interceptors.*



Photo 21: East Looe Beach.

6B. DEALING WITH THE CAUSES OF THE CLIMATE CRISIS

Policy DSI - Energy Efficient Development and Small Carbon Footprint Development - Justification

6.39 New buildings can be built to high standards with low energy materials and design to improve sustainability and reduce local energy demands and carbon dioxide emissions. Achieving this standard may add a small additional cost increase which should not affect the viability, and will reduce costs in the long term. The policy has been created at a local level in accordance with Sections 2 & 14 of the NPPF, Policy 13 & 14 of the CLP, the Cornwall Renewable Energy Supplementary Planning Document [SPD], Objective 5 of this NDP and the UK Clean Growth Strategy, which specifically recognises the opportunity presented by low carbon heat in domestic and commercial buildings.

6.40 The energy and carbon performance of most historic buildings can be improved, which will help them remain viable and useful, now and in the future, but the right balance between benefit and harm must be achieved. Getting energy efficiency measures wrong or doing them badly can cause irretrievable harm to heritage values and significance, harm human health and building fabric, and fail to achieve predicted savings or reductions in environmental impact. Historic England advise that 'getting the balance right (and avoiding unintended consequences) is best done with a holistic approach that uses an understanding of a building, its context, its significance, and all the factors affecting energy use as the starting point for devising an energy-efficiency strategy. This whole building approach ensures that energy-efficiency measures are suitable, robust, well integrated, properly coordinated and sustainable.

Policy DSI - Intention.

6.41 To deliver well designed housing and other development that will contribute to tackling the causes of climate change and reducing fuel costs.

POLICY DSI - ENERGY EFFICIENT & SMALL CARBON FOOTPRINT DEVELOPMENT

1. New development which aims to meet a high level of sustainable design and construction and be optimised for energy efficiency so that it has a small 'carbon footprint' will be supported. This includes:

- a. Siting and orientation to optimise passive solar gain;
- b. Provision of shelter belt planting in areas exposed to wind;
- c. Use of sustainable water sources (rainwater harvesting, greywater recycling and other measures of water demand management.) and efficient use of all water for both internal and external water consumption;
- d. Layouts that encourage natural cooling to avoid heat stress and avoid the need for air-conditioning;
- e. Securing at least 10% of total regulated energy requirement from on-site renewable sources;
- f. The use of high quality, thermally efficient building materials, locally sourced wherever practicable;
- g. Installation of energy efficiency measures such as loft and wall insulation and double glazing'

2. Non-residential developments meeting the Buildings Research Establishment BREEAM building standard 'excellent' and new housing developments which achieve at least 4 stars in the overall Building Research Establishment Home Quality Mark (HQM)* and 5 stars in the HQM 'My Footprint' assessment are encouraged.

3. The sensitive retrofitting of energy efficiency measures in heritage buildings to reduce energy demand is supported, providing that:

- a. the proposed interventions are demonstrated to be necessary in a whole building energy plan with clear objectives to safeguard the historic characteristics, significance and setting of the heritage asset, prepared in accordance with Historic England guidance**;
- b. The measures do not unacceptably harm the characteristic views across and within the historic core of Looe.

* See <http://www.homequalitymark.com/ratings-and-stars>

** Energy Efficiency and Historic Buildings: Historic England 2018.

Policy DS 2 - Renewable Energy - Justification.

6.42 The Looe Landscape Character Area (CA23: Looe Valley Rivers) has a dramatic landform, intimate scale, relative inaccessibility, tranquil and undeveloped nature, important heritage assets, and large areas of deciduous woodland above which are strong field patterns, all with an overall tranquil character. This means that the area has moderate-high sensitivity to wind energy and solar photo voltaic [PV] development, such that only single turbines under 25m tall, and smaller PV arrays would be appropriate. This would allow for small installations for single property or community benefit.

Policy DS 2 - Intention.

6.43 To set out criteria for small scale renewable energy development where it scale is above that permitted under 'Permitted development' rules.

POLICY DS 2 - RENEWABLE ENERGY.

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

1. the energy generating infrastructure is located as close as practicable to the existing buildings or proposed development it is intended to serve, is in proportion to their scale and is appropriate to the location;
2. The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
3. Would not adversely affect the amenities of local residents or other users of the countryside in terms of noise, vibration, or electromagnetic interference;
4. Would not dominate, or prevent the understanding and appreciation of historic landmarks, heritage assts, views along the East and West Looe valleys, or clifftops and high ground above the town.
5. Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme; and
6. A scheme is agreed with the local planning authority to remove the energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation.

Larger scale commercial renewable wind turbine and Solar PV developments will not be supported.



Policy DS 3 - Community Sustainable Energy - Justification.

6.44 Whilst the majority of local people are not in favour of large commercial schemes, they do support domestic-scale renewable energy; and would support renewable energy development through a community energy project. This could contribute locally by way of the community owning or holding shares in renewable energy or by providing cheaper energy bills. Potentially it could encourage the take up of electric vehicles. Cornwall now produces 30% of its own power

Policy DS 3 - Intention.

6.45 To define how the Cornwall Local Plan Policy and Renewable Energy SPD support for the communities' relationship with renewable energy should be applied in Looe. In particular, future renewable energy schemes will be supported where they can demonstrate they have sought and secured whole or part ownership for the community of Looe.

POLICY DS 3 - COMMUNITY SUSTAINABLE ENERGY

Proposals for community owned renewable energy schemes will be supported where they:

Conform with Policy DS2 of the NDP

1. Are integrated into the local grid or by other means so that the energy generated can be supplied directly to

domestic, business and other buildings in the NDP Designated Area, demonstrated by direct reduction to buildings' energy consumption.

2. Are fully or partly owned by local residents and businesses in a profit sharing cooperative. This can be demonstrated by evidence of the development being fully or partly owned through an appropriately constituted community energy enterprise (CEE, whose members include local residents and/or businesses), or
3. If the applicant has sought to deliver via this model but this has not been possible, a local share offer would be, providing there is evidence CEE delivery was not possible; and that residents and business in the NDP Designated Area are given priority.

Policy DS 4 - Digital Networks - Justification

6.46 The ability of businesses and residential development to connect efficiently to the internet via broadband is essential to the future social development and prosperity. The following policy aims to see that new developments have the capability to connect to the internet with the best available speed and with realistic future proof upgrade capability. Social interaction, health, well-being and employability are now all increasingly dependent on the internet to access information, services and support. Absence of such access can lead to significant isolation and socio-economic disadvantage. There is 'Superfast Broadband' throughout the town but speeds can vary. The signal for mobile phones (voice and data) is widely variable according to location and provider and is often non-existent in parts of the Town.

Policy DS 4 - Intention.

6.47 New developments should have the capability to connect to the internet and mobile phone network with the best available speed and with realistic future proof upgrade capability, subject to NPPF Para 173 on viability and deliverability. This will help to ensure that all current and future members of the community are not digitally disadvantaged, and that

POLICY DS 4 - DIGITAL NETWORKS

1. Development will be supported where it:

- a. Incorporates suitable ducting that can accept fibre linked either to the nearest access point of existing internet providers; or a local access network; or another location that can be demonstrated to be effective in a Design and Access Statement; and
- b. Provides ducting, available for community owned local access network or fibre optic cable deployment, in its own supporting infrastructure.

2. Proposals for mobile phone masts will be supported where:

- a. The *siting* of the mobile phone masts seeks to minimise its visual impact, both within the NDP Designated Area, and on views from outside the NDP Designated Area; and
- b. The *design* of the mobile phone mast and associated equipment seeks to minimise visual impact, or
- c. The new mast is to be grouped with existing masts; and
- d. If it involves sharing of masts the visual impact of the proposed changes does not result in unacceptable harm to the character of the area

6.48 New developments can demonstrate how they will contribute to and be compatible with existing local fibre or internet connectivity through a 'Connectivity Statement' provided with relevant planning applications. Such statements could consider such aspects as:-

- i. The intended land use and the anticipated connectivity requirements of the development.
- ii. Existing or proposed data networks and their anticipated speed (fixed copper, 3G, 4G, fibre etc.).
- iii. Realistic assessments of connection potential or contribution to any such networks.

6C. SUPPORTING THE NATURAL ENVIRONMENT

Policy HBI - Habitat and Biodiversity - Justification.

6.49 The protection and enhancement, where possible, of biodiversity opportunities is a key principle of the NPPF. Net Biodiversity Gain [NBG] is a new approach to development which aims to leave the natural environment in a measurably better state than before it was involved in development. The Government has indicated that it will introduce mandatory requirements to achieve a 10% net gain for biodiversity into the planning system in England through the Environment Bill 2020. Cornwall Council are now promoting a 10% net gain in biodiversity in the context of CLP Policies 23 and 28. In addition, steps can be taken to enhance biodiversity through the inclusion of enhancement measures in new developments, as advocated in the Cornwall Council Biodiversity Supplementary Planning Document and British Standard BS42020.

Policy HBI - Intention.

6.50 To protect existing habitat and biodiversity by ensuring that new development is located on sites where it will have the least impact on biodiversity, safeguard Cornwall Biodiversity Action Plan Priority Habitats, and encourage biodiversity gain wherever possible. Net Biodiversity Gain follows the principle of the mitigation hierarchy which seeks to:

- Enhance habitat
- Avoid habitat loss
- Minimise habitat loss
- Restore habitat loss
- Compensate for habitat loss
- Offset Habitat loss

6.51 DEFRA have published a 'Biodiversity Metric' to provide a way of measuring and accounting for biodiversity losses and gains resulting from development or land management change. Examples of appropriate methods to address BGN might include:

- purpose designed boxes and bricks for bats, birds (including owls in remoter areas), bees and other invertebrates, within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- hedgehog access points in fences,
- planting new native trees and hedges and flower-rich habitats
- the intentional use of SUDS, and drainage ponding, as habitat,
- 're-wilding' of areas to support drainage and create habitat
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact, and incorporate linkages to provide new connections between corridors and where appropriate, contributions to a 'green reserve' nearby*.

POLICY HBI - HABITAT AND BIODIVERSITY

1. New development proposals will be supported where they demonstrate that they minimise impacts on and result in a 10% Net Biodiversity Gain [NBG] by using a mitigation hierarchy which follows guidance in the Cornwall Biodiversity SPD, is consistent with the British Standard for Biodiversity, BS42020, and supports Cornwall's Environmental Growth Strategy.
2. Any developments of over 10 dwellings should be supported by a full Ecological Constraints and Opportunities Plan incorporating a 'balance sheet' setting out quantitatively the habitats to be lost, retained or enhanced, consistent with BS42020.
3. Development which results in the loss of or significant harm to the ecological or landscape value of private residential gardens will not normally be supported.

To demonstrate Net Biodiversity Gain [NBG] proposals should be supported by a Biodiversity Metric Gain Plan, based on an assessment of the site before and after development. Each Biodiversity Metric Gain Plan should use appropriate measures of net biodiversity losses and gains involved in the development, drawn from the guidance in the DEFRA 'Biodiversity Metric', the Cornwall Biodiversity SPD, and the British Standard for Biodiversity [BS42020]. Each plan should explain how Mitigation Hierarchy has been followed (including proposals for any necessary compensation) and how the proposal will integrate into any wider green infrastructure network.

For further information see '[Space for Nature](#)', or the Wildlife Trust Guide '[Homes for people and Wildlife](#)'. * A 'green reserve' is a separate area of land, possibly within the landscaping of a development, set aside to be set up and managed with biodiversity interests uppermost. Such sites would be supported through a financial contribution and management mechanism to be secured through a S106 agreement,

Policy HB 2 - Woodland, Trees, Cornish Hedges and Hedgerows - Justification.

6.52 Trees, and woodlands are an important character forming aspect of the southern area of woodlands, whilst the local pattern of fields and settlements is defined in many places by the pattern of Cornish hedges and hedgerows. Together they give the rural part of the NDP Designated Area the character that is valued so much by local people and visitors. Trees, hedges and hedgerows also help to enclose and define development, serve as screening, and help create well-defined spaces and help support biodiversity.

Policy HB 2 - Intention.

6.53 This policy seeks to protect existing trees and supports the approach of the Cornwall Design Guide, which stresses the importance of retaining trees as part of good design and suggests that existing trees need to be carefully designed into the development.

Trees and Shrubs of Cornish Provenance. To maintain local character and distinctiveness it is important to understand which species are native and common in and within Cornwall. Stock from local provenance, Cornwall if possible. If not, SW England (native seed zone 305) is preferred for planting. More information is available here: [British native trees and shrubs and their status in Cornwall](#)

POLICY HB 2 - WOODLAND, TREES, CORNISH HEDGES AND HEDGEROWS

1. Development proposals that impact on woodland trees, Cornish Hedges or hedgerows will be supported providing that they:

- i. Sympathetically incorporate and retain trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into the overall design of the scheme and include measures to ensure their protection during the course of development and their continued survival in the long term;
 - ii. be accompanied by a detailed landscaping scheme which:
 - a. includes the replacement of trees lost as a result of the development at a ratio of 3:1 where achievable
 - b. Where achievable Incorporates the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sqm of gross business floorspace.
 - c. Any replacement planting should be of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. [See Cornwall Council Guidance].
 - d. a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
 - iii. Incorporate the planting of additional trees at a minimum of 3 trees for each dwelling or 1 tree for each 50sqm of gross business floorspace where achievable.
 - iv. ensure the protection and retention of ancient woodland, ancient and veteran trees in accordance with National Policy and Guidance and by including a buffer of a minimum of 15 metres for ancient woodland, and for ancient or veteran tree the buffer should be at least 15 times larger than the diameter of the tree from development. The inclusion of garden areas in buffer zones should be avoided.
2. Where proposed development abuts existing woodland, providing adequate buffer between residential or commercial development and edge of in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.
3. Whenever a Cornish hedge is lost, and replacement is considered the necessary mitigation, a net gain of Cornish hedge and canopy cover is desirable to avoid a net loss of ecological value and restore the heritage landscape.

6.54 Proposals should be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 ‘Trees in relation to demolition, design and development’ to demonstrate how they will be so maintained, and a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.

Policy PGS I - Green Spaces - Justification..

6.55 Within Looe there are some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF 2019 (paras 99 & 100) for Local Green Space designation in that each green space:

- Is in reasonably close proximity to the community it serves;
- Is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
- and the land involved is local in character and is not an extensive tract of land.

Policy PGS I - Intention.

6.56 The aim is to identify and protect the key green spaces that are of local significance in the NDP Designated Area.

POLICY PGS I - LOCAL GREEN SPACES

1. The neighbourhood plan designates the following locations as local green spaces (as shown on the proposals map).
- | | |
|--------------------------------------|----------------------------|
| 1. Bowling Green, Hannafore | 12. North View |
| 2. Tennis Club, Hannafore, West Looe | 13. Plaidy |
| 3. West Looe Downs | 14. Polvellan Woods |
| 4. West Looe Woods | 15. Woodlands View |
| 5. Sunrising | 16. Lower Goonrea |
| 6. Big Green Sunrising | 17. Fairfields |
| 7. Limmicks Road, Barratts site | 18 - 23 Churchlands Estate |
| 8. Wooldown, Eastcliffe, | 24. Downs Cemetery |
| 9. Land to East of Church Hall | 25. Hannafore Sea Front |
| 10. Adjoining Salter Close | 26. Hannafore Hill Sides |
| 11. Millpool | |
2. Development that would harm the openness, setting or special character of a Local Green Space or its significance and value to the local community will not be supported unless there are very special circumstances which outweigh the harm to the Local Green Space.



Photo 22 above: Wooldown and East Cliff Green Spaces valued for their beauty, recreational value, tranquillity and richness of wild-life.



Photo 23 left: The entrance to West Looe Downs, hilltop woodland setting above Looe, and popular open space.



Photo 24 Right: Sunrising Estate Green Space.

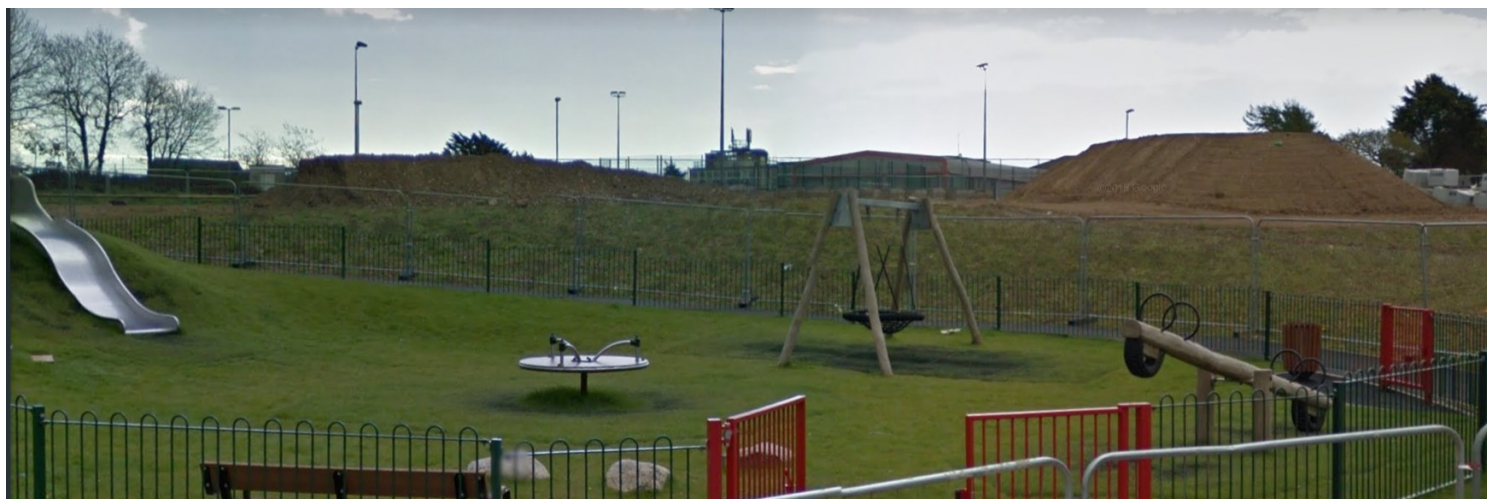
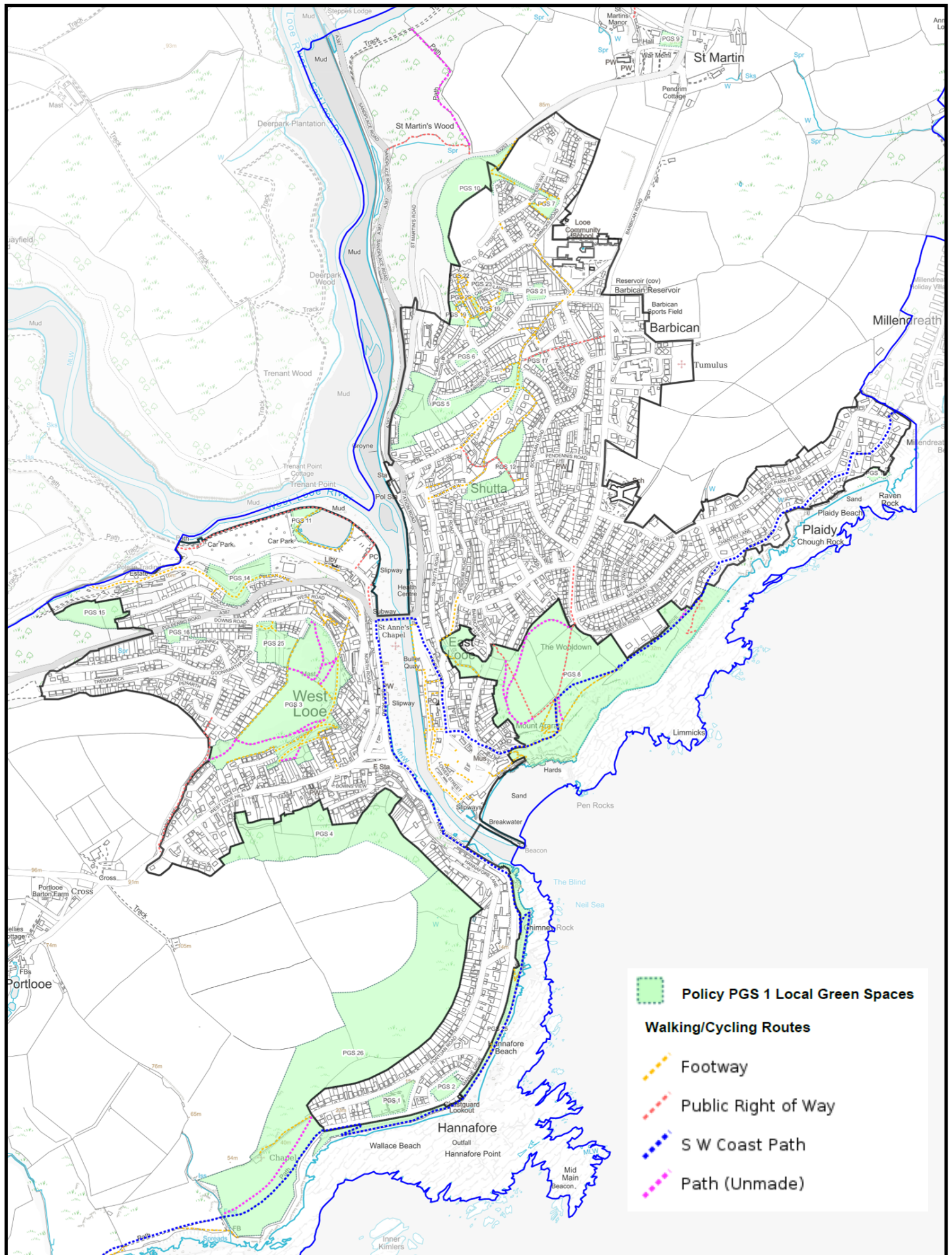


Photo 25: Limmicks Road play area, (Within the recent Barratt's development, East Looe. Image data: Google



Map 3: Looe NDP Green Spaces

[Zoomable Map](#)

Policy GRN I - Green Infrastructure Network and Development - Justification.

6.57 The NPPF and CLP include policies on Green Infrastructure (GI) which recognise how it supports natural and ecological processes and plays an important role in health, wellbeing and economic prosperity across the lifespan of the whole community. The key habitat/biodiversity corridors identified on Map 4 link and enhance green links through the town and the green space to the west of the settlement. Public open space and the Public Right of Way networks may also be utilised as biodiversity corridors, as may Integrated green and engineered flood attenuation and relief measures.

Policy GRN I - Intention.

6.58 Looe has an extensive existing green infrastructure, large parts of which is protected by landscape, biodiversity, and recreation designations and policies. However, to ensure that the benefits of GI are maximised, it is essential:

- that all green infrastructure assets, including those not formally protected by other mechanisms, should be recognised and supported;
- that new developments takes up opportunities to improve green infrastructure;
- the entire system is perceived as a functioning network that is not harmed by development.

What is Green Infrastructure?

Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. It can include:

Parks and Gardens –parks, Country Parks, formal gardens

Amenity Greenspace – informal recreation spaces, housing green spaces, large gardens, domestic gardens, village greens, common land, other incidental space, green roofs

Formal Greenspace—playing fields and their margins, composting bins, landscaping of developments

Natural and semi-natural urban greenspaces - woodland and scrub, grassland (e.g. downland and meadow), heath or moor, wetlands, open and running water, wastelands and disturbed ground), bare rock habitats (e.g. cliffs and quarries)

Green corridors – river corridors and flood meadows, canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way

Natural Features—hedgerows, Cornish hedges, trees, ditches

Marine Assets—Beaches, Marine Conservation Areas,

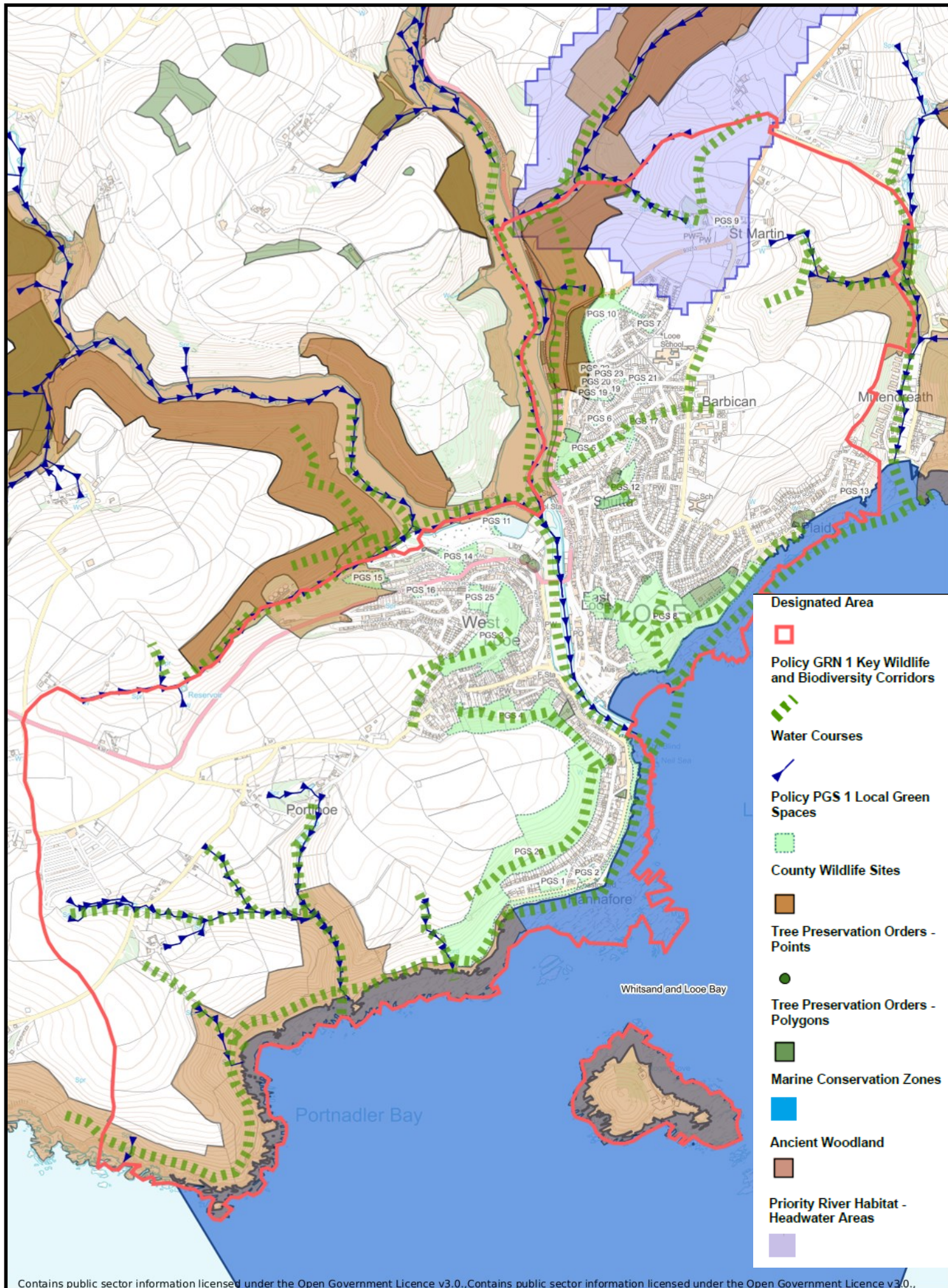
Community Facilities - allotments, community gardens, cemeteries and churchyards.

POLICY GRN I - GREEN INFRASTRUCTURE NETWORK AND DEVELOPMENT

1. The Looe NDP proposes that a Green Infrastructure Network is established within the NDP Designated Area, as shown on Map 5 following..

2. Development on land that lies within or adjoining the Network will be supported where it:

- a. does not compromise the integrity of the Green Infrastructure Network and its assets; and includes adequate mitigation of any harmful impact; and
- b. Will provide a net gain in biodiversity in accordance with NDP Policy HBI; and
- c. ensures that through its landscaping scheme, layout, access and public open space provision it will contribute to the connectivity, maintenance and improvement of the Network; and
- d. incorporate provisions to improve the health and well-being of the local community, based on an up-to-date understanding of the needs of all ages; and,
- e. integrates with the green infrastructure network to provide access to public and community transport, to connect with the social, community and retail facilities.



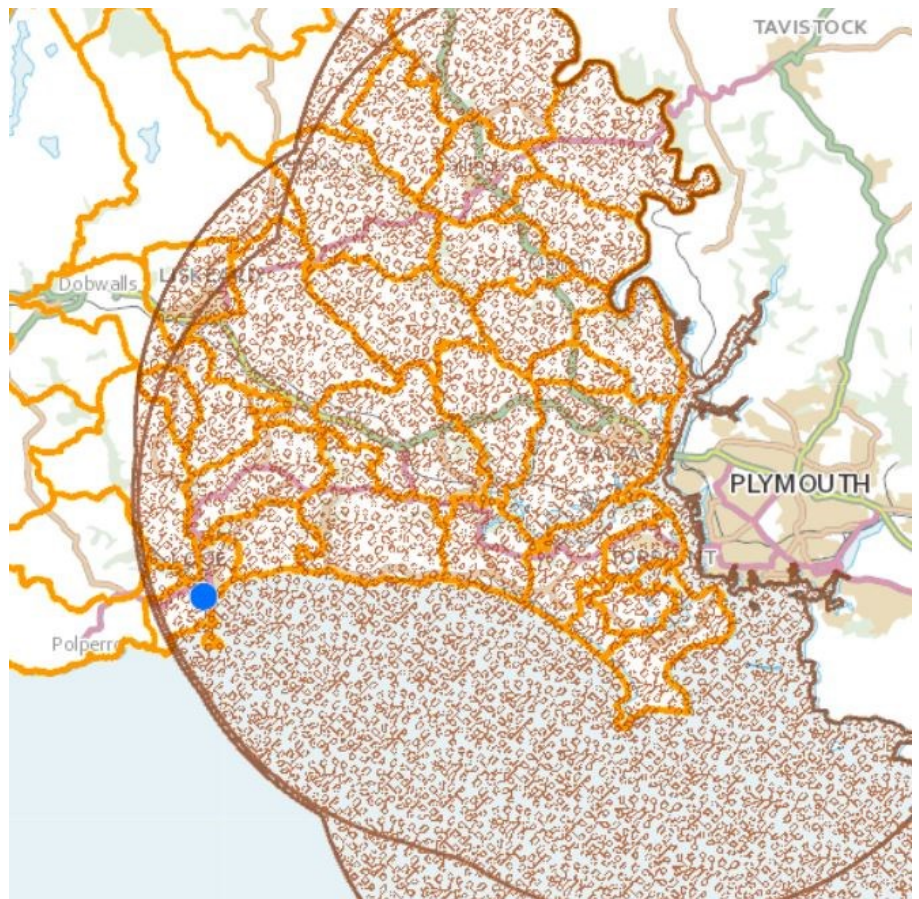
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Map 4: Looe NDP Green Infrastructure Network (diagrammatic, showing links into wider natural catchment beyond the NDP area).

[Zoomable Map](#)

6.59 The Looe NDP area is also within the **'Zone of Influence' of the Tamar Estuaries Complex Special Protection Area and the Plymouth Sound and Estuaries Special Area of Conservation**. These are European Natura 2000 sites where the highest levels of protection are given. The impact of the policies and proposals in the Looe NDP has been assessed and it has been determined that they will not be likely to cause significant effects on these special areas. The Looe LDP drainage policies will help to ensure that there is no detrimental impact on these special areas. The Looe Neighbourhood Development Plan is not considered to have a likely significant effect on these European sites by virtue of the mitigation of recreational impacts from new development provided through Cornwall Local Plan policy 22.

6.60 [Looe Marine Conservation Area](#) [MCZ] was declared in 2013 and protects eight habitats and their associated species as well as offering specific protection to four species. MCZ designation is taken into consideration when assessing environmental impacts of marine works as part of the licensing application process.



Map 5: Zones of Influence for Natura 2000 sites.



Photo 26: Nelson the one-eyed Grey Seal, a resident of Looe Island and frequent visitor to Looe Harbour in the 1980's and 1990's, now remembered in bronze by Cornish sculptor Suzie Marsh

SECTION SEVEN: SUPPORTING ECONOMIC DEVELOPMENT AND EMPLOYMENT

7.1 As noted in Section 5, Looe’s prosperity is fundamentally effected by its relationship with the river and sea which renders the prosperity of the Town particularly vulnerable to the impacts of environmental and climate change. The NDP has a key role in supporting appropriate initiatives coming forward to tackle these issues, such as the Harbour scheme, and encouraging sustainable development which takes advantage of the opportunities flowing from these schemes. It can also support new businesses, and encourage enhancement of existing businesses which are less vulnerable to climate change, thus diversifying the local economy.

7.2 Much of this depends on the release of regeneration opportunities around the Town and making more efficient use of the currently under-utilised Millpool/Polean area, and the introduction of new uses that can assist the growth of community facilities, sustainable tourism, and other forms of employment.



Photo: 27: Millpool Car Park. with Shutta, distant across the Looe River



Photo 28: The view from Millpool Car Park to Trenant Wood.

KEY EVIDENCE

Looe had proportionally fewer economically active people to the Cornish average – 62.7% to 66.7%, and a higher percentage of economically inactive – 37.3% to 33.3%.

Looe had fewer in work to the Cornish average (91.1% to 90.9%), and higher levels of unemployment (6.2% to 4.9%). Looe also had more self-employed people (25.7% to 20.4%).

Employee numbers in Looe were static between 2009 and 2015 compared to 7.8% growth in England.

2,165 Looe residents were in employment: 29.1% worked in the NDP area. 28.2% elsewhere in Cornwall and 12.2% elsewhere including 153 in Plymouth and 21 in the South Hams.

1,783 jobs were occupied in Looe with the three main sectors being ‘Accommodation and food services’ (21.0%) ‘Wholesale, retail and motors’ (20.1%) and ‘Health’ (11.1%).

Looe contains almost 10% fewer Full Time workers than the County average

Looe’s income ranks within 24% most deprived wards nationally

Much of Looe’s workforce and at least half of all businesses in Looe are reliant upon tourism and are therefore particularly affected by seasonality

POLICY E I - Millpool / Polean Master Plan - Justification.

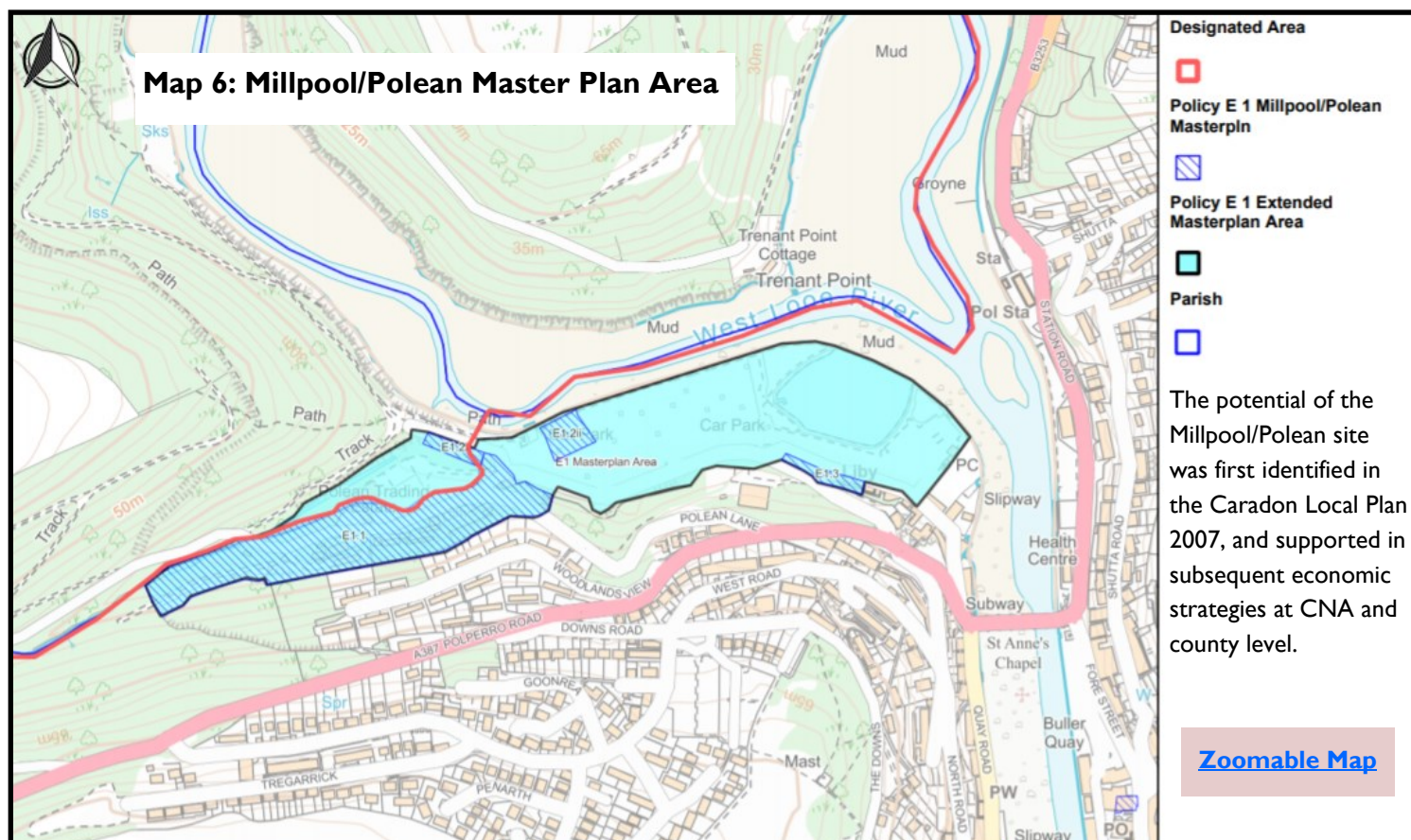
7.5 The Millpool/Polean area is a very large compartment of land which hosts the main car park for the town and a number of community facilities, including a large boating lake, public conveniences, a play area, and at its western extremity a large area of underutilised and under managed land containing some employment and retail uses. The site has a very attractive setting and is overlooked by woodlands and residential development on the valley sides, and forms an important component in the landscape. Most of the area is prone to flooding, and there are also ecological, heritage and ownership constraints, as well as physical constraints such as the awkward narrow access to the area and underground drainage and electrical infrastructure. Opportunities to make better use of the area are therefore limited. However, given the significant constraints on land elsewhere in Looe, it is considered that careful introduction of new uses there can assist the growth of community facilities, sustainable tourism, and other forms of employment as part of Looe's strategy for sustainable growth.

7.6 Masterplan studies have been commissioned to establish the reasonable potential for the Milpool/Polean area to accommodate additional useful activity. The study area is illustrated on Map 6. This included examination of options for an Extra Care housing facility, hotel accommodation, industrial development, commercial tourism development, the transfer of community facilities from other location to release valuable sites, and a 'cycle-hub' to support the growth of sustainable tourism as proposed in NDP Policy TOUR3. Analysis of these options has concluded that the larger and more flood-vulnerable uses would not be suitable, but that there are three areas within the study area that could accommodate some growth. These are:

1. The Polean area - suitable for an 'ECO business park' and innovation hub with the provision of small/medium size flexible commercial units which retain existing business can support local small firms and expanding home businesses, provide training and business incubation support to create high value jobs, and attract new forms to the area.
- 2.. The Polean/Millpool margins - two alternative sites for a cycle hub, one fairly minimal and the other incorporating a wider range of facilities including a café.
3. The land adjacent to the Town Council Offices and Millpool Car Park - with potential for commercial/employment use such as an artist studio space, cafe or shop to take advantage of footfall due to location of car park and bus stop, or for the relocation of uses from higher value land in the town centre and harbour.

Policy E I - Intention

7.7 To help take these concepts forward Policy EI seeks to ensure that the potential of the Millpool/Polean site to diversify the local economy, host new development and release regeneration opportunities elsewhere in the town is fully explored and made subject to criteria which will secure a thoroughly sustainable development.



POLICY E I - MILLPOOL / POLEAN MASTER PLAN

1. Regeneration proposals for the Millpool/Polean brownfield land within the Millpool area will be supported if they include schemes which would contribute to the sustainable development objectives and delivery strategy of this NDP for the :

- a. Creation of an 'ECO business park' with the provision of small/medium size flexible commercial units which retain existing business and attract new small businesses.
- b. Enhancement of sustainable tourism in Looe through the inclusion of a Cycle Hub (See NDP Policy TOUR3)
- c. Provision for a Learning and Business Hub commercial development alongside the TC Office/Library Assist and support the release of regeneration opportunities elsewhere in the town centre and harbour area (See NDP Policy C 3).

2. Proposals for the Polean area should be guided by the NDP master plan for the area and:

- a. Draw out and preserves the economic, cultural and heritage values inherent in the area;
- b. Ensure that the extent of development, layouts, design solutions, scale and massing etc. are demonstrably responsive to and informed by the historic and landscape character of the site and an understanding of its setting and the wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24).
- c. Ensure that the setting and significance of the heritage assets present on and close to the area affected are protected and interpreted to a high standard.
- d. Include measures to protect wildlife habitats and preserve and enhance the character of the nearby ancient Kilminorth Woods;
- e. Make provision to ensure that any harm to existing biodiversity is adequately mitigated and measurable gains in biodiversity are delivered, that planting and other measures that contribute to the maintenance of the historic character of the wood are incorporated in the design, that there is no impact on wildlife habitats, and that the natural beauty of the woods or the estuary is not harmed;
- f. Take into account the environmental policies of this Neighbourhood Plan as set out in Section 6.

3. Applications for development in the Millpool/Polean area will be expected to include, where appropriate to the scale and nature of the proposals:

- a. a Design and Access Statement derived from the master-planning process and illustrating satisfactorily how the above criteria have been met
- b. a full project level Habitats Impact Assessment
- c. In view of the assessed potential for prehistoric and mediaeval sub-surface evidence, submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required, and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office).
- d. a Construction Environment Management Plan (CEMP) which assesses any likely significant effects on heritage assets, the Tamar Estuaries Complex SPA, the Tamar Estuary SAC, and the Whitsand and Looe Bay Marine Conservation Zone during the construction phase and ensures that likely significant effects upon heritage assets are avoided or adequately mitigated.

7.8 Eco Business - Developed on environmental sustainability principles, with all buildings constructed to at least BREEAM 'Excellent' standards in order to reduce greenhouse gas emissions by 50%, Eco Business Hubs provide small office and workshop spaces on flexible and low cost terms that are attractive to start up businesses. They may include a joint reception area, well equipped meeting and conference rooms, 'maker-space' for assembly of projects and orders, fully equipped communal kitchens and toilets/showers etc, superfast broadband and electric vehicle charging points from solar power. Often staffed to provide reception services, daily cleaning of all communal areas of the building, business advice, franking machine and photocopying service. Such facilities can be both environmentally sustainable and attractive to a wide range of small enterprises operating in growth markets whilst encouraging new and innovative approaches such as mutually supportive 'co-working' arrangements ,

POLICY E 2 - Supporting the Harbour and marine businesses. - Justification.

7.9 The NDP can also help release the benefits that will flow from the Looe Harbour Flood Defence and Economic Regeneration Scheme through support for maritime industries, protection of waterfront locations for sea-based businesses and coastal/maritime tourism, and support for other sustainable forms of tourism growth.

Policy E 2 - Intention.

7.10 To ensure that the continuance and growth of commercial fishing, along with associated marine based businesses (chandlers, engineers, food processors, fish and food wholesale and retail, etc) and coastal/maritime tourism takes priority over other development in the harbour environs.

POLICY E 2 - SUPPORTING THE HARBOUR AND MARINE BUSINESSES.

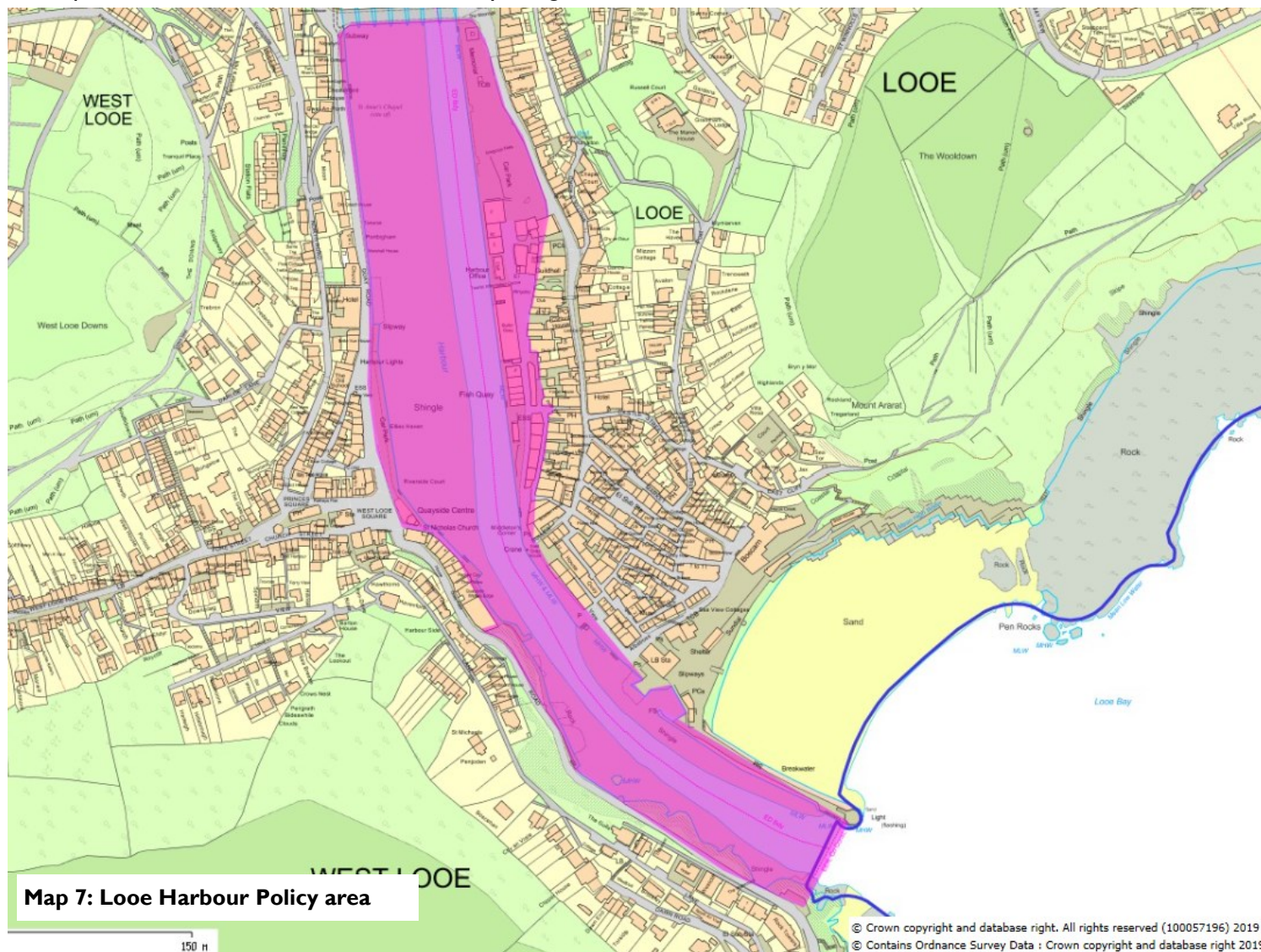
1. Within the Harbour area (as shown on Map 7) development will be supported where it:

- i. Is needed for the operational purposes and development of the Harbour or to support and enhance commercial fishing and related marine based businesses or
- ii. Would support and enhance coastal/maritime tourism or
- iii. Would maximise the economic value arising from the Looe Harbour Flood Defence and Economic Regeneration Scheme; and
- iv. Would assist with the Looe Harbour Flood Defence and Economic Regeneration Scheme.

2. Subject to:

- i. there being no adverse effect on harbour operations or equipment storage capacity for either fishing or recreational purposes;
- ii. no loss of land used for port/harbour related use unless it can be demonstrated that the port/harbour use is no longer required.

Other forms of development on land outside the Harbour area which supports and enables the Looe Harbour Flood Defence and Economic Regeneration Scheme, and brings additional value which assists the regeneration of Looe generally, will be considered under current CLP and NDP policies. If necessary a future review of the NDP may be brought forward to help deliver the benefits that the Scheme may bring.



Map 7: Looe Harbour Policy area



Photo 29: Interesting harbourside clutter



Photo 30: Supporting and enhancing coastal/maritime tourism



Photo 31: The core of Looe Harbour



Photo 32: Commercial and tourism fishing.

POLICY E 3 - Safeguarding of existing employment sites - Justification.

7.11 The availability of non-tourism based business and employment opportunities in Looe is limited, which renders the prosperity of the Town particularly vulnerable to the impacts of climate change. Therefore the retention of existing employment space is very important.

POLICY E 3 - Intention:

7.12 To identify the key local existing employment sites that should be safeguarded from loss under CLP Policy 5.4

POLICY E 3 - SAFEGUARDING OF EXISTING EMPLOYMENT SITES

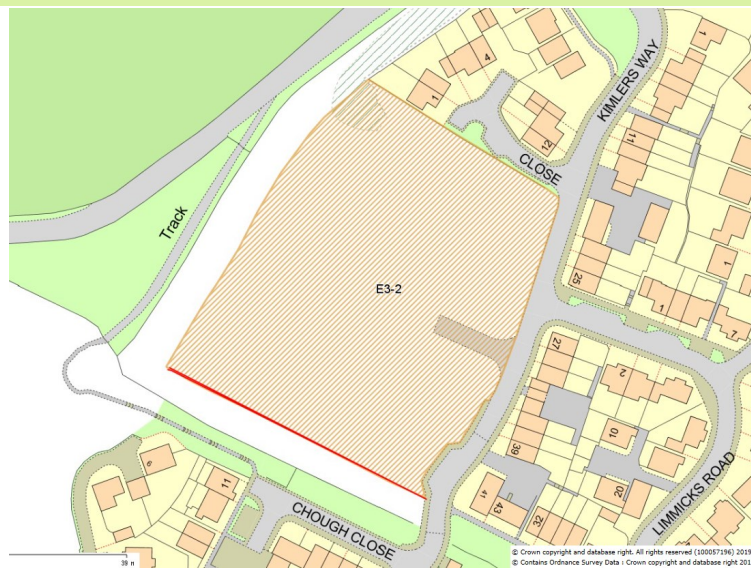
The following existing employment sites are safeguarded in accordance with CLP Policy 5

1. Barbican Rise Business Park, East Looe
2. Kimlers Way Business Site, East Looe

Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.



Map 8: Barbican Rise Business Park, East Looe



Map 9: Kimlers Way Business Site, East Looe

POLICY E 4 - Small Scale Workshop and Office Development - Supporting Value Adding Enterprises and Employment Diversification - Justification.

7.13 As noted above, the prosperity of the Town is particularly vulnerable to the impacts of climate change. Therefore encouraging sustainable development which adds value to the Harbour improvements schemes and supports new businesses, enhances existing businesses which are less vulnerable to climate change and can diversify the local economy is most appropriate. However it is important that such new development is appropriate in scale and well integrated with the special and distinctive character of Looe.

POLICY E 4 - Intention

7.14 To ensure that new employment development addresses local issues and does not cause detriment to the special qualities of Looe.

POLICY E 4 - SMALL SCALE WORKSHOP DEVELOPMENT - SUPPORTING VALUE ADDED ENTERPRISES AND EMPLOYMENT DIVERSIFICATION

I. The development of new, or adaptations to suitable existing buildings, renovations or re-use of farm buildings to provide, small scale workshop/office/research facilities which:

- i. assist the growth of value added enterprise arising as a result of the Harbour improvements, and/or
- ii. provide opportunities for start-up enterprises, and grow on space for previously home based enterprises, and/or
- iii. wish to cluster with similar enterprises

will be supported provided they are of an appropriate scale and are well integrated with the appearance and character of their immediate neighbourhood, have no significant detrimental impact on the amenities of adjoining residential areas in terms of noise, effluent or fumes, traffic generation; and do not add to difficulties with water supply, sewerage and sewage treatment and runoff water and the storage and safe containment of waste and recycled products.

Policy E 5 - Employment in Residential Areas - Justification.

7.15 Whilst recognising the continued importance of traditional industries and working practices, it is important to broaden the economic base and support sustainable economic growth. Embracing flexible working practices is appropriate. However, sometimes working from home or setting up new business on land within residential areas can cause issues.

Policy E 5 - Intention.

7.16 To support new work opportunities whilst protecting residential amenity.

POLICY E 5 - EMPLOYMENT OPPORTUNITIES IN RESIDENTIAL AREAS

Proposals for development to provide small-scale employment opportunities in residential areas, including the creation of live-work units (see policy H4), will be supported provided that the proposals:

1. do not involve the loss of a dwelling;
2. contribute to the character and vitality of the local area and there will be no unreasonable adverse impact affecting nearby residents, or the character and appearance of the locality because of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.



Photo 33: Looe Fire Station, an important regeneration opportunity that must preserve views from the quayside in-land to Princes Square and Church Street and vice-versa. Image data: Google

Policy E 6 - Redevelopment of Looe Fire Station - Justification.

7.17 Looe Community Fire Station was built in the 1960s within an area considered to be at high risk of surface water flooding and a high risk of flooding from rivers or the sea, being within Flood Zone 2 and 3, which restricts its usefulness should flood conditions occur. It is now in need of replacement in a more suitable location where it will be less constrained by flood risk, have more rapid access to the now expanded community it serves (including Polperro) and be able to offer an improved premises that incorporate modern equipment and work areas. When the transfer to a new location occurs the existing site will become available for redevelopment.

7.18 The site is about 0.05ha in size, including a vehicle assembly area of approximately 0.016h fronting the building, which is effectively part of West Looe Square. Carefully developed to preserve views into, and out of Princes Square and Church Street and respond to the historic setting and significance of this part of Looe Conservation Area, the site could accommodate a residential development or small live/work units. The creation of a design through extensive community involvement, for example the 'charette' process, will enhance the acceptability of proposals with the community and create a 'village green' style focus.

Policy E6 - Intention.

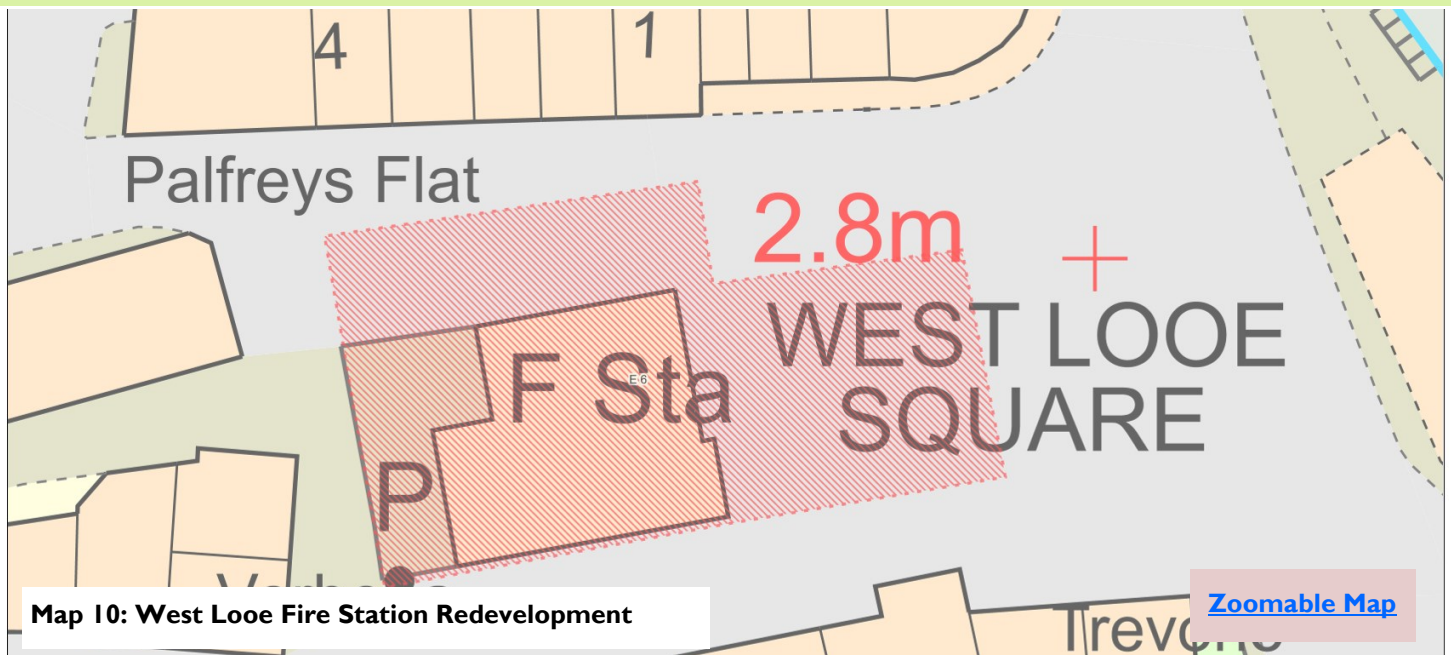
7.19 To set out the criteria for any redevelopment of the Fire Station site to ensure that it is to a high standard that meets local needs and fits in well with the surrounding environment. nb Implementation of this project will be NDP Project 2

POLICY E 6 - REDEVELOPMENT OF LOOE FIRE STATION;

Should the site be released the redevelopment of Looe Fire station will be supported subject to the following:

- I. The extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:
 - i. The historic and landscape character of site;
 - ii. An understanding of the wider historic context of Looe;
 - iii. Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
 - iv. the Character Area Context Description set out in Table 12, in accordance with Policy NDP TC 3, and compliance with NDP Policies TC 4 and 5 on heritage impact and demolition within the historic core.
2. Any new building must strictly follow the existing building footprint so as to preserve views from the quayside in-land to Princes Square and Church Street and vice-versa.
3. The vehicle assembly area being incorporated into West Looe Square and a contribution made towards public realm enhancements of the Square.
4. Mitigation measures should include a preliminary desk-based archaeological appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). Measures to improve public access and explain the importance of the site to the public should be included

Potential applicants are urged to utilise the Cornwall Council Design Review Panel.



Policy E 7 - Future Community Service Reserve - Justification.

7.20 In 2016 Devon and Cornwall Police announced a 5 year plan to close or re-provision police stations across its area to make major savings. Looe Police station was identified to be replaced by a Neighbourhood Team Base. There is also a need to provide a new community fire station in a location which is less constrained by flooding and offers improved access to the community including Polperro.

7.21 The Network Rail Western Route Study August 2015 indicated that the historic average growth rate of journeys during the summer months for the seasonal branch lines in Cornwall was close to 3 per cent per year. If demand continues as suggested by forecasts to 2043, additional capacity will be required on the peak services in the longer-term. However forecast train frequency is indicated as remaining at 1 train per hour (although with faster journey times). The NR study predates the Looe Valley Trails Project, which proposes new cycle routes with a cycle hub in Looe and a heritage hub and park and ride at Moorswater, Liskeard, which could add considerably to train journey demand on a more regular basis than otherwise forecast (see Section 11, Policy T2). Increasing train frequency to meet such extra demand would be very difficult to achieve due to lack of passing places on a single track branch. However longer trains of 3 or 4 carriages at the same frequency would provide additional capacity. This would require the Looe platform to be extended to accommodate the longer trains.

7.22 The redevelopment of the police station site would provide an opportunity to construct a new improved Blue Light Centre accommodating Devon and Cornwall Police and the re-provision of retained fire fighter facilities within the town. The inclusion of land to the south of the Police Station owned by Cornwall Council and Looe Town Council which is currently used for car parking could release the opportunity to extend the platform of Looe station so that 3 or 4-carriage trains can be accommodated. Initial studies show that this could be achieved without losing car-parking spaces.

Policy E7 - Intention.

7.23 To reserve the land required to support and enable rearrangements on East Looe riverside for deliver future community emergency service provision and to meet Looe's transportation and economic regeneration needs.

7.24 Implementation of this scheme will be NDP Project 3.

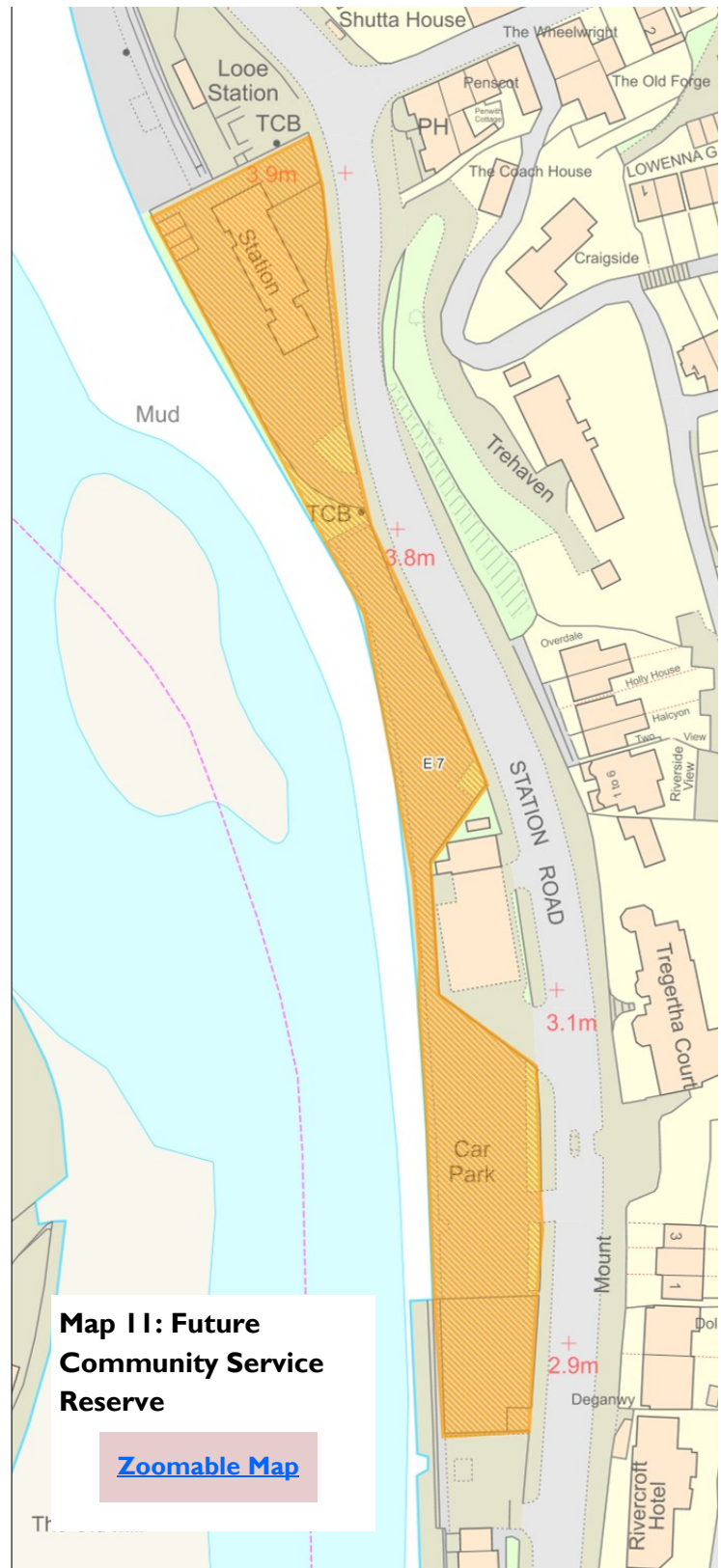
POLICY E 7 - FUTURE COMMUNITY SERVICE RESERVE

The development of community services on approximately 0.47ha of land at East Looe riverside, as shown on Proposals Map 11, will be supported if it:

- i. Includes an extension of Looe Railway Station Platform so that it can accommodate up to 4 carriage trains;
- ii. Maintains the existing level of public car-parking (42);
- iii. Incorporates a drive thru/dual access layout to facilitate emergency vehicle use;
- iv. The extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:
 - a. The historic and landscape character of site;
 - b. An understanding of the wider historic context of Looe;
 - c. Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
 - d. the Character Area Context Description set out in Table 1, in accordance with Policy NDP TC3, and compliance with NDP Policies TC4 and 5 on heritage impact and demolition within the historic core.

4. Mitigation measures should include a preliminary desk-based archaeological appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, as required and also through the provision of material/resources to Looe Museum and Kresen Kernow (County Records Office). Measures to improve public access and explain the importance of the site to the public should be included.

Potential applicants are urged to utilise the Cornwall Council Design Review Panel.





7. 25 A long term ambition is to improve and extend the pedestrian walkways beside the river to provide a continuous riverside pedestrian route from the station to the bridge (and beyond).



Photos 34: a and b Looe Railway Station. Image data: Google



Photo 35: Looe Police Station. Image data: Google

Economic Development and Employment Projects

NDP Project 1: Millpool/Polean Masterplan

7.26 To bring this proposal forward a Working Group comprising stakeholders and potential funding sources will be established. NOTE: The masterplan area straddles the Designated Area of the NDP. This is recognised in Policy 8 of the 'made' Polperro and Lansallos NDP for employment development of an appropriate scale that does not detract from the appearance and character of the immediate neighbourhood, or reduce or compromise any existing facilities or services for which there is a proven need. As proposals are worked up through the master-plan process, Looe TC will continue to liaise with Polperro and Lansallos Community Council and Cornwall Council to ensure that mutual benefits are realised.

NDP Project 2: West Looe Square Enhancement

7.27 To bring this proposal forward a community 'design charette' process [see Jargon Buster, Page 111]. Page is intended, led by an independent community architecture and planning agency. Thereafter a Working Group with community representation will advise the Town Council/Cornwall Council on the implementation of the project.

NDP Project 3: Community Services Reserve Development

7.28 This project will be lead by Cornwall Council in partnership with D&C Police and Network Rail.



Photo 36: Polvellan House - the view from the main entrance to the principle visitor car park at Millpool.

Policy E 8 - REDEVELOPMENT OF POLVELLAN HOUSE - Justification.

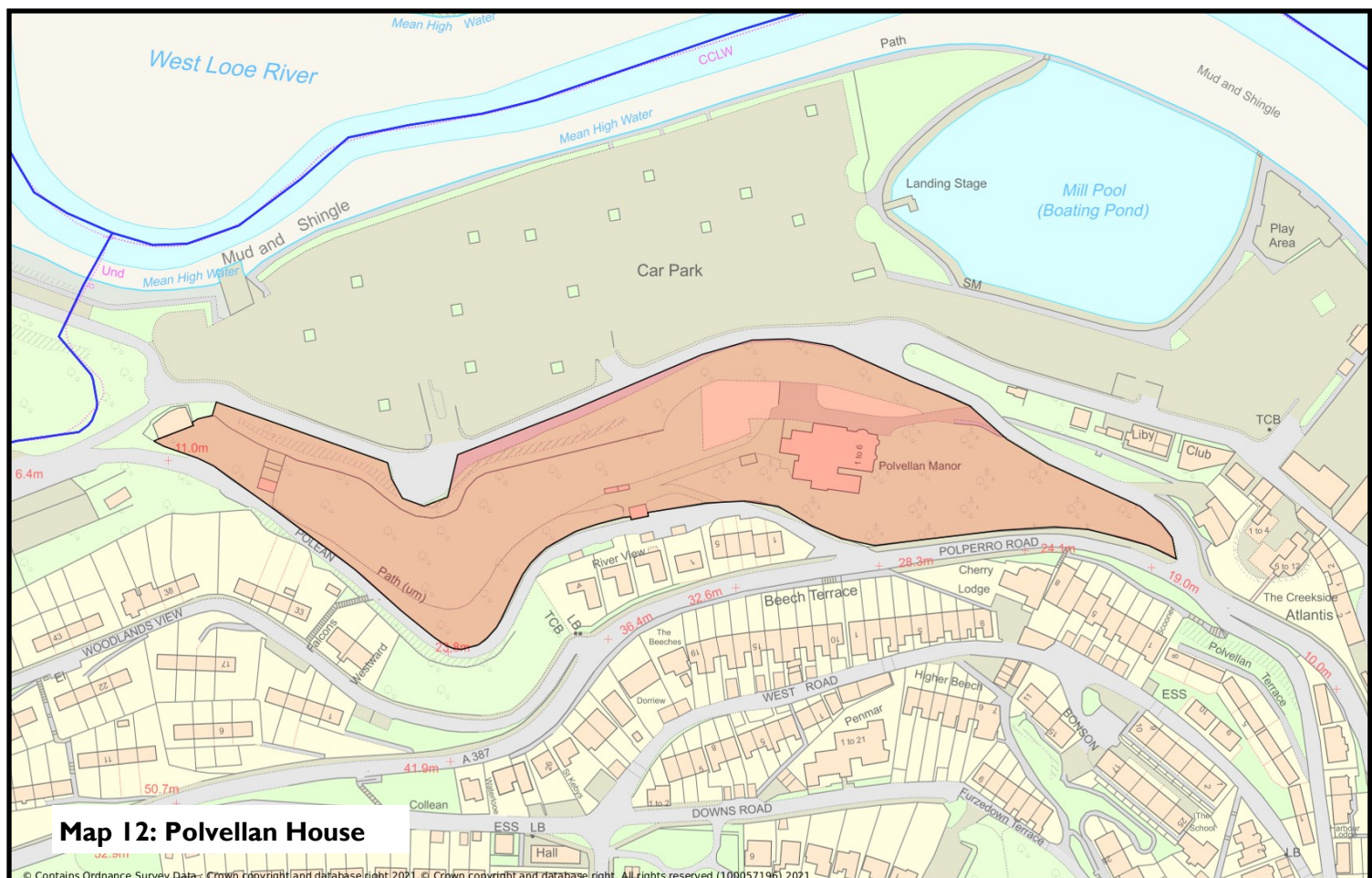
7.26 Pollvellan House stands in its own grounds overlooking the Millpool car park in West Looe, within the Looe Development Boundary. It is a large Gothic style building which was originally built in the 1780s, added to and remodelled in the 19th and 20th centuries. It is associated with the Buller family of Looe who were a noted entrepreneurial family that sponsored much of Looe's 19th Century economic development, and so is important to the heritage of Looe. It is located within the Looe Conservation Area and is identified in the Looe Conservation Area Appraisal as a key building. The site retains the overgrown relict of the 18th and 19th century ornamental gardens that once surrounded the House, with many of the trees now mature and forming an important local green space which contributes to the distinctive views of this part of the Conservation Area and the Area of Great landscape value. The building has been vacant now for several years, is suffering from vandalism and is becoming an eyesore in the Conservation Area. It detracts from the attractiveness of Looe, being very prominent from the Millpool approach road, along which most summer visitors to Looe must pass. Its current condition cannot be considered to be a good use of land. The planning history of the site suggests that various site owners have struggled to find a viable use for the site.

Policy E 8 - Intention

7.27 It is not considered that a formal NDP allocation for specific uses would be appropriate as potential developers clearly need to have flexibility in finding a viable use for the site. However the historic environment and landscape considerations are very important factors to be considered in any proposals that come forward. Policy E8 is intended to encourage beneficial future uses of the site that are informed by these considerations.

7.28 Appropriate uses which could be designed to take in to account the various heritage, access, landscape, and planning policy constraints are considered to be:

- Residential under Class C3, subject to CLP policies 8, 10 and 13, and NDP Policy TOUR7.



- Tourism accommodation under Class C2, subject to NDP policies TOUR1, and TOUR4.
- Commercial, business and services under Class E, such as retail, restaurant, office, financial/professional services, medical and nursery uses, but with CoU to indoor sports and industrial processes excluded by legal agreement.
- Learning and non-residential institutions under Class F.1 including non-residential educational uses, and use as a museum, art gallery, etc
- Local community uses under Class F.2 such as use as a community hall.
- Residential Institutions under Class C2 such as a care home, nursing home, training centre.

7.29 Other uses, including the range of 'sui generis' uses are considered not to be appropriate this sensitive site.

7.30 Some of these uses may have security requirements that will need to be addressed in a way that maximises permeability across the site and minimises impact on the setting and significance of the historic assets.

POLICY E8 - REDEVELOPMENT OF POLVELLAN HOUSE

I. Proposals to redevelop the Polvellan House site will be supported if they demonstrate that the extent of development, layout, design solutions, density, scale and massing respond to and are demonstrably informed by:

- The historic and landscape character of site;
- An understanding of the wider historic context of Looe;
- Archaeological investigations, assessments and recording of the extant building including targeted excavations as appropriate;
- Looe NDP Policy TC 3 on design and local distinctiveness and the associated documents and character area appraisal;
- Looe NDP Policy PSG 1 on Local Green Spaces;
- Looe NDP Policies HB 1 on Habitat and Biodiversity and Hb 2 on Woodland, Trees, Cornish Hedges and Hedgerows.

vii. An appreciation of the inter-relationship of the built form and landscape on this important and prominent site within the Looe Conservation Area.

2. Proposals which retain the 18th/19th century appearance of Polvellan House, enhance its heritage value, and demonstrate that any additional buildings to be built in the grounds share common architectural characteristics with the House, will be preferred.

3. To minimize the impact of development on the historic environment and preserve/enhance the character and appearance of the Conservation Area and the views and vistas within, into, across and out of it, development should be clustered around the site of the existing building, with smaller scale development at the lower western corner of the site.

4. A safe, accessible and convenient pedestrian route that leads to the local facilities and thence to the town centre, useable by the wider community, should be provided.

5. Development for uses that have security and/or privacy requirements will be supported where they maximise permeability across the site and minimise impact on the setting and significance of the historic assets, through skilful use of soft landscaping, height changes, mixes of paving, water and glass to demarcate areas, rather than the use of gates or walls.

6. Mitigation measures should include the maintenance of an archaeological watching brief during construction, on site interpretation, and the provision of archive materials/resources to Looe Museum and Kresen Kernow (County Records Office).

Potential applicants are urged to utilise the Cornwall Council Design Review Panel.

SECTION EIGHT: SUPPORTING SUSTAINABLE TOURISM

8.1 Looe is an historic settlement with everything it takes to be a classic coastal tourism town: a busy fishing harbour, a railway branch-line, a pier, sandy beach, and narrow winding streets with a huddle of quaint cottages, interesting shops, and good places to eat and drink. Today, the main forms of income and employment for the town are from the tourism industry which is of massive importance to the prosperity of Looe.

8.2 The tourism industry is challenged by two key physical factors which threaten the environment that make the town a tourism destination. These are climate change and its effect on the natural and built environment, and the decline of the heritage and natural environment that make the town a tourism destination. Policies elsewhere in this NDP relate to these issues.

8.3 The industry is also effected by changes in the tourism market, such as the quality expectations of visitors, their interests and tastes, their accommodation preferences and the emergence of new forms of accommodation provision, and the influence of smart apps and social media. Whilst the immediate impacts of the Covid-19 pandemic are immense, in the longer-term there may be significant challenges to the industry.

8.4 The Looe NDP, working within the broader forward strategy for tourism in Looe, has a role to play in supporting the evolution of these aspects of the towns 'tourism offer', and supporting any measures necessary to ensure that the local industry can bounce back strongly from the Covid-19 crisis in a greener and more sustainable way. This section of the Plan therefore deals with the tourism infrastructure - those things such as the activities, facilities and accommodation that make up the industry.

8.5 There is also a tension between the positive economic benefits that tourism brings and the sometimes negative impacts such as the loss of useful housing to 2nd homes and traffic congestion. The policies in this section therefore try to strike a proper balance to ensure that tourism does not exceed the 'carrying capacity' of the area to support it.

8.6 The evidence base contains data on which these policies are based. To provide additional evidence related to tourism accommodation in particular, Looe Town Council commissioned a [tourism study](#) which reported in February 2020. The data is summarised in the boxes opposite and below.

TOURISM TRENDS

Growth in eco-conscious visitors - Plastic free and environmentally conscious consumers increasingly aware and expecting of providers to have 'green' credentials.

Luxury and value expectations increasing - Demand for small spaces, with focus on imaginative design, "re-purposed" buildings and spaces, value delivered through gastronomy, relaxation, [hot tubs] uniqueness, quirky, with history (for the ancestral traveller) in demand.

Demand for experiential and immersive experiences - 'slow travel' (valuing the experience of the journey as much as the destination), personalised, or through retreats offering upskilling, learning for life, wellness, activities, sports or music etc.

Digital tourism services a standard expectation- allowing easy booking (increasingly online) ticketless travel and access to facilities, ultra-responsive providers, using apps to serve up experiences and hospitality, e-payments not cash. WiFi and excellent broadband everywhere.

Traveller personal preferences more demanding - Requiring effective, efficient and knowledgeable staff who are culturally and technically astute; and conscious awareness of visitors' needs and life choices, such as meat-free/vegan/gluten free requirements, and adaptations for an increasingly older visitor population

Pet friendly expected - Increasingly important for travellers to be able to keep the 'family' together. [<http://www.futurelooe.town/data/uploads/526.pdf>]

KEY EVIDENCE

1,783 jobs were occupied in Looe with the three main sectors being 'Accommodation and food services' (21.0%) 'Wholesale, retail and motors' (20.1%) and 'Health' (11.1%).

Much of Looe's workforce and at least half of all businesses in Looe are reliant upon tourism and are therefore particularly affected by seasonality.

Tourism is worth around £47.8m to the local economy.

362 businesses/lets within the Looe catchment area:

80% are concentrated within the 'Looe central' area; 20% within the wider area.

81% of the total businesses are self-catering lets ('holiday homes') – being 86% of the central businesses and 59% of the wider area businesses.

72% of 1,017 rooms counted (excluding holiday parks/camping/caravanning) are in holiday homes, 17% in B&B and 10% in the hotels 74% of all rooms are in the 'Looe central' area (and mostly in East Looe)

39% - or 142 - are registered with Airbnb, 72% of which are in the central area.

26% (94 properties) are not on Airbnb but are listed on Vrbo or HomeAway.

48% of the AirBnB sites are also registered on other websites.

56% of the AirBnB sites are in East Looe, 44% in West Looe

Growth in staycations and local markets - Cornwall is an evermore popular spot for a 2020 staycation and self-catering accommodation most preferred.

Peer to Peer booking apps to continue growth - Airbnb (and its relations) enables new providers to meet the needs of the modern, digitally enabled traveller; where guests “live like locals”, take immersive experiences, love quirky environments, adapting to their flexible.

Covid-19 Impact - Early evaluations suggest that international tourism will be severely curtailed for several years, with more holiday time being taken in the form of value focused ‘staycations’ ie a holiday spent in one's home country rather than abroad, or one spent at home and involving day trips to local attractions.

8.7 Taking this evidence into account a tourism development strategy for Looe has been developed (in the yellow box below) that the policies which follow will help to deliver.

LOOED NDP STRATEGY FOR LOOE TOURISM DEVELOPMENT

1. Protect and enhance our natural and built environment by tackling the impacts of climate change and conserving and enhancing the historic core and its public realm.
2. Develop Looe’s tourism product by supporting growth in sustainable and eco-tourism which take into account modern visitor expectations and reflect the Town’s cultural, environmental, heritage and social characteristics.
3. Support the provisions of adequate infrastructure for Looe's growing events and festival culture.
4. Support Looe’s role as a sustainable tourist destination by supporting initiatives for new cycle trails interlinking to National Cycle trails.
5. Improve the quality and choice of holiday accommodation to meet current and projected customer expectations by supporting providers ability to adapt.
6. Respond to the advent of digital tourism by supporting the provision of the technical infrastructure needed.
7. Ensure a proper balance between the economic benefits of tourism and social impacts by protecting the new stock of residential property from use as 2nd homes and managing the impact of peer-to-peer lets on local residential amenity.

8.8 Relevant policies for climate change can be found in Section Six ‘Natural Environment, Green Infrastructure and Landscape’ whilst policies relating to the historic core and public realm are in Section Nine: ‘Town Centre, Culture, Heritage, and Tourism’

Policy TOUR I - Sustainable and Eco-Tourism - Justification

8.9 Tourism reaps many benefits for the community, such as employment and additional spending in the local economy, and the maintenance of the fabric of important local buildings. It can often provide facilities which can also be used by local residents or add to the income of community facilities. However, excessive levels of tourism can be harmful, for example through erosion, traffic congestion and pollution and competition for scarce resources. CLP Policy 5 encourages the development of new or enhancement of existing high-quality sustainable tourism facilities, attractions and accommodation appropriate in scale to their location and accessibility, to provide a balanced mix of economic, social and environmental benefits. NPPF Para 83 says that planning policies should enable sustainable rural tourism and leisure developments which respect the character of the countryside, whilst its description of main town centre uses includes arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy TOUR I - Intention

8.10 This policy has been produced to encourage the expansion of tourism that supports existing facilities, maximises accessibility for visitors, creates income, employment and additional leisure opportunities, and take into account modern visitor expectations by practically demonstrating sustainable practices in operation, in both the nearby countryside and town centre of Looe whilst offering protection to the special landscape and heritage character of the area.

POLICY TOUR I - SUSTAINABLE AND ECO -TOURISM DEVELOPMENT

New and extended tourism facilities will be supported where they are for tourism that capitalises on local assets, (i.e. the Town’s landscape, river and seaside, built heritage features and attractive rural coastal setting, local food), and where

appropriate to their scale, nature and location:

- i. it increases the attractiveness of the area to visitors;
- ii. is socially inclusive, facilitating use by all sectors of the local community, including people with impaired mobility and other disabilities such as impaired sight or hearing;
- iii. protects and enhance the visual quality of the site and its surroundings;
- iv. respects the heritage interest of the building/structure involved and of any surrounding buildings and areas, and ensures that proposals do not adversely affect the historic environment, in accordance with Looe NDP Section 11 policies and Policy 24 of the Cornwall Local Plan;
- v. improves local biodiversity through the creation of new habitat;
- vi. achieves small-scale improvements to sustainability, for example by recycling waste, using renewable energy and sourcing produce and materials locally.

Policy TOUR 2 - Supporting Events and Festivals Infrastructure - Justification

8.11 Looe has a growing 'festival culture', including the nationally renowned Looe Live music festival, a popular New Year event, the Luggar Regatta, sailing championships, and the May Fayre in West Looe, all of which bring economic benefits and support community cohesion and well-being. There are prospects for Christmas Markets and summertime food festivals. All these may become more popular as outdoor events evolve as safer events during health emergencies such as the Covid-19 pandemic.

Policy TOUR 2 Intention - Intention

8.12 To ensure that the infrastructure to support Looe's growing Festival culture is adequate and in sound condition to help in attracting and supporting events that keep Looe on the festival circuit in marketing terms and generates significant economic benefit.

POLICY TOUR 2: SUPPORTING EVENTS AND FESTIVALS INFRASTRUCTURE

The enhancement or provision of new facilities to support Looe's growing event and festival cultural activity will be supported where the proposed development would not have an unacceptable detrimental

impact on the residential amenities of adjoining residential areas in terms of: their scale and visual appearance, noise; and traffic movements and highway safety matters.



Photos 37, 38, 39: Looe Music Festival 2016 and 2018

Policy TOUR 3 Looe Cycleway Hub - Justification.

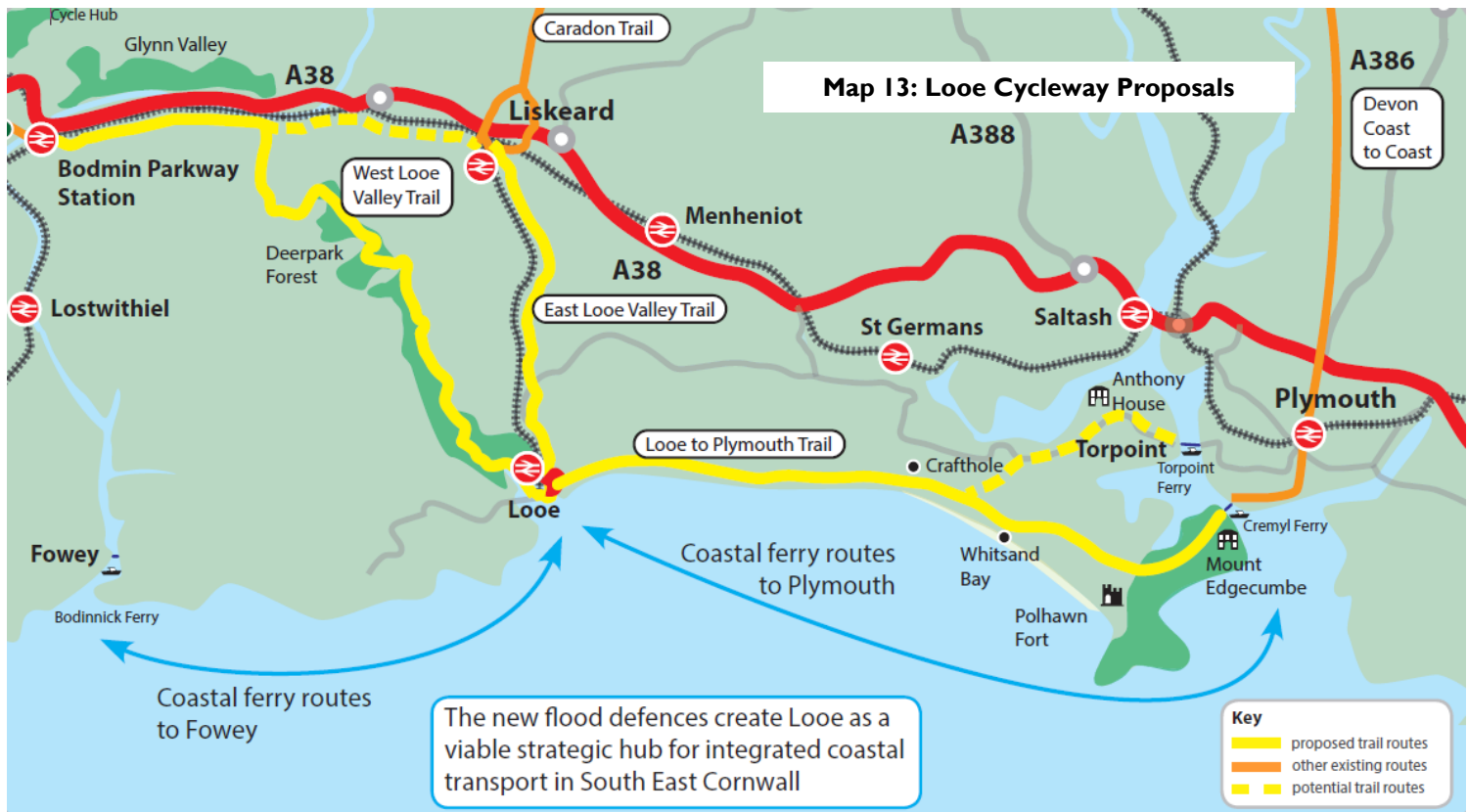
8.13 In light of the increasing popularity of cycling for both leisure and travel in the county amongst residents and visitors, and the well-publicised health benefits, Looe Development Trust launched the Looe Valley Cycle Trail project in 2015. A feasibility study has revealed that linking the trail with a wider network of cycle trails connecting with Plymouth and Rame to the east and Bodmin and the Camel Trail to the west would bring greater benefits. The study estimated that linking the Looe – Liskeard trail into the wider cycling network could bring 500,000 extra visitors each year to the area, which converts to as much as £3m extra leisure and tourism spend going into the local economy. The Polean area is an ideal well

located site for a ‘cycling hub’ which could be a means of capturing more of the tourism spend. A cycle hub is a base for holidaymakers and local residents offering good quality experiences for leisure cyclists in terms of services, facilities and routes which create linkages with all kinds of visitor attractions, food outlets and accommodation. It could encourage cyclists to use a Looe as a stopping off point or as their base for several nights, allowing them to explore the area by bike by way of a series of circular loops which link up with local tourist attractions, refreshment stops and other local businesses. A well designed cycle hub can provide refreshment facilities for non-cyclists and fit well in sensitive locations.

8.14 A ‘cycle-hub’ is not just a building with facilities café, showers, rest and workshop areas: it has a ‘virtual’ element in that local businesses and community input is necessary to ensure that local routes and information as to where users can visit, stay, and eat has to be generated and maintained, in the form of websites, leaflets, maps, signage etc. This element is included in the NDP Projects list.

Policy TOUR 3 - Intention.

8.15 This policy is intended to enable and establish basic development criteria for the cycle hub concept so that it it conforms to best practice sustainable development and has minimal impact on the surrounding tranquil areas.



POLICY TOUR 3 - LOOE CYCLEWAY HUB

The concept of creating a physical and virtual; ‘Cycle Hub’ located in the Polean area, and linking into trails leading the National Cycling Network, is supported., subject to the following:

1. Building design and material should be informed by the historic context of the area and reflect local traditions, using locally sourced material wherever feasible. * see Policy TC3
2. Buildings should include ‘stop-off’ and ‘trip end’ facilities such as lockers, showers, rest and café /restaurant areas but any retail element must be related to cycling (ie equipment, clothing) and basic refreshment requirements.
3. A small information area should be included to provide guidance on facilities and services available in the local area
4. A workshop area for cycle repair and maintenance may be included, subject to effective screening from the West Looe River.
5. If included Bike Hire facilities should be conditioned to ensure that the frontage is kept clean and tidy and signage restricted to a minimum.
6. Internally illuminated signs will not be supported.
7. Overnight accommodation may be included provided it is in the form of basic hostel or lodge accommodation.

Policy TOUR 4 - Modern Tourism Accommodation - Justification

8.16 Research indicates that the forms of accommodation sought by holiday makers is changing, in line with the evolution of visitor expectations, and that whilst the traditional B&B and hotel still have an important role, new formats such as apartment hotels, boutique hotels and cycle hostels and are in demand. To help Looe stay abreast of these trends and retain/extend its market share the NDP needs to support the provision of differentiated and distinct accommodation products that would enhance the destination's overall competitiveness.

8.17 However, it is essential that such new forms of accommodation do not detract from the essential characteristics that are the backbone of Looe's attractiveness to visitors, nor harm residential amenity.

Policy TOUR 4 - Intention

8.18 To ensure that Looe's role as a tourism destination is secured by encouraging adaption to market trends as appropriate to the characteristics of the area's natural, historic and cultural environment, and secure the amenity of nearby residents.

POLICY TOUR 4 - MODERN TOURISM ACCOMMODATION

Proposals for the development, redevelopment or change of use of non-residential buildings to provide modern tourist accommodation that meets current and projected customer expectations will be supported where, as appropriate to their scale, nature and location they:

- i. Incorporates space (communal or otherwise) for holiday paraphernalia such as hot tubs and wet-suit drying areas etc;
- ii. Include provision for WiFi and Broadband services;
- iii. Incorporate sustainable design features sufficient for the premises to be capable of being certified as practically demonstrating sustainable practices in operation
- iv. Are designed to be dementia and disability friendly;
- v. Optionally, are a mixed use including (for example including spaces for retail, creative activity, and gallery space);
- vi. Do not adversely affect the historic environment, in accordance with Looe NDP Section 10 policies and Policy 24 of the Cornwall Local Plan;
- vii. If involving redundant or semi-obsolete buildings, lend themselves well to adaptation and modernisation as apartment hotels and other forms of serviced or un-serviced accommodation;
- viii. If extensions to existing facilities and accommodation, are proportionate to the surrounds and respects the heritage interest of the building/structure involved and of any surrounding buildings and areas,
- ix. If new development and redevelopment of existing premises, are:
 - a. Of a design which is informed by the context of the site and its surroundings in terms of height, scale, massing, orientation and location within the site, avoiding any overwhelming impact on the established density the area, and not encroach beyond the established building line; and
 - b. Effectively mitigate the negative impacts of any increase in parking demand and traffic flow, noise sensitivity or creation, changed service requirements (eg refuse handling and storage), and safety and security implications.

Policy TOUR 5 - Protection of existing stock of tourism accommodation - Justification

8.19 It is essential that Looe retains sufficient hotel and guest house bedspaces to form a critical mass of accommodation that maintains the town's reputation as a tourist destination. Such bedspaces also have a greater multiplier effect with tourism spending, making a greater contribution to local prosperity than alternatives such as Peer to Peer accommodation. It is also important that the tourist accommodation stock remains fit for purpose and meets the requirements of current and future visitors to the town.

8.20 In addition, the availability of sites for hotel development is very limited, and there is pressure from competing higher value uses, particularly residential. As such, hotel and guest house sites relinquished to other uses are unlikely to be replaced by new hotel development. It is therefore important that viable hotels are retained to provide opportunities for

new entrants to the tourist accommodation market that offer differentiated and distinct products that would respond to changing trends in serviced accommodation provision and enhance the destination's overall competitiveness (eg 'boutique' and themed serviced accommodation).

8.21 Established self-catering developments (purpose built or converted) make less contribution to the local economy than hotels and guest houses, but are still of value and their retention is appropriate.

8.22 There is also a risk that redevelopment or change of use to other uses may increase parking demand and traffic flow, introduce noise sensitive or noise creating activities, create difficulties with refuse handling and storage, and have safety and security implications.

Policy TOUR 5 - Intention

8.23 To ensure that Looe's role as a tourism destination is secured by protecting the stock of established tourism accommodation and encouraging adaption to market trends as appropriate.

POLICY TOUR 5 - PROTECTION OF EXISTING STOCK OF TOURISM ACCOMMODATION

1. Within Looe Development Boundary identified on the Proposals Map the redevelopment or change of use of tourist accommodation to any other use will not be supported. In this Policy "tourist accommodation" means serviced tourist accommodation (Class C1 use) and unserviced tourist accommodation.

2 Exceptionally the redevelopment or change of use of tourist accommodation to other uses may be supported where it can be demonstrated that either:

A. the property has no viable future in holiday accommodation use, taking into account the following factors:

- i. the location of the premises;
- ii. the physical condition and cost of repair of the premises;
- iii. the potential for refurbishment, including the cost of works;
- iv. the potential for conversion to other tourist uses, including the cost of works;
- v. the market valuation of the property reflecting the above factors;
- vi. whether the direct costs of running the business can be covered; and
- vii. whether a commercial rate of return on investment can be achieved.

Or

B. the loss of holiday accommodation forms part of wider redevelopment proposals that will deliver clear and substantial regeneration benefits.

3. New development and redevelopment of existing premises should:

- i. Be of design which is informed by the context of the site and its surroundings in terms of height, scale, massing, orientation and location within the site, avoiding any overwhelming impact on the established density the area, and not encroach beyond the established building line
- ii. Effectively mitigate the negative impacts of any increase in parking demand and traffic flow, noise sensitivity or creation, changed service requirements (eg refuse handling and storage), and safety and security implications.

Policy TOUR 6 - Peer to Peer (P2) Accommodation - Justification

8.24 In recent years, with the spread of smartphones and near universal ability to be online constantly, a phenomenon referred to as 'the sharing economy' has occurred. Essentially this comprises a series of online platforms, popularly known as 'apps', which allow direct customer to customer transactions. In other words, they create an online marketplace connecting people with a service to offer to people with a demand for that service. In the accommodation sector there is Airbnb, HomeAway, Hometogo and Vrbo UK. These P2P accommodation sites are not traditional letting agents that manage lets on an owners behalf: they simply introduce the property owner ('hosts') to the property renter ('guests').

8.25 Research has shown that in Looe between 103 and 151 properties are registered with Airbnb. P2P has positive and negative implications for Looe, which are recorded in an [evidence note](http://www.futurelooe.town/data/uploads/525.pdf) [http://www.futurelooe.town/data/uploads/525.pdf] reporting on the issue. In summary these are:

Positive.

- For consumers, the provision of a perceived and cheaper "living like the locals" experience, (eg in a cottage/lifestyle apartment) which cannot be replicated in traditional forms of holiday accommodation.

- For providers, the chance to make money from their house or spare room when not in use.
- For the economy in general, the tourism spend on accommodation is more likely to be retained locally, P2P accommodation could be argued to bring in higher spending visitors,

Negative

- For housing supply, an increase in the number of properties used for short-term lettings may reduce the amount of accommodation available for longer-term lettings to local people and pushing up rents.
- For neighbours and local communities, noise disturbance at unsocial hours, reduced community safety, inappropriate disposal of food waste and general waste, erosion of community spirit, invalidity of home and block insurance, breaches of lease agreements and breaches of mortgage contracts
- For hotels, guest houses, bed & breakfast) P2P hosts have an unfair competitive advantage, as they are not subject to, the same taxation and regulatory costs and may give a poor holiday experience that could taint the reputation of the whole accommodation sector in the area. They may also impact on new hotel investment and delaying refurbishment.

8.26 Planning Permission is only required for P2P letting where it constitutes a material change of use from C3 (use as a dwelling house) to C1 (use as a hotel, boarding house or guest house), Whether a change of use is 'material' is a matter of 'fact and degree' and is determined on the individual merits of each case. Thus occasional P2P use would not be a change of use, but if an entire dwelling is used for short term holiday letting through the summer and at other times, such that the principal resident (owner-occupier or leaseholder) was absent for a protracted period, or if the character of the residential occupation were to significantly change, creating noise, disturbance, and parking and waste handling issues, that adversely impacted on residential character and amenity for adjacent residential properties, then it might be judged that a 'material' change of use from C3 to C1 has occurred, and that Planning permission is required.

8.26 In such circumstances the Town Council consider that the negative impacts of P2P letting will have grown to the point where they outweigh the positive benefits.

Policy T6 - Intention

8.27 To be clear that where P2P use of a premises reaches the point where it can be considered that a material change of use has occurred, proposals for the continued use will not be supported.

POLICY TOUR 6 - PEER TO PEER (P2P) ACCOMMODATION

Where a residential property reaches a level of use that constitutes a material change away from C3 use as a dwelling house to a C1 or sui generis residential use, applications for whole residential properties, including single-dwelling houses and flats, to be converted to short term/ holiday lettings will not be supported.

Policy TOUR 7 - Controlling the spread of Second Homes and Holiday Lets -Justification

8.28 The percentage of second homes and holiday-lets in Looe is estimated to be 18.9% overall (based on 2011 Census, Cornwall Council 'unoccupied dwellings'), with the highest levels being in the historic core and seafront areas, reaching as high as 47.5%. Although not as severe as some parts of Cornwall, these figures are well above average. Adjacent coastal parishes have even higher proportions (St Martins-by-Looe 41.6%, Lansallos 24.7%, Deviock 20%), and as the supply there reduces (due to lack of available properties or the adoption of principal residency policies in their NDPs) greater pressure can be expected on Looe's housing stock.

8.29 The impact of second home ownership in a small coastal community is to reduce the off-season support base for the local economy, social cohesion and cultural life, ultimately leading to decline and a noticeable lack in the sense of vitality out of season. The external market pressure it brings also drives up prices in the owner-occupier and private rented sectors., creating a situation where local people can no longer afford to live locally. An [evidence note](http://www.futurelooe.town/data/uploads/524.pdf) on the facts and impacts of 2nd Homes in Looe has been prepared. [<http://www.futurelooe.town/data/uploads/524.pdf>]

Policy TOUR 7 - Intention

8.30 To safeguard the sustainability of Looe it is the intention of the NDP to restrict new build, open market housing to use as the principle residence of the householding owners, and alter the approach to planning restrictions on holiday accommodation so as to increase the amount of locally available rented homes in the area.

Given the current situation with COVID-9, people who previously rented their properties out as short term lets are encouraged to convert to an Assured Shorthold Tenancy (AST). This will ensure that there are tenants in it and is not vacant, helping both landlords and those in housing need.

POLICY TOUR 7 - CONTROLLING THE SPREAD OF SECOND HOMES AND HOLIDAY LETS

A. Principal Residency.

1. New open-market housing (excluding replacement dwellings) will only be supported where there is a condition restricting occupancy as a Principal Residence. Principal residences are defined as those occupied as the residents' sole or main residence, where the resident spends the majority of their time when not working away from home or living abroad.
2. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a S106 legal agreement. The obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation, and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services such as healthcare and schools.

B. Holiday Let Restrictions.

1. Proposals to introduce a new restriction that limits an existing domestic dwelling to use as a holiday let will not be supported.
2. Proposals to remove an existing restriction that prevents using a building as a holiday let will not be supported.

Tourism Projects

NDP Project 4: Looe Valley Cycle Trail

8.32 This initiative is led by Looe Development Trust and funded by the South and East Cornwall Local Action Group from the EU LEADER elements of DEFRA's Rural Development Programme, and by Cornwall Council, Liskeard Town Council, the Cornish Mining World Heritage Site and Liskeard Town Forum. It is supported by local Councillors, the South East Cornwall Tourism Association and the Devon and Cornwall Rail Partnership. It aims to develop 45km of cycle trails between Plymouth following the coast to Looe and via the West Looe Valley to Lanhydrock and Bodmin. Links are also proposed to Liskeard from Looe via the East Looe Valley and from Liskeard west to Bodmin along the Fowey Valley. The proposed Trails could open up the possibility of round trips between Plymouth, Bodmin, Liskeard and Looe using a combination of cycling and increasingly popular train services. The Trails would be linked to the national cycle network at Plymouth, Liskeard and Bodmin, the latter giving access to the Camel Trail from and making possible a complete link from the south to north coast.

SECTION NINE: MEETING HOUSING NEEDS

Policy H1 - Meeting Housing Needs - Justification

9.1 Cornwall's Local Plan apportions 1500 dwellings to be delivered in the 18 parishes that make up the rural area of the Liskeard and Looe CNA.

9.2 Cornwall Council have advised that the housing requirement for Looe, as at 1st April 2020, to be considered in general conformity with the Local Plan, is now zero.

9.3 Working from this baseline Local Plan housing target provided, it is then necessary to consider whether the Looe community would benefit from planning for a greater number of homes based on local circumstances.

9.4 Results from NDP Housing Needs Survey. The Survey revealed that 49 households needed accommodation. Of these 9 wanted open market housing and 40 required affordable housing (82%). Of the total, most were originating from private rented or family/relative accommodation. Some 33 (72%) lived in Looe already, of whom 30 had lived there for more than 3 years. 35 had a family connection in Looe, of which 77% were immediate family ties.

9.5 The reasons for needing to move given were mostly to do with needing an affordable home, the desire to live independently, additional space, and to escape poor conditions. Most (41, 89%) needed to move in the next two years. Locational wise, 20 (48%) favoured East Looe, and 13 (28.3%) West Looe, but as many as 27 (58%) didn't mind which. In terms of size of dwelling, the preference was for 2 bedroom dwellings (17/36.2%) and 3 bedroom dwellings (20/42.6%). With regard to tenure, the preference was for affordable rented (78.7%) and shared ownership (38.2%).

9.7 About 45.5% said they would like a spare bedroom for work, care, joint custody or visits of friends and relatives. About 15% were seeking specially adapted housing to meet their care needs etc. The price range sought for buying was quite widespread, whilst the rental sought was mainly in the £500 to £600 range.

9.8 Numbers on the current HomeChoice register. The June 2018 HomeChoice Register data indicates that 45 households were in need, the biggest requirement being for one-bedroom properties (58%).

9.9 To deliver 45 affordable houses under the terms of CLP Policy 8 would require a substantial land allocation of up to 7ha¹, as to generate 45 properties at a 'levy' rate of 30% would involve up to 150 dwellings. More efficiently 'exceptional sites' of up to 100% affordable housing under CLP Policy 9 could be supported, although even for this a substantial land take would be involved.

9.10 Housing market information. Research carried out during the formation of the NDP (available within the Looe NDP Evidence Base Report) has demonstrated that in order to satisfy local housing needs, that the CLP requirement for dwellings should be sufficient to meet market requirements to 2030. However an ongoing market housing demand arising locally was identified in the Housing Needs Survey.

KEY EVIDENCE

Liskeard & Looe CNA Rural
Area Housing Apportionment:

1500

CNA Completions and
commitments to 4/2020:

1541

Remaining up to 2030:

0

Looe share (27%):

0*

*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

Completions in Looe

2010 to 2020:

271

Commitments in Looe 2019:

22**

** 10% deducted for non
implementation

NDP Housing Needs Survey
Affordable Requirement:

40

Homechoice Housing Needs at
June 2018:

45

Number of affordable houses
permitted to date:

81

NDP Housing Survey Open
Market Housing Need:

9

Notes

1. For Cornwall's Site Allocations Development Plan Document (DPD) estimated capacity for housing was based on 60% of the site area being developed at a rate of 35 dwellings per hectare (where 40% of land was assumed for infrastructure, including open space).

2. 'Exception sites' are sites which are not identified in NDPs. They are defined in NPPF as: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. CLP Policy 9 sets out the basic county-wide provisions for 'exception sites'.

9.11 Would additional houses (and population) help sustain local services and facilities? There is no doubt that even a few additional homes, which are occupied by new residents (rather than existing) will help support existing local services by generating more custom/demand within their 'walk-in' catchment. However, in order to support the introduction of additional local services, a substantial 'critical mass' of new development is required to provide the custom/demand necessary to support new facilities, which could lead to unnecessarily large developments in sensitive locations. The presence of 2nd homes also undercuts the effect that new housing could have on supporting local services.

9.12 Would developer investment have benefits in terms of other infrastructure provision? There is always the possibility that a developer may be willing to assist directly with a particular local social or leisure facility where it is possible that the new population occupying a development could lead to extra demands. However new development should directly fund infrastructure provision needed to allow a development to proceed. Funding infrastructure provision that does not arise directly from a development is inadvisable and could lead to un-necessarily large developments in sensitive areas and may bring negative impacts such as character change, pressure on other infrastructure, traffic generation etc, all aspects which if after mitigation are considered significant enough to warrant refusal of planning permission, should take precedence over any perceived planning benefits.

9.14 : Extra Care. The Community Based Support and Housing Commissioning Framework 2017-2025 sets out the intention to radically reshape the way services are delivered, ensuring community based preventative services are supporting people to stay in their own homes for as long as possible. Extra care offers self-contained accommodation, incorporating design features to facilitate independence and safety. There are predicted to be 89 extra care units required in Looe by 2025. This is broken down by 75 units required for sale and 14 units required for rent.

9.15 2nd Homes. Although the Steering Group noted that the number of 2nd homes in Looe was not so high as in neighbouring areas, there was concern that the existing level (the number of unoccupied house holds being estimated to be between 18% to 24%) was significant enough to distort the local housing market and deny access to housing for local people, thereby creating greater housing need. It was also feared that the adoption of principal residency policy by adjoining parishes could 'bounce' pressure for 2nd homes on to Looe, thus making the issues in the town more severe. It was therefore decided to adopt a similar approach. [See Policy T7].

9.16 Development Boundary. The Caradon Local Plan (December 1999) drew a Development Boundary around Looe with the intention of delineating where various policies applied, meeting local growth needs whilst protecting the countryside and preventing ribbon development and coalescence. This has worked effectively and was well supported locally and in most planning decisions, being renewed in the August 2007 First alteration of that Local Plan. However, the Development Boundary ceased to apply with the adoption of the Cornwall Local Plan in 2016. On the basis of the community feedback calling for limited housing growth, the need to facilitate the application of CLP Policy 9 (Rural Exception Sites) and protect the countryside, the intention is to reintroduce the Development Boundary. To ensure that the precise placing of the boundary is still relevant, in the light of developments which have occurred since their definition, and the requirements of CLP Policy 3 and Para 2.32, they have been reviewed in the Urban Edge Assessment Study carried out during the spring of 2017 and summer 2018.

Policy H1 - Intention

9.17 The Looe NDP recognises that infill and brownfield land development may continue and sets criteria for planning applications that respond to issues raised in community engagement (congestion, parking etc). Evidence suggests a further 30 dwellings from this source is possible. The NDP also allocates land for approximately 25 dwellings through one specific small-scale site which will allow for a limited amount of market demand, but will also be subject to CLP Policy 8 so include around 30% affordable to rent and to buy.

9.18 The NDP also seeks to facilitate provision of an Extra Care facility to meet the need for special housing for the elderly, so they do not have to move away from the NDP Designated Area in old age. This could provide up to 50 units.

9.19 8.20 Other than through the specific allocations proposed above, the NDP relies on 'exceptional permissions' through CLP Policy 9 to deliver most affordable housing, subject to criteria regarding scale and mix to suit Looe's special character. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of Looe. Table I sets out an estimation of the number of dwellings that the Looe NDP policies are intended to support.

FIGURE 9: DELIVERING THE LOOE NDP HOUSING REQUIREMENT

Policy	Estimated number of dwellings
Policy HI (A): Sustainable residential Infill development:	About 30
Policy HI (B) I: New Housing Development Site Allocation:	About 25
Policy HI (D): Exception Sites for Affordable Housing (under CLP Policy H9):	As required by current housing need at any one time, subject to a maximum site size of 25 homes
Policy H4: Extra care development:	About 50
Total number of homes planned for:	About 105, plus rural exception sites under CLP Policy 9

POLICY HI - MEETING HOUSING NEEDS

The Looe Neighbourhood Plan designates a Looe Development Boundary, as shown on the proposals map.

A. Within the Development Boundary, there is a presumption in favour of sustainable development that will apply to proposals for small scale infill and the development of previously developed land that respect the setting, scale, form and character of the settlement of Looe and the following criteria:

1. The extent of development, layouts, design solutions, densities, scale and massing etc. should be demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24; and
2. Net densities consistent with but not substantially exceeding the existing densities of the settlement; and
3. The proportions and positioning of the new buildings are in keeping with the character of the area, reflecting the curtilage, scale, density and roofline of adjacent buildings; and
4. Proper respect is given to the relationship between the building size and plot size so that provision of garden space is appropriate to the size of the dwelling proposed, and able to encourage recreation and physical activity for all ages; and
5. Significant features, trees, granite walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development; and
6. The site is served by a suitable existing highway on one or more boundaries; and
7. There is adequate road width to the frontage of the development to ensure that footways, pavements, entrances and driveways do not get blocked or obstructed by parked vehicles and that delivery and emergency vehicles may pass, and
8. The proposal incorporates a garage or provides adequate off-road parking for private vehicles (with the minimum provision for at least two vehicles) and additional amenity parking spaces in the form of unallocated laybys.

Inclusion of (a) starter/later life homes and family homes where appropriate on sites close to services and (b) self-build and self-completion homes to meet the needs of first-time buyers seeking affordable accommodation will be supported.

B. In addition approximately 1.2 ha of land opposite Salter Close is allocated for about 25 dwellings to meet housing needs subject to the same criteria as above. The development should also demonstrate that it will not be likely to make land elsewhere unstable and include appropriate drainage arrangements which reflect local conditions in accordance with NDP Policies CCL 4 to 8, retain the field boundaries to the west with a clear area of open space between the development and the Ancient Woodland., and provide a mix of market and affordable dwellings.

C. Outside of the Settlement Boundary development will not be supported unless it is in accordance with

1. CLP Policy 7, i.e. replacement dwellings, sub-division of existing dwellings, re-use of redundant, disused or historic buildings, temporary accommodation for agricultural workers, dwellings for full time agriculture or

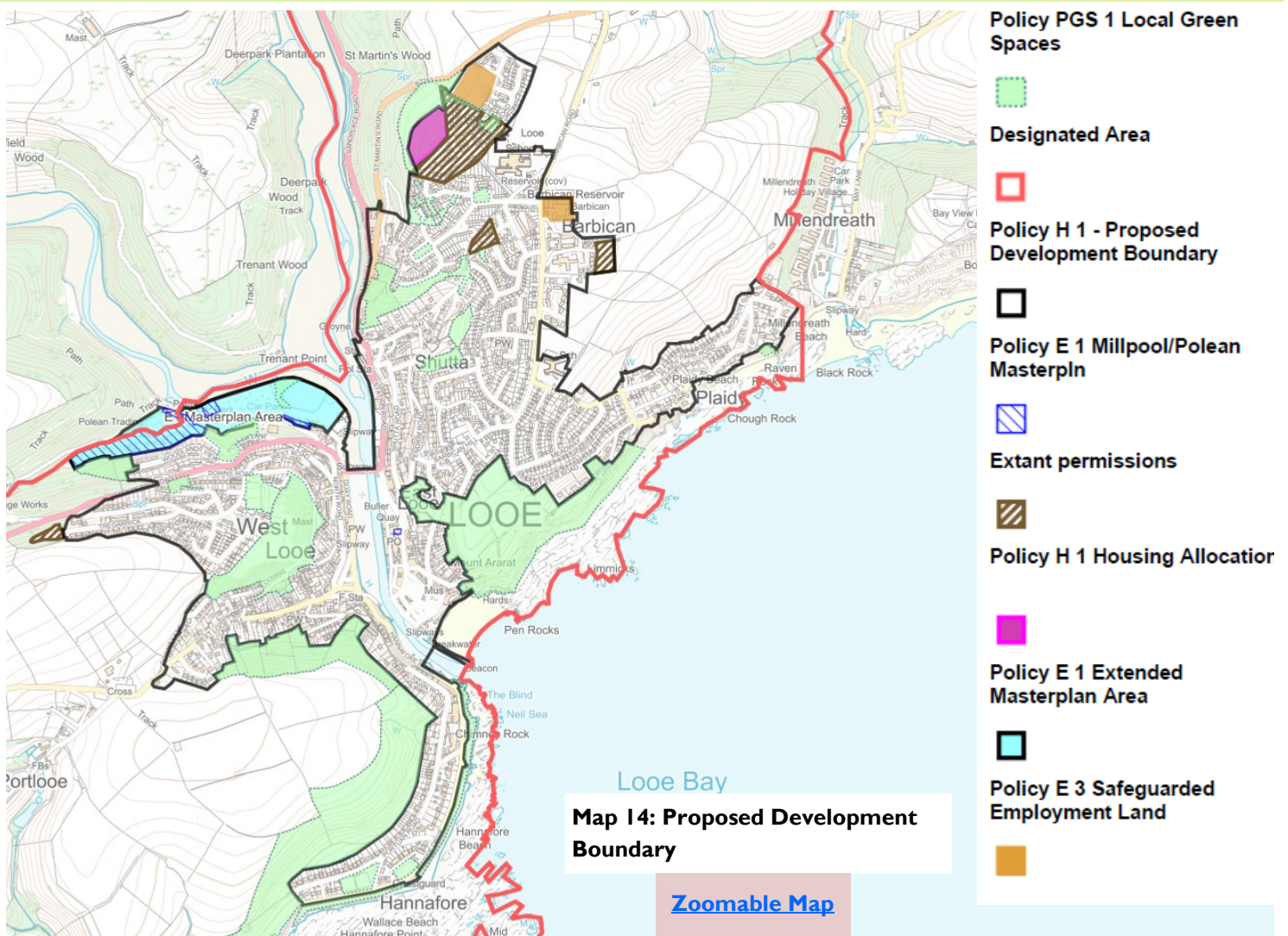
forestry workers;

2. CLP Policy 9, i.e. rural exception sites for affordable housing and entry-level exception sites, suitable for first time buyers (or those looking to rent their first home);
3. and proposals under NDP Policy H4 below.

D. Housing development on unallocated sites outside the Development Boundary coming forward under CLP Policy 9 will only be supported:

1. Where it *immediately* adjoins the Development Boundary as defined on Map 14.
2. It demonstrates respect for the character and small scale of Looe, based on a detailed site and contextual analysis which illustrates an understanding of local character, and conforms with the criteria in section A of this policy.
3. Is in a sustainable location for development, as defined elsewhere within this plan and the NPPF.
4. There is an up-to-date demonstrable evidence of local housing need within the Looe community set out in the Cornwall Housing Register
5. It is for about 25 dwellings per site in a mix that reflects the nature of the identified local housing need; and
6. There is an initial presumption of 100% affordable housing, and no less than 50% if cross-subsidy is required to ensure viability.

E. In view of potential for prehistoric and mediaeval sub-surface evidence of sites around Looe, submission of proportionate archaeological and heritage assessments and agreement to archaeological investigation and heritage impact mitigations to include desk-based appraisal, watching brief, field evaluation, targeted excavation, historic / archaeological recording and interpretation, may be required.



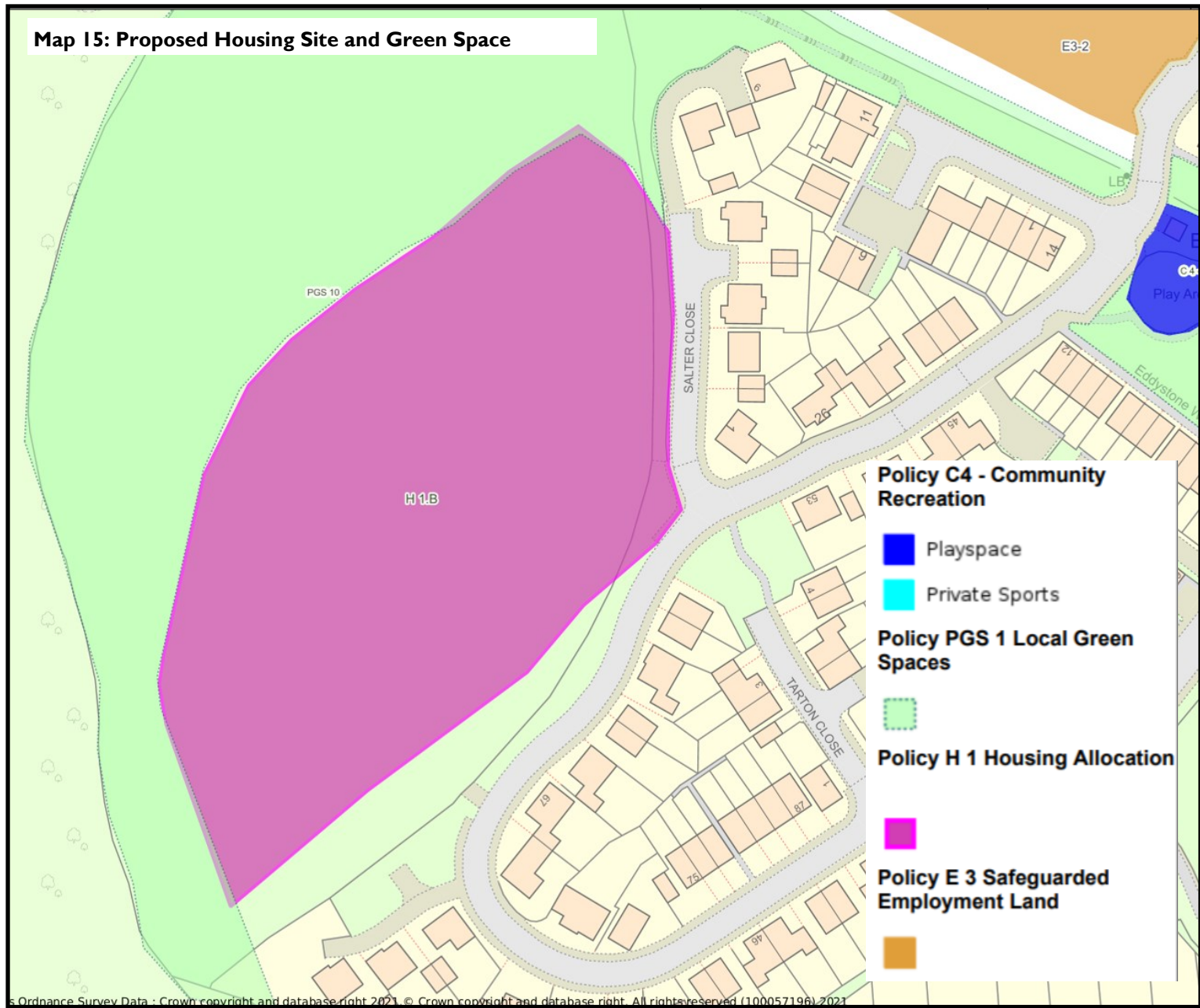


Photo 40: Barretts Development, East Looe. Image data: Google



Photo 41: St Mary's Church, East Looe, converted to residential by Westcountry Housing Association.

Policy H 2 - Live/Work Units - Justification

9.25 Live/Work units provide an opportunity for an individual or a family to carry on their trade or profession adjoining their home. Live-workers do not have to commute and do not require a separate workplace, and thus there is no need to heat and use energy for two buildings, representing a significant carbon footprint reduction. Live/Work also brings wider benefits such as providing local work opportunities, stimulating the local daytime economy as workers do not leave the area, creating safer communities with social oversight of neighbouring homes, involving active citizens with more time to spend on local activities because they don't have to commute, and relieving the pressure on the roads as peak times as there is no need to travel.

9.26 It is important however to ensure that the work activities are not of such a nature that they would adversely impact on the amenity of neighbours and the local community. The nature of the work activity is therefore important and not all will be acceptable. The design of live/work units should also relate to the setting, scale, form and character of the settlement of Looe, and to be effective must successfully combine both residential and commercial building and layout formats. Such buildings can also be difficult to mortgage so a sensible balance of uses is appropriate.

9.27 Live/Work space is defined as property that is specifically designed for dual use, combining both residential and employment space. It is often regarded as sui generis ('in a class of its own') but when viewed as a composite B1/C3 use and enjoy permitted development rights under part 3 Class E of the General Permitted Development Order allowing the work element to be extinguished by the live element. Therefore to retain their purpose such permissions must be subject to conditions removing this permitted development right.

Policy H 2 - Work/Live Units - Intention

9.28 Policy H4 is intended to encourage the provision of live/work units on suitable sites and set basic criteria to ensure that they are well designed and are retained as a source of employment.

POLICY H 2 - LIVE/WORK UNITS

The development of live/work units comprising element of workspace and living space will be supported on both residential development and employment development sites subject to the following criteria:

1. The residential space is the primary residence of the user of the work space.
2. No less than 30% of the net floorspace is dedicated to the 'work' element.
3. There will be no more than three bedrooms and a total of three habitable rooms (Habitable rooms exceeding 20M² are counted as 2 habitable rooms).
4. The functional workspace is no less than 40M² and/or the residential element no less than 35M² to achieve a suitable form of development.
5. Each Live/Work Unit should have a minimum of 2 car parking spaces per unit.
6. Developments involving more than 2 live/work units should ensure that there is sufficient space in the layout for practical management of commercial vehicle loading, unloading, parking and manoeuvring facilities, external storage/transfer space for materials and products and appropriate provision of household and commercial refuse and recycling storage together with cycle parking/storage.

Policy H3 - Housing for Older People - Justification

9.29 Looe has a higher proportion of older people (28% compared to 21% in Cornwall) whilst in the community survey the need to increase the number of dwellings to take into account changing requirements that come with old age was second priority. Many of these older people live in social or owner-occupied housing of a larger size that now exceeds their requirements. However, when these local households need to downsize into smaller and more specialised housing, there is a lack of affordable housing for the elderly available. Planned new provision of specialist affordable housing for the elderly (Policy H1) will increase suitable accommodation, but part of the solution may be to allow individual dwellings to meet a specific need on an exceptional permissions basis so that the vacated property can become available to a housed in need of larger accommodation.

Policy H3 - Intention

9.30 To establish a process and criteria to encourage the provision of a stock of smaller suitable housing for older people so that their existing accommodation can be released to a household in need of larger accommodation, such as young and larger families.

POLICY H3 - HOUSING FOR OLDER PEOPLE

In specific cases anywhere within the plan area where an individual dwelling is proposed to directly accommodate a person's/person over the state retirement age (for a person who requires specialist housing by virtue of personal incapacity or impairment) these proposals will be supported where the following criteria's are met:

- i. The dwelling meets the needs of an individual older local person in affordable housing need.
- ii. The dwelling allows the release of an individual dwelling within the plan area into the market or for transfer to a family member
- iii. The affordable dwelling is secured for local occupancy in perpetuity by way of a S106 legal agreement and
- iv. The dwelling accords with all of other policies within the NDP.



Photo 42: Converted Warehouses, East Looe

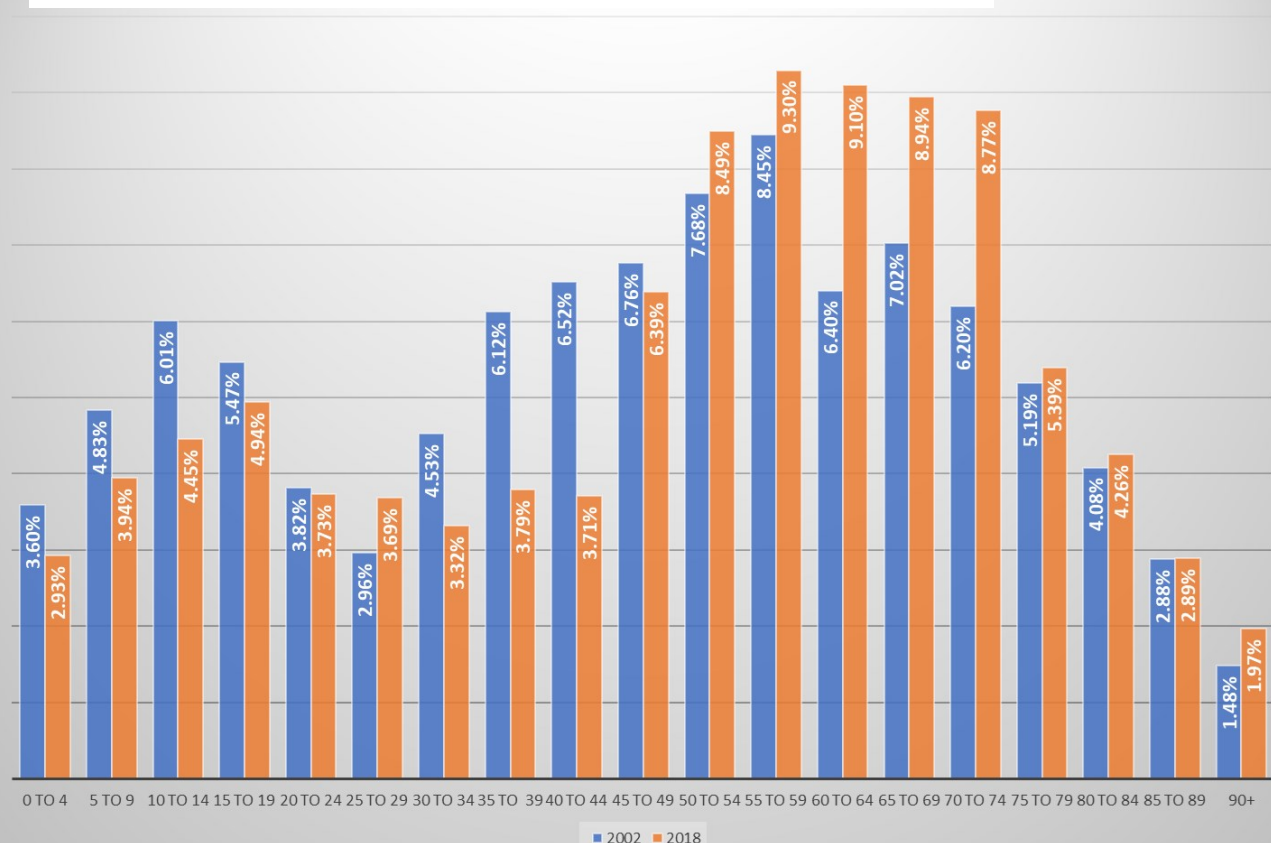
Policy H 4 - Extra Care Housing - Justification

9.31 ‘Ready for ageing?’ the report of the Select Committee on Public Service and Demographic Change, warns that society is underprepared for the ageing population. (51% more people aged 65 and over and 101% more people aged 85 and over in England in 2030 compared to 2010; and a 90% increase in people with moderate or severe need for social care). The housing market is delivering much less specialist housing for older people than is needed with the result that many people need to move to suitable accommodation or care-homes away from their own neighbourhoods, families and friends. This is a particular problem in rural communities.

9.32 Extra-care housing is a model which directly addresses the need as it allows older people to live in their own homes within a local environment that provides an appropriate level of care through a range of stages of later life, causing less social and family disruption, and supporting improved mental health in old age. Other benefits include a positive impact on community resilience as people stay or become part of the place and are able to contribute to the longer-term sustainability of the local community facilities and businesses. They may also incorporate facilities that are available to local people (eg computer suite, hairdresser, café/restaurant, etc), whilst providing additional and varied employment. The opportunities of larger houses being released for families are likely to be enhanced, whilst the developments themselves can make more efficient use of land, delivering at higher densities but often with same or less traffic impact.

9.33 Looe has an ageing population. From 2001 to 2018 the population reduced by 4.1%, the proportion of that population of working age fell by 7.8% and the number of young people [15 to 34] fell by 10.4%, whilst the proportion over retirement age grew by 15.1%. In 2018 people of 65-or-over represented 32% of the population, compared to 27% in 2001. This trend is likely to continue and increase, with 59% of the population already being 50 years old or more. As these people grow older their requirement for specialist services and housing will increase dramatically. However, the opportunities to address these needs through the normal housing market is very limited as a result of residential land values and the economies of scale of care provision. Therefore, allowing for the development of extra-care housing as a rural exception, where the site value is proportionally lower, could be a way of encouraging this form of provision.

FIGURE 10: AGE DISTRIBUTION IN LOOE 2008 AND 2018



9.34 Cornwall Council are actively promoting extra care provision through its care and housing strategies, with Housing Supplementary Planning Guidance detailing the planning aspects. About 135 units are needed by 2025 in the Looe area.

Policy H 4 - Intention

9.35 To encourage and establish the criteria by which an extra care development can be brought forward in Looe.

POLICY H 4 - EXTRA-CARE HOUSING

1. A development proposal on a site within or immediately adjacent to the settlement development boundary of Looe, whose primary purpose is to provide affordable housing and care to meet the needs of local elderly and/or disabled people, will be supported where it is clearly affordable housing led and would be:

- a. well related to the physical form of the settlement; and
- b. appropriate in scale, format, character and appearance; and
- c. on a site within reasonable proximity to public transport, amenities and facilities with a level and safe route of access; and
- d. the extent of development, layout, design solution, density, scale and massing etc. is demonstrably responsive to and informed by the historic and landscape character of the site and an understanding of setting and wider context of any designated or undesignated historic environment assets nearby (In accordance with CLP Policies 12 and 24.

2. The development should comprise:

- a. Affordable mixed tenure self-contained housing incorporating individual front doors, separate kitchens, living area, bedroom(s) and 'wetroom' bath/shower facilities; all designed to support independence and safety, are fully bariatric wheelchair accessible and compliant with the Stirling standards for dementia-friendly design
- b. 1 and 2 bedroom single and double occupancy to accommodate couples and where necessary overnight carers;
- c. Designs which are flexible and able to be easily adapted to changing circumstances;
- d. Pick up and drop off facilities close to the principal entrance suitable for taxis (with appropriate kerbs), minibuses and ambulances;
- e. 'Pathway flats' to facilitate discharge from hospital;
- f. Additional communal facilities, appropriate to the scale of the development, such as a residents' lounge, hobby rooms, scheme manager/warden flat, space for mobile visiting (e.g. GP/Nurse) and services such as hairdressers and/or personal alarm/telecare system;

3. Market housing must not represent more than 20% of the homes provided, unless there is a demonstrable need to exceed this proportion to address an abnormal development cost.

4. The first and future occupation of 80% of the homes will be subject to nomination by Cornwall Council.

Further information as to standards required may be found in the [Cornwall Council Housing Supplementary Planning Document October 2019](#).

SECTION TEN: CONSERVING & ENHANCING THE TOWN CENTRE, HERITAGE AND DESIGN

Looe’s Town Centre Strategy

10.1 Looe’s town centre is concentrated around Buller Street and Fore Street/Upper Market Street. The shops are mainly small local tourist-focused businesses, with a scattering of national outlets. These are mainly located in historic buildings and there is little modern infill to disrupt the narrow and tall scale of these streets. Although there have been harmful alterations to elevations and roofscapes, the town centre is very attractive and currently encourages large numbers of visitors. However, most residents do their main food shopping away from Looe, and services such as GPs, Library etc are located elsewhere in the town. Thus the role of the town centre in servicing local needs is limited. Overall the town centre and its businesses are at risk of decline in the face of new retailing and tourism trends and a strategy of adaption is required. Local have strong views on how the town centre should be improved (see Figure 11).

10.2 It is increasingly seen that “Town centre/high street plans must encompass a complete community hub solution incorporating; health, housing, education, arts, entertainment, business/office space, manufacturing and leisure, whilst developing day time, evening time and night time cultures where shops are just a part of the total plan”. (From The Grimsey Review).

KEY EVIDENCE

67% of businesses said their main trade is to visitors

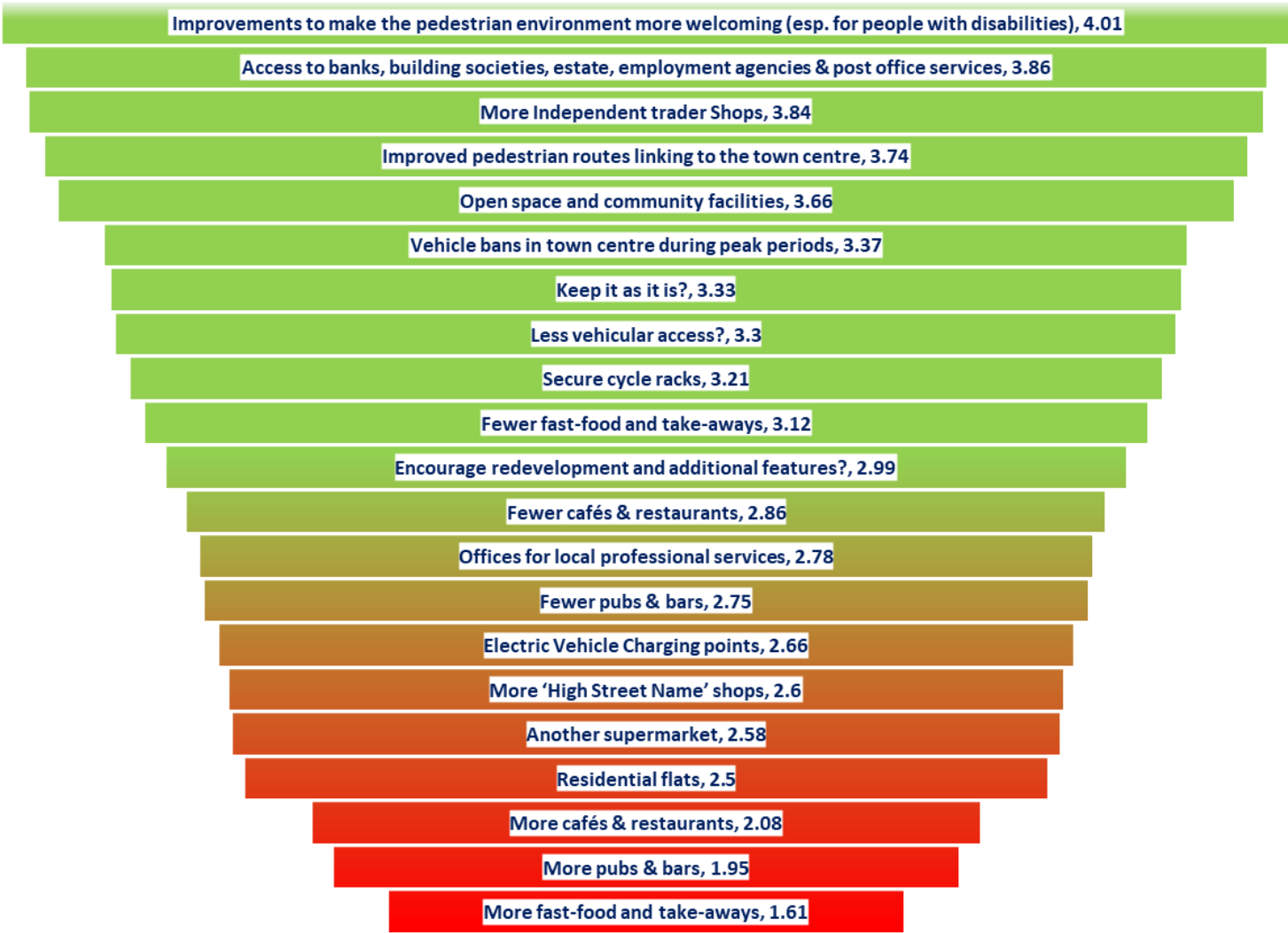
There are 130 retail units in Looe

17% of employment in Looe is in retail

Many of the tourist based retail units cease trading during the winter months.

47 Listed Buildings exist in E Looe; 25 in W Looe

Figure 11: Community views on how to improve the town centre.



10.3 To support this, the Neighbourhood Plan proposes a **Town Centre Strategy** that aims to increase footfall, vitality and viability by increasing its ‘offer’ to the local community and visitors to the area.

FIGURE 12: NDP STRATEGY FOR LOOE TOWN CENTRE

- ⇒ Conserving and enhancing the essential heritage character of Looe
- ⇒ Improving access and safety for pedestrians
- ⇒ Improving the street scene and the management of the public realm
- ⇒ Encouraging development and change of use to bring new retailing and service opportunities to the town
- ⇒ Rationalising signage to improve circulation and appearance
- ⇒ Enabling the introduction of technology driven retail and service innovations essential if the town centre offer is to keep up with its rivals

This strategy will be delivered through a combination of planning measures and local community projects.

9A - TOWN CENTRE STRATEGY

Policy TC I - Maintaining The Town Centre as a Retail and Social Destination -

Justification

10.4 The introduction of new small scale ground floor nonretail uses such as banks and building societies, cafes, restaurants etc., could assist the attraction of independent retailers that add variety and distinctiveness, stimulate footfall and generate additional income and help protect the Town Centre as a retail and social destination. This is the intention of the Sept 2020 changes to the Use Class Order which introduced a new Class E for 'Commercial, business and service' allowing for a wide range of such uses. National planning policy encourages diversity in town centres as a whole, but highlights the importance of ensuring that non-retail ground floor should not create a *predominance* of such uses, unacceptably dilute the shopping street frontage or undermine the vitality, attractiveness and viability of a centre.

Policy TC I - Intention

10.5 To support the diversification of the town centre's 'offer' whilst retaining its primary retail; function for the community.

POLICY TC I - MAINTAINING THE TOWN CENTRE AS A RETAIL AND SOCIAL DESTINATION

1. The introduction of new ground floor non-retail uses under Use Class E and sui-generis uses appropriate to a town centre will be supported in the Shopping Core, as defined on the Proposals Map, providing that:

- they comply with the criteria set in CLP Policy 4.2;
- they would not create (or further extend) a continuous frontage exceeding two or more non retail units;
- they would not result in the loss of retail units in prominent locations, corner units or those with long frontages.
- in the case of restaurants Public houses, wine bars, drinking establishments and hot food take-aways [sui generis uses] arrangements are made for the regular cleansing of the area fronting the premises involved, and
- adequate rubbish storage facilities are made available.

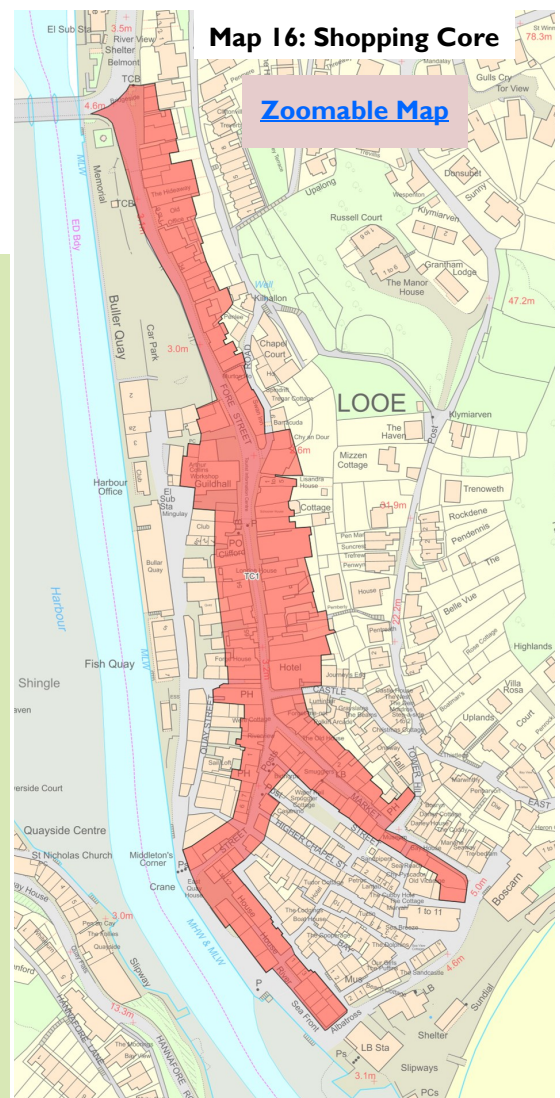
2. The change of use of land within the public highway [or in private land fronting premises] to external seating areas for the consumption of food and beverages, as part of a development, will be permitted where:

TACKLING THE IMPACT OF ONLINE TRADING

Retail change over the next decade will be technology driven, largely focusing around the use of improved broadband speed and connectivity for mobile, online and in-store experiences that may complement and compete with one another. The provision of broadband infrastructure within the town centre is vital to the provision of a public WiFi service, essential if the town centre offer is to keep up with its rivals, enhancing vitality and viability, and attracting additional investment. - See Policy TC I I and NDP Project 6.

Map 16: Shopping Core

[Zoomable Map](#)



- i. Its operation and management is the responsibility of the operator of the principle premises;
- ii. All tables, chairs, parasols, space heaters and barriers/enclosures to the external seating area are capable of being removed and are not permanently fixed to the ground, walls or adjacent structures;
- iii. Barriers/enclosures do not exceed 1.2m above ground level;
- iv. Tables and chairs are of timber or metal material and of unified style/design;
- v. No live or recorded music or screened entertainment is to be played;
- vi. In the hours of darkness, the external seating areas are lit and that the lighting only illuminates the intended surface(s) and is fitted with feature(s) designed to control the intensity and direction of light.
- vii. The seating area, its equipment and operation, pose no risk to the safety of the public highway.

Policy TC 2 - New Uses in Upper Floors - Justification.

10.6 The introduction or reintroduction of residential, retail and business uses on the upper floors of town centre premises could also increase footfall, extending into the evening economy, and support in come generation, as well as providing for marketable and cheaper forms of residential and business accommodation.

Policy TC 2 - Intention

10.7 To encourage new uses in upper floors of town centre premises, whilst protecting the important retail roles present at ground floor level, and respecting the residential amenity of existing town centre dwellers.

POLICY TC 2 - NEW USES FOR UPPER FLOORS IN THE TOWN CENTRE

Within the Shopping Core, the introduction or re-introduction of business, residential and retail uses will be permitted in upper floor accommodation above existing retail and business premises provided that:

- i. The viability of any ground floor commercial use would not be adversely affected
- ii. The site is well integrated with the primary and secondary retail frontages
- iii. There would be no adverse impact on the amenities of neighbouring residential users.
- iv. There is no conflict with CLP Policy 5

The proposal includes provisions for improved access, extensions, sub-division of plots and energy efficiency measures.

9B - DESIGN

Policy DS 5 - General Development Principles - Justification

10.8 Apart from designing to incorporate measures which help to tackle the causes and effects of climate change, its also appropriate to include controls intended to preserve the scale and broader appearance of Looe. All development proposals should where necessary consider the need to design out crime, disorder and antisocial behaviour to ensure community safety which will also help reduce the fear of crime and support community cohesion and resilience. Advice on designing out crime can be found at: <https://www.securedbydesign.com/guidance/design-guides>

Policy DS 5 - Intention.

10.9 This policy sets out the criteria against which the broader impacts of development may be assessed.

POLICY DS 5 - GENERAL DEVELOPMENT PRINCIPLES

Proposals will be supported where they meet relevant planning policies contained within this Neighbourhood Development Plan (and overarching national and local planning policies), and the following development principles:

- a) the size, scale and use of the proposed development (whether new-build, extension or conversions) is sensitive to its surroundings. In particular, development should demonstrate that it minimises adverse impacts on neighbouring residences and reflects the character of the local area.

- b) there is no significant adverse impact (visual or otherwise) on the area's landscape. Proposals for development will be expected to demonstrate how they have minimised landscape impacts on the open countryside and coastline, from both seaward and landward aspects;
- c) where possible, sites are screened through the use of landform, trees and locally appropriate planting;
- d) on the outer fringes of the built up area, proposals incorporate semi-mature street planting and hedges to boundaries with open countryside;
- e) highway access to the site is provided/improved to the satisfaction of the Highway Authority;
- f) proposals have a positive contribution towards Open Spaces, whether respecting the amenity, recreational and wider environmental value of existing spaces or provide additional public open space to meet the needs of new residents;
- g) development design is reflective of the different character areas, contained in Policy TC 3.
- h) The design demonstrates how the principles of designing out crime have been effectively incorporated.

Policy TC 3 to TC 9 - Design and Local Distinctiveness in Looe's Historic Core - Issues/Justification.

10.10 Walking from Buller Quay Car Park through Looe to Churchend and the Seafront is like walking through history, back to the medieval origins of the town. The richness of that story is evident through the change in character and style of the buildings and their layout, reminiscent of important trading eras not only locally but on a national scale. They contribute to the historic appearance of the area creating a fascinating sense of place that is cherished by residents and visitors alike.

10.11 It is important that the positive aspects of Looe's character should be sustained, reinforced or enhanced in new development, including:

- The survival of historic buildings of traditional architecture and local vernacular detailing, which contributes to a strong sense of place;
- The survival of medieval topography and layout, especially West Looe Hill and Fore Street;
- The survival of post medieval buildings including timber-frame examples, especially in the core of East Looe;
- The survival of buildings that illustrate the trading and fishing past of Looe;
- Mid-19th century buildings including the quays, the harbour, the seafront, the Cliffside developments, the commercial buildings on Buller Quay, the stately warehouses and the pier at the estuary mouth;
- Municipal buildings including the old and the new Guildhall, St Mary's (now a flat conversion) Riverside United Church and St Nicholas Church;
- Landscape setting of the town within a steep sided river valley;
- East Looe beach, Banjo Pier and the various promenades connect the urban townscape to the waterfront.

10.12 There are also issues to be addressed through new development or active management:

- enhancement proposals for Church End and the seafront;
- conflict between vehicular and pedestrian traffic;
- relocation of the fire station, and enhancement of West Looe Square;
- Relocation of Police Station and extension of Railway station platform
- retaining walls from the 19th century are a prominent element of the townscape on both hillsides and need policy recognition.
- Unsympathetic extensions, domestic porches to former historical buildings, the insertion or alteration of openings, the use of non-traditional materials in historic buildings, loss of historic architectural features; which cumulatively may undermine the historic character and appearance of the area;
- The extensive use of UPVC replacement windows of poor format;
- Newer development within the town, particularly infill plots and low quality restoration which have not respected

the established scale, height, massing, density, alignment and materials of the existing townscape;

- Residential dormer extensions that are out of scale with local roofscape;
- Examples of poor shopfronts, signage, advertising and communications equipment are changing the traditional character to one of 'any street';
- Poor public realm in many locations, of poor appearance and disability/dementia unfriendly.

Policies TC3 to TC10 - Intention.

10.13 From these considerations it is possible to draw out basic principles for managing change which the following policies are intended to carry forward:

- focus on sustaining, reinforcing or enhancing the maritime character of the neighbourhood Plan area and reinforcing local distinctiveness conferred by its built form, landscape and natural assets
- New developments should respect the layout, scale, mass, height and appearance of neighbouring buildings and buildings across the Neighbourhood Area;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Conserve and protect heritage assets and their setting, including those located outside the Looe Conservation Area;
- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- Preserve the sense of enclosure in enclosed parts of the townscape by maintaining the compact street pattern;
- Proposals for properties in higher ground should retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the surrounding landscape, and avoid substantial areas of paving for parking that create car-dominated streetscapes;
- Protect the areas environmentally sensitive places such as waterfront, woodlands and the river, which contribute to the richness of character in the rural landscape, from encroachment of development;
- A common palette of materials, street furniture and signage should be further developed to enhance the quality and legibility of the public realm;
- New development should maintain and enhance access to the harbour and should retain open views across the harbour and estuary from key vantage points

10.14 CLP Policy 12 says that proposals should be judged against fundamental design principles of character, layout, movement, adaptability, inclusiveness, resilience, diversity, and 'good neighbourliness'. CLP Policy 24 says that proposals will be permitted where they protect, conserve and where appropriate enhance designated and maintain the special character and appearance of Conservation Areas, especially those positive elements in any Conservation Area Appraisal. It requires historic environment assessments to accompany all proposals.

10.15 Supporting this is a Supplementary Planning Document [SPD] which requires the historic environment impact assessments to:

- 1) Identify the site, the heritage assets and their settings
- 2) Understand its significance, its sensitivities and capacity for change irrespective of any known proposals
- 3) Understand the potential impact of specific proposals on that significance
- 4) Use that understanding to inform the design process to:
 - a. look for opportunities to avoid, minimise or mitigate impact
 - b. look for opportunities to better reveal or enhance significance, create a more sustainable and interesting place
 - c. justify any harmful impacts (in terms of sustainable development, the need for change, overriding benefits etc.)

d. offset negative impacts through recording, disseminating and archiving archaeological and historical information.

10.16 The Cornwall Design Guide indicates how proposals can contribute to the local distinctiveness.

Sources of Guidance when applying Policy TC3

1. Looe Conservation Area Character Appraisal and Management Plan.

This document includes an Architectural Character Survey Map that assesses every property and structure in the Conservation Area as to whether it makes a positive neutral or negative contribution. The guidance within the Appraisal and Management plan has been of use many times to assist planning decisions by both the Local Planning Authority and the Planning Inspectorate, and was endorsed in the more recent Looe NDP Heritage Character Assessment carried out by AECOM. The Appraisal should be referred to when development proposals are being designed and considered, under Policy TC3 below.

The Architectural Character Survey Map is attached as Appendix I to this NDP and the full document can be found via this link: [Looe Conservation Area Character Appraisal and Management Plan.](#)

2. Looe Heritage Guidance Notes

[No 1 Shopfronts & Signage](#)

[No 2 Roofs & Rainwater Goods](#)

[No 3 Windows & Doors](#)

3. Building in Context

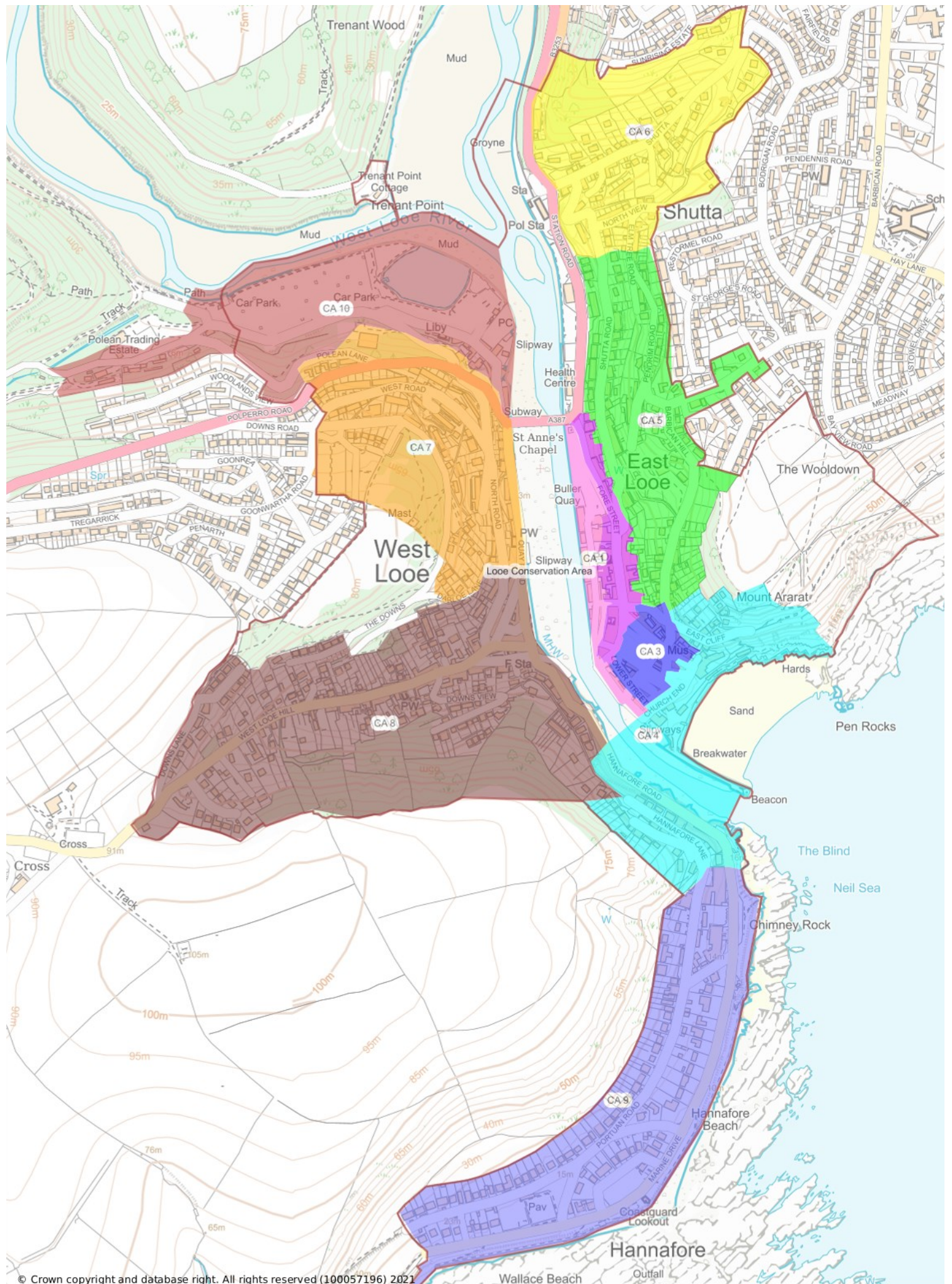
[Building in Context Website](#)

POLICY TC 3 - DESIGN AND LOCAL DISTINCTIVENESS IN LOOE'S HISTORIC CORE

Development proposals will be supported where they respond positively to local identity and distinctiveness using the Character Area Assessments in Map 17 and Figure 13, the Looe Heritage Guidance Notes Nos 1, 2 and 3 and the Looe Conservation Area Appraisal and Management Plan to inform the design approach. The extent to which this is demonstrated in the development proposals should determine whether the proposal is in keeping with the character of an area:

- a) Proposals should respond to the historical setting in terms of proportions, vertical emphasis, height, scale, massing, orientation, location within the site, roof-forms and roof-scape, and the established/traditional building line practice.
- b) New developments should demonstrate a positive relationship with the public realm, maintaining a human scale and supporting and improving the permeability of pedestrian routes, using paving materials that are sympathetic to the character of the area, with walls in stone laid on bed or simple vertical pale fencing
- c) Proposals for development to existing buildings (including alterations to or replacement of existing fabric) should demonstrate a detailed understanding of the history, heritage value and architectural qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- d) New development should maintain and enhance access to the harbour and should retain open views across the harbour and estuary from key vantage points;
- e) Materials where practical should respect local building traditions and be sourced locally;
- f) Design detailing cues should be taken from Locally Distinctive Features and Landmark Buildings noted in the Character Area Context that have a positive influence on the character area and there should be sufficient richness of detail in their design and materials;

Where appropriate and feasible, proposals should help to address any negative features and take up enhancement opportunities identified in Figure 13 following. Larger scale developments may use a 'Pattern Book' approach involving sampling the urban and architectural forms that provide Looe's unique local characteristics, and using this to develop schemes which match the physical and social patterns that exist within the town.



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Map 17: Looe Character Areas

[Zoomable Map](#)

FIGURE 13: LOOE CHARACTER AREA ASSESSMENTS (See Map 17)

Character Area 1. Riverside & Harbour

Overview

Around the lower part of the estuary, a sense of enclosure is given by the bridge, the long, straight lengths of quay walls and the narrowing of the estuary mouth where the tall warehouses on East Looe come close to the water's edge, echoed by the warehouses and cliff on the west side. This is an active working area with modern fishing facilities and a jumble of fishing and leisure vessels that add interest and colour and provide the essential and evocative busy 'sense of place' to Looe.

Locally Distinctive Features

- Mid 19th century quays give a feeling of openness in contrast to the nearby tight knit street pattern.
- Between fish market buildings and Fore street is an area of basic rear elevations containing an actively busy mix of marine related businesses, retail outlets and restaurants/cafes, penetrated by narrow streets and alleys.
- Attractive clutter of boat stores, hoists, waste bins, parked vans, fishing equipment, mooring lines.
- In West Looe the quay is very narrow, with a road along its length to the tiny West Looe Square, above which the sloping hillside rises immediately above it, giving a pleasant backdrop of villas and green spaces.
- The East Looe quayside area is very 'permeable' on foot, dominated by functional buildings, their scale and character determined by commercial fishing activity, and the jumble of associated equipment, storage, parked vans and service offices mixes with cafes and small shops to create a distinctive townscape character, strongly reflecting the historical context of heritage assets in the area.
- Towards the southern end at the quay head stands a significant group of mid to late C19 former warehouses of imposing height and townscape impact now converted into flats and shops. Walls are of rubble stone with openings dressed with granite or brick and quoins, plinths and string courses in granite under slate roofs.

Key Buildings & Positive Elements

- Sea Front Court (converted warehouse E Looe)
- The Old Granary (E Looe)
- Fish market buildings (E. Looe)
- Harbour Commissioners stores 'Sardine Factory' (W. Looe)
- St Nicholas' Church (W Looe)
- Granite topped river frontage walls
- Fish packing unit, (E. Looe)
- Quayside Centre
- Riverside United Church (W Looe)

Negative Features & Enhancement Opportunities

- ✗ Buller quay car park surfacing
- ✗ Some poor management of exposed rear areas to business premises
- ✗ Use of black roof slate to new development
- ✗ Overly large panes of window glass and dormer extensions accentuated by white finish
- ✗ Cement pointing in lieu of lime mix to old walling
- ✗ modern street furniture and materials still dominate
- ✗ Intrusive and inappropriate street signage and other highway paraphernalia
- ✓ reduce clutter and redundant signage
- ✓ improve paving materials
- ✓ new design for lighting and fixtures
- ✓ tree planting in the public realm
- ✓ Use of artistic display and installation to enhance sense of place and disguise some less attractive walls



Photo 43: Fish Packing Unit, E Looe

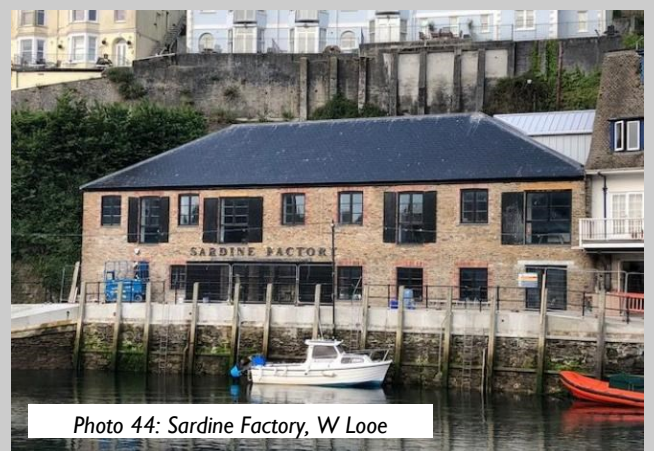


Photo 44: Sardine Factory, W Looe

Character Area 2. Fore Street

Overview

The one-sided northern entrance to Fore Street is an elegant mid 19th century urban townscape facing Buller Quay car park. It leads into a picturesque but not atypical main shopping street in a Cornish seaside context: nearly all the buildings along its length are 19th century, some of very good quality, mixed in with a good collection of 16th and 17th century buildings, and some late and early post medieval features relict of the merchant's houses associated with the Newfoundland trade from which Looe's early prosperity stemmed. The range of shops and tourist goods on offer makes for a bright and vibrant scene but despite recent improvements, the streetscape still suffers from some poor shopfronts and signs, improvements to which would really give East Looe a distinctive and high-quality character.

Locally Distinctive Features

- Main thoroughfare has strongly urban form set hard to the pavement, narrow throughout dominated by the buildings (mostly 3 storey but reducing in height to south) on each side, with strong sense of enclosure past Buller Quay
- Classical detailing to buildings, especially at the northern end of Fore Street where there is a group of three Grade II listed buildings
- Varied materials, to upper floors exposed stone rubble, timber framing, carved stone detailing, slate-hanging, painted stone, rough render, detailed stucco, modillion eaves cornicing and predominately timber sash windows occasionally expressed as oriels
- Slate roofscape which when seen from outside is a major feature of townscape especially apparent from elevated positions to the west and east
- Glimpses of the tall warehouses, and modern fish market and processing buildings, closing off most of the views towards the river and quay
- Street treatment updated in 1990s
- Very good new shopfronts to Co-Op buildings

Key Buildings & Positive Elements

- Guildhall (Victorian, Neo-Gothic)
- Golden Guinea (former Merchants House)
- Arch House (slate clad, multiple sash windows)
- Old Salutation Inn

Negative Features & Enhancement Opportunities

- ✗ Vehicular access is poorly controlled, quality of place as experienced by the pedestrian is diminished by car and delivery vehicles at peak times.
- ✗ Inappropriate shop front insertions – poor design, out of scale and proportion
- ✗ some poor window replacements to upper floors
- ✗ Overlarge shop signage in poor materials, some recent internally illuminated projecting signs
- ✗ PVC shop 'continental' canopies rather than traditional awnings
- ✗ Inappropriate pointing, render and paint proliferates
- ✗ Inconsistent mixture of street furniture and signage: an ad-hoc clutter in places.
- ✓ Reintroduction of traditional shopfronts
- ✓ Replacement of continental canopies with traditional awnings
- ✓ Adoption of common palette of materials, street furniture and signage
- ✓ Introduction of rising bollard traffic controls



Photo 45: Looe Guildhall



Photo 46: Fore Street E Looe

Character Area 3. East Looe

Overview

Beyond Fore Street lies the medieval core of Looe, a maze-like townscape of the three Market Streets and two Chapel Streets, formed as infill around the original medieval market and beach strand. Very densely packed and no yards or garden space, alleys are often bridged over by buildings and it is difficult to distinguish frontages from rear elevations, or private from public space. Very intimate and quiet, completely permeable on foot, fringed by C19th housing and retail development but with some restaurants and cafes clustered close to the old market site on Middle Market Street.

Locally Distinctive Features

- Dominated by high density, narrow medieval streets with many late medieval and early post medieval buildings.
- Many earlier houses with C 19th fronts. white painted rubble stone, or render, pitched slate roofs, sash or casement windows and panelled doors and occasional surviving classical door cases.
- Some more substantial C16th—17th merchants houses, jettied with oriel windows
- Personalisation of space by setting a few potted plants outside the door humanises and adds colour gable ended pitched slate roof forms and barge boards
- Boundary walls in stone laid on bed



Photo 47: Higher Chapel Street, E Looe

Key Buildings & Positive Elements

- Old Guildhall
- Fishermans Arms
- Church House
- Ye Olde Cottage
- Lantau

Negative Features & Enhancement Opportunities

- ✗ Loss of railings
- ✗ some poor window replacements
- ✗ Use of small concrete paviours in recent paving schemes has reduced the ground colour and texture through most of the central area to dull uniformity, and caused moss/weed growth
- ✗ Drainpipes, service ducts, soil pipes, satellite dishes are found indiscriminately on all elevations, dustbins are set (necessarily) out in the street.
- ✓ Resolve balance between informality and clutter, between personalisation and municipal design, residential and tourist uses
- ✓ Encourage replacement windows of heritage standard



Photo 48: Lower Chapel Street

- ✓ Reveal hidden C16th and 17th details when buildings repaired etc.

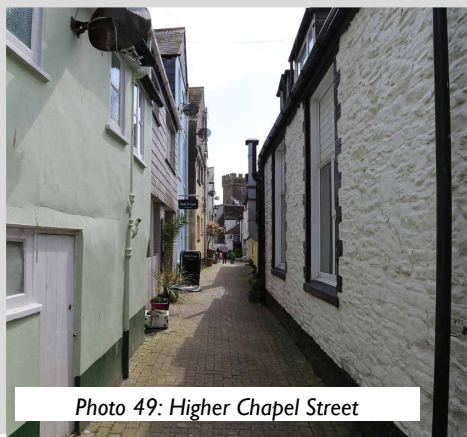


Photo 49: Higher Chapel Street



Photo 50: Higher Market Street

Character Area 4. Churchend and the coast

Overview

Added to Looe's medieval core in C 19th this area has a strong sense of opening out from the narrow confines of the Market Streets to the seafront, dramatically framed by the cliffs to N and S and Banjo Pier to W. Tight rows of cottages finished in a Victorian terrace of 2—3 storeys then give way to the car park and rather bland promenade atop the sea wall, which visually cuts off E Looe from the sea. To the west of the car park, the layout is determined by the historical practical necessities of a working sea front and beach strand. The area lacks coherence. More could be made of the former functional aspects to strengthen the sense of place. On the W Looe bank opposite the battlements and arches supporting Hannaford Road stand out, but the villas further up have lost much of their interest through extension.



Photo 52: The Seafront and Banjo Pier

Locally Distinctive Features

- C 19th residential and functional legacy dominates building form
- Old Life Boat Station has quoins, redbrick stringer courses, full and segmental arched windows, and projecting eaves
- Sea wall promenade provides large flat area with potential
- Hannaford Road 'viaduct' with 3 bays of segmental arches, and corbelled turrets

Key Buildings & Positive Elements

- Old Lifeboat Station
- New Lifeboat Station
- St Marys Church,
- Banjo Pier
- Former warehouse buildings

Negative Features & Enhancement Opportunities

- ✗ No focal point/coherence
- ✗ Car park and general mix of uses detract from 'sense of place'
- ✗ C 20th extension to Boscarn Hotel is aggressively utilitarian
- ✗ Loss of original architectural features and poor window replacements
- ✓ Continued enhancement of promenade and structures
- ✓ Review car park layout to improve appearance.



Photo 53: New Lifeboat Station



Photo 54: St Marys Church

Character Area 5. Shutta Road and Barbican Hill

Overview

These roads, rising from Fore street and Churchend, retain ancient pattern of regular plots, and something of the back-lane character normally expected in a medieval town. Dominated by walls along their length and by mostly Victorian 2 and 3 storey dwellings. The whole is seen from across the valley as a sequence of mature, walled gardens and informally arranged rows of houses. From within, it is a sheltered, enclosed and scenic area. Along Station Road the walls in front of and behind the buildings - high, sheer and often overgrown, set the character. The Old Barbican area is a recognisably ancient farming hamlet with interesting buildings but the distinctive qualities of the group hidden by surrounding modern buildings and the significance of the road as a gateway to the town needs reinforcing.



Photo 55: Hillside Terrace

Locally Distinctive Features

- Ancient winding roads and paths, springs and wells, quarries and 17th century burial grounds
- Ancient enclosure walls and 19th century engineering retaining walls.
- Picturesquely sited and designed detached and semi-detached villa style houses, some with large gardens that give a characteristically green and spacious feel. Genteel terraces also.
- Pronounced eaves, 3rd attic floors and basements with raised terrace foundations
- Paired full height bay windows, often with veranda

Key Buildings & Positive Elements

- Hillside Terrace
- Old Barbican Cottage
- Klymiarven

Negative Features & Enhancement Opportunities

- ✗ Parking platforms which disrupt walls and threaten green spaces
- ✗ Decking atop and projecting over walls
- ✗ Inappropriate materials in wall repairs
- ✗ In-filling of green spaces with new housing
- ✓ Enhancements to parking projections, and wall repairs in appropriate and consistent materials
- ✓ Retention and replacement of trees where new development takes place.



Photo 56: Shutta Road



Photo 57: Victorian terraces

Character Area 6. Shutta

Overview

Shutta rises up its valley and has a distinct feel of separateness to Looe, with the Globe Inn, and an old coachhouse, contributing to a sense of a gateway to another place, which it actually once was, being a small medieval town clustering around a tidal inlet and quay area. It is now a remote and quiet residential street. Retains one early postmediaeval cottage of note. mid 19th century cottages and later villas. Becoming enclosed by modern development.

Locally Distinctive Features

- Enclosing walls
- Steep hillsides
- Craigside, Shutta Hil
- Older cottages set hard to road edge, few pavements
- Predominantly two storey
- important survival of St Martin's Well an ancient site now largely 19th century in character



Photo 58: The Globe Inn and Chy Kemeneth behind



Photo 59: Cobwalls

Key Buildings & Positive Elements

- Chy Kemeneth (Shutta House)
- Cobwalls
- The Globe Inn

Negative Features & Enhancement Opportunities

- Surrounding late C 20th development was not effectively informed by the historic setting. The recently completed Sunrising estate in particular respects nothing of the topography, plot layout, scale or detailing of the rest of the settlement.
- Subtle landscaping on the edges of the modern estates could enhance the feeling of separateness without cutting off one area from the other.

Character Area 7. Polvellan

Overview

Late 19th and early 20th century villas and houses along the riverside and North Road form a small suburban area between West Looe and Polvellan, that infilled around a scatter of earlier buildings after the building of the new bridge in 1856. Includes terraces of late C 19th and early C 20th housing of various types, a few more recent developments, the burial ground, and visually prominent roads and walls.

Locally Distinctive Features

- Roads and retaining walls play a significant role in defining character.
- Bonson Close is good example of modern development using traditional palette of materials and forms
- Mostly 2 storey with 3rd attic floors and basements with raised terrace foundations
- Paired full height bay windows, often with veranda, and glazed dormers
- A few very large modern bungalow dwellings

Key Buildings & Positive Elements

- Coastguard Station and Cottages



Photo 60: Polvellan terraces

- Riverside United Church

Negative Features & Enhancement Opportunities

- ✗ Parking platforms which disrupt walls and threaten green spaces
- ✗ Decking atop walls
- ✗ Inappropriate materials in wall repairs
- ✗ In-filling of green spaces with new housing
- ✓ Enhancements to parking projections, and wall repairs in appropriate and consistent materials



Photo 56: Coastguard Cottages

Character Area 8 West Looe

Overview

A long, gently meandering medieval street of two and three storey buildings set in a steeply sloping valley, with regular plots behind. Development has generally respected the plot boundaries, retaining the sense of a regular planned layout. The underlying historical topography and urban layout still evident around West Looe Square. The area around the meeting point of Fore Street, North Road and West Looe Square is a pleasant and tiny town centre of small spaces, intimate alleyways, changing angles and perspectives that originally reflected the curving edges of the quayside as it was before the 19th century.

Locally Distinctive Features

- Main street defined by close proximity of houses onto street, sometimes only separated by a granite step or piece of original cobble paving.
- Textures important: small scale details like paving, the sound of water running just below the surface of the main street, the materials and uneven shapes of the buildings themselves making an impact.
- 2 storey vernacular buildings, white painted rubble stone, or render, pitched slate roofs, sash or casement windows and panelled doors
- Some C19th villas, with ornate stucco detailing
- Good original shopfronts
- Quayside areas dominated than East Looe by mid-late 19th century quays, buildings and townscape.
- Many of the standing C 19th buildings are the remains of working warehouses and yards, set amongst the workers' cottages, their pubs, chapels and Sunday schools.

Key Buildings & Positive Elements

- Meat Market
- Eliza Cottage
- Darloe House
- Prospect House, Princes Square
- Allan House, Princes Street
- Jolly Sailor Inn
- St Nicholas' Church
- Sardine Factory

Negative Features & Enhancement Opportunities

- ✗ Interesting townscape is negatively affected by the 1960s fire station and adjacent Mediterranean style quality flats.
- ✗ Some excessive dormer installations
- ✗ some inappropriate window replacements
- ✓ Transfer of Fire Station to more appropriate location and release of site for an appropriate new use.



Photo 61: Fore Street W Looe



Photo 62: St Martins



Photo 63: West Looe

Character Area 9: Hannafore

Overview

A planned expansion of Looe dating from around 1900, with plots laid out to maximise views to sea front and recreation facilities (bowling and tennis) at centre, that was curtailed by world wars and economic depression, so that it now retains a quiet, spacious up-market feel that is very distinctive to the denser hustle and bustle of the main parts of Looe.

Locally Distinctive Features

- Mix of architectural styles, ranging from low-rise apartments, substantial Edwardian villas, Arts and Crafts influences, 1920's bungalows, 1930's Moderne, through to modern day redevelopments into flats.
- Many modern interventions, including sub-division, enlargement, and amalgamation of plots to facilitate flats
- Similarly, a great mix of materials, although notable absence of red bricks
- Attractive and open promenade.

Key Buildings & Positive Elements

- Fieldhead
- Hannafore Point Hotel

Negative Features & Enhancement Opportunities

- No significant negative features



Photo 64: Marine Drive

Character Area 10: Millpool/Polean

Overview

North of the bridge is the historical domain of the original mill, millpond enclosing walls, and its the associated buildings and yards. The small street leading down to the Millpool past the former Regent cinema (now an Amusement Arcade) has a distinct character of its own, a small working area separate from the hotels and villas south of the bridge, with just a few cottages set amongst former working buildings and redeveloped industrial sites. Opening out, the landscape then stands out. Beautiful wooded valleys and broad expanses of water become the backdrop to the townscape, dominating the carparking on the in-filled Mill Pool, and the relict woodland and former ornamental grounds of Polvellan House. Further west, the Polean industrial estate, rather shabby in appearance but is sensed as part of the deeply wooded landscape of the valley, with the open downland on the crest. Although regretted by many, the filling-in of the mill pool has provided essential summer-time car parking for the tourism industry and therefore has importance to Looe's historic development. When levels of use are low, the open grey car park area is reminiscent of the former millpool waterscape.

Locally Distinctive Features

- Very large car park
- Wooded setting

Key Buildings & Positive Elements

- Fomer ambulance station
- Millpool Centre
- Library

- West Looe mill, originally Polvellan or Poll Mill, is extant.
- Part of the pool survives as a boating lake
- Public toilet building
- The Creekside development

Negative Features & Enhancement Opportunities

- ✗ Hard landscape is tired, much of it in need of renewal
- ✗ Strip of land to SW is underused and unkempt
- ✗ Car park and walkway around Pool lack effective hard and soft landscaping
- ✗ Polean industrial estate, rather shabby in appearance
- ✓ Significant redevelopment opportunities, with potential to introduce new and relocated uses.

Source documents that should be referred to for greater detail: : Cornwall Industrial Settlements Initiative Looe Report 2002. Looe Conservation Area Appraisal 2009. Looe Conservation Area Management Plan 2009. 'The Buildings of England: Cornwall' Beacham P and Pevsner N 2014. Looe NDP Heritage Character Assessment AECOM 2017

What is Human Scale?

- **Accessible** - short walk at less than 5km/h (4MPH)
- **Viewable** - main features at eye level 150 cm (5 feet) with viewing angle 72°
- **Seeable** – ambient, sunlight, shade, colour
- **Smellable** – agreeable, fresh, attractive.
- **Hearable** – quiet background, speech distinguishable, pleasant, soft
- **Touchable** – tactile, varied, within 2m (6ft)
- **Comfortable** – temperate, cover

POLICY TC 4 - HERITAGE IMPACT ASSESSMENT

Development which directly or indirectly affects heritage assets (both listed and unlisted) will be supported where they are accompanied by a heritage impact assessment which demonstrates that any harmful impact of the development on the significance of the asset and its contribution to the historic character of its setting (see Policy TC3) is adequately mitigated or that an enhancement results.

Proposals that do not adequately address their impact on the significance of heritage assets and the historic environment or do not adequately justify any negative impact will not be supported.

POLICY TC 5 - DEMOLITION OF BUILDINGS AND STRUCTURES IN LOOE'S CONSERVATION AREA

The demolition of buildings and structures in Looe's Historic Core Character Areas will be permitted, providing that they;

1. do not make a positive contribution to the character or appearance of the Area concerned; and
2. are part of a proposal for a subsequent redevelopment or landscaping which would meet the criteria of TC3

Where appropriate, a condition may be imposed requiring retention of parts of the building in situ or its careful dismantling and relocation.

POLICY TC 6 - SHOPFRONTS AND COMMERCIAL SIGNAGE IN LOOE'S CONSERVATION AREA.

A. SHOPFRONTS

1. The Looe Neighbourhood Development Plan supports the retention and repair of existing period shop fronts wherever possible in the Looe Conservation Area. Where not possible, the installation of carefully detailed replicas of traditional shop fronts is preferred.

2. For all new shopfronts, designs will be supported if they reflect the key components and proportions of traditional design in that they:

- I. are related to the scale and proportions of the building and frontage in which they are to be situated, and
- II. reflect and complement the detailing typical of shopfronts in its immediate vicinity, in terms of the key components such as cornice, fascia and corbel; plinth, and pilasters; stallrisers and windows; and in-go (entrance floor) tiling designs.

3. The installation of shopfronts in modern formats to reflect lifestyle brands or the 'house styles' of multiple stores will be

acceptable where they involve the use of designs and materials visually related to or developed from, the composition, materials and detailed design of the building and of surrounding Character Area context.

B. COMMERCIAL SIGNAGE

1. New shopfront signage will be supported where it respects the composition, materials and detailed design of the building and of surrounding historic environment in terms of their scale, depth, materials, colour and siting. To conform with this policy:

- I. There should be no advertising above the fascia level
- II. Sign boards should be flush with and no larger than existing fascias
- III. Lettering height should be proportional to the fascia
- IV. There should be no fluorescent or internally illuminated modern projecting box signs, box fascia & 'cut-out' box signs, or fascias with individually illuminated letters.
- V. Cut out plastic and Perspex lettering signs should not be used.
- VI. There should be no sponsored signs or signs advertising particular products

2. Advertising House styles of multiple stores will be acceptable where they involve the use of designs and materials visually related to or developed from, the composition, materials and detailed design of the building and of surrounding Character Area context.

3. Externally illuminated hanging signs will be supported if they are of a design sympathetic to the Character Area context.

C. AWNINGS, CANOPIES AND SHUTTERS

1. New and replacement awnings or canopies will be supported if the awnings are of traditional design and materials, fully retractable, and in subdued colours. Modern plastic 'hooped' canopies in glossy PVC with bright and/or striped colours will not be supported.

2. The installation of roller security shutters will not be supported.

Reference should be made to the Cornwall Shopfront Design Guide.

FIGURE 14: ANATOMY OF A TRADITIONAL SHOP FRONT

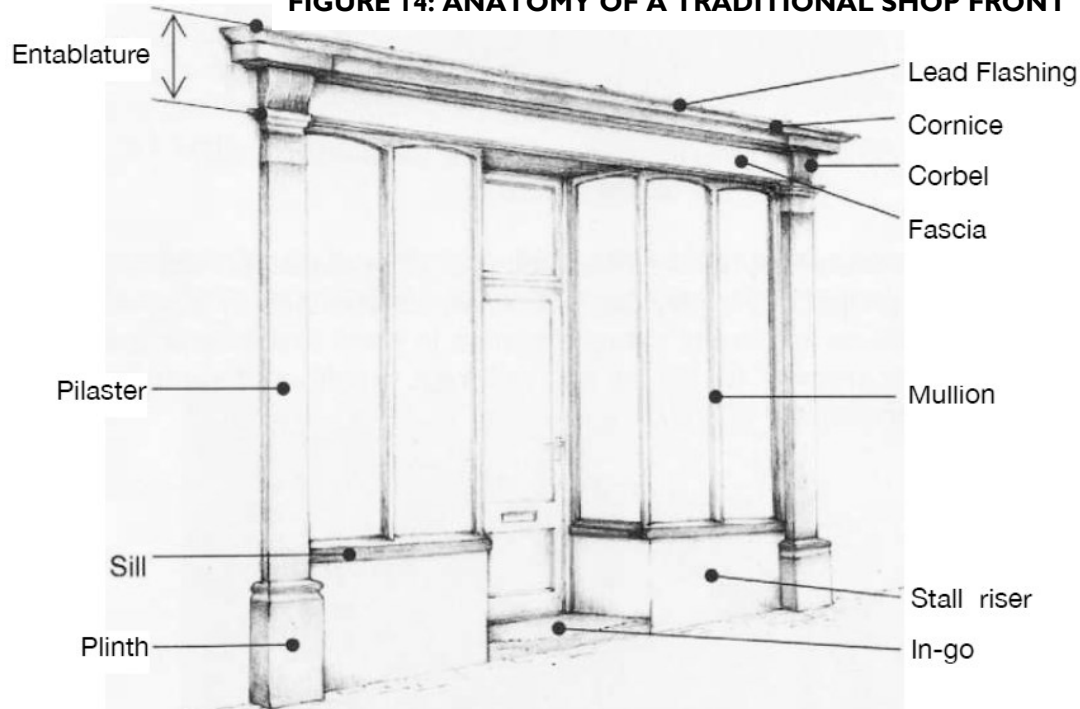


Photo 66: Inappropriate internally illuminated projecting box sign.



Photo 67: Modern shopfront retaining traditional features and proportions (Photo: David Gamblin)

POLICY TC 7 - WINDOW AND DOOR REPAIR AND REPLACEMENT IN THE HISTORIC CORE

1. Repair work to doors and windows on listed buildings will be supported if:

- a. it is absolutely necessary (in terms of sustainability, damage or deterioration); and
- b. will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors.

2. Replacement of historic windows and doors on listed buildings will be supported if:

- a. there is no alternative and evidence demonstrating that there is no scope for repair works has been provided and agreed, and
- b. the proposed replacements match the originals in materials, design and opening method, and
- c. original door and window furniture is reused.

The use of historic glass is encouraged where this contributes to the character of the listed building.

3. The sensitive repair, maintenance and replacement of doors and windows on unlisted buildings within the Conservation Area will be supported if they closely match the original in terms of materials, design and opening method. The insertion of of factory-made standard windows of all kinds whether in timber, aluminium, galvanised steel or plastic will not be supported on principal or public elevations (elevations with a street frontage or open to public view)

POLICY TC 8 - BUILDING HEIGHT

The addition of further storeys to existing building of two or more storeys in the Conservation Area will not be supported. The addition of one storey to an existing one storey building will be supported except where such a proposal would intensify overcrowding conditions or detract from the character or appearance of the Conservation Area.

POLICY TC 9 - DEVELOPMENT OF STEEP SLOPES

Development on the steep slopes in the Conservation Area will be supported where it is:

- a. Neighbourly in scale, form and proportional; and
- b. Respects the amenity of existing properties; and;
- c. Does not excessively reduce the open hillside; and
- d. Does not aggravate or cause traffic problems.

POLICY TC 10 - Landscape and Heritage Views and Vistas - Justification

10.17 The setting and significance of heritage assets is affected by views towards and away from them, and their legibility in the historic landscape. The landscape itself provides important context for heritage assets, telling us about the past or present social or spiritual practices, customs, use or activities that created and form the town as well as the modern cultural, social and economic context, which are important reasons for the designation of Looe as a Conservation Area. Looe also hosts important areas of the Cornwall AONB, Heritage Coast and County level areas of great landscape value that were designated because of their distinctive features. At a more local level, Familiar views can add to people's enjoyment of places, our sense of a place and its local distinctiveness, and even the sense of belonging to a town and its community. In this sense, familiar landscapes and views are locally cherished. They are the setting for people's everyday existence within their community and family life, valued as the place where their life experiences occur. This is a 'sense of place' or an 'attachment to the ordinary landscape'. These can affect psychological and social well-being and are part of the sustainable development concept.

Policy TC 10 - Intention.

10.18 To ensure that new proposals draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form, and that familiar views and vistas are not harmed, so as to preserve and enhance the historic setting, the coastal/rural look and feel of the landscape and maintain Looe's cherished 'sense of place'.

POLICY TC 10 - LANDSCAPE AND HERITAGE VIEWS AND VISTAS .

1. Where appropriate to its size and scale, development proposals will be supported where they demonstrate*, taking into account the cumulative impact caused by any existing unimplemented development proposals, what the impact on the local landscape, views and vistas will be and identify any mitigating measures to be incorporated into the development as necessary.

2. The assessment should take into account and address the foreground, middle ground and background impacts of development on the following characteristics:

A) In the rural area:

- i. the undulating character of the plateau landscape inland and above the town and its relict medieval field pattern of Cornish hedges and hedgerows, and any historic features and gateposts within them;
- ii. the well-wooded valley sides and views channelled north and south along the valley;
- iii. the sweeping views along the dramatic coastline landform to east and west with its steep breaks in topography and valley sides.

B) In the urban area:

- i. the enclosed, intimate landscape formed by the valley sides, with views channelled south towards Looe Bay;
- ii. the extensive and dominant walls running laterally along the valley sides;
- iii. the well-established tradition of extensive areas of green space amongst development on the hill slopes;
- iv. internal views framed by the historical street pattern, network of footpaths, alleys and steps;
- v. glimpses out to the open sea, and views from river frontage into, both East and West Looe centres;
- vi. glimpses of quiet residential backwaters from the main thoroughfare;
- vii. The integrity of Churchend and its medieval street pattern.

Opportunities to reduce the domination of late 20th century housing located on the skyline, enhance the contribution of Station Road and the riverside north of Looe Bridge to Looe's sense of place and support the management and extension of sessile oak woodlands on valley sides will be encouraged.

. * through a Landscape and Visual Impact Assessment, in line with the current Landscape Institute Guidelines These will normally be set out in the Design and Access Statement or Environmental Statement accompanying a planning application.

POLICY TC 11 - Town Centre Broadband and WiFi - Justification

10.19 Retail change over the next decade will be technology driven, largely focusing around the use of broadband WiFi and smartphones in which mobile, online and in-store experiences complement rather than compete with one another.

Therefore provision of broadband infrastructure within premises in the town centre is vital to facilitate the provision of a public WiFi service under NDP Project 3, essential if the town centre offer is to keep up with its rivals, enhancing vitality and viability, and attracting additional investment.' High street WiFi is not simply a 'service' to town centre visitors: 'Near me' and search engine optimisation services in Google and Bing can point customers to local businesses, providing they have a website. Some 80% of searches on smartphones are for local businesses, and 78% of these turn into local offline purchases. Mobile phone service operators are increasingly looking to 'offload' data demand to keep their service speeds up to scratch, so are also looking to invest in town centres.

POLICY TC 11 - Intention

10.20 To ensure that new proposals include support for a town centre WiFi network and encourage retrofitting in existing buildings. In many cases Listed Building Consent will be required.

POLICY TC11 - LOOE TOWN CENTRE BROADBAND, WI-FI AND OTHER DIGITAL COMMUNICATIONS

A. New retail, service, business and live-work accommodation (whether provided through new development or conversion) located within Looe Shopping Core (as shown on the Proposals Map Inset) shall be provided with a superfast fibre connection, or ducting to facilitate such connection when it becomes available, subject to the criteria i) and ii) below set out in C below.

B. The retro-fitting of broadband, wifi and other digital communication equipment to buildings within the Looe Conservation Area will be supported (where planning permission or Listed Building Consent is required) subject to all the criteria set out in C below.

C. The proposal should:

- i. Avoid placing wiring, ducts, dishes and equipment on front and other exposed elevations
- ii. Ensure that ducting and equipment boxes are in discreet style, size and colours that match the surrounding wall as closely as possible
- iii. Employ ducting routes which avoid notching floor joists to avoid harm to historic fabric and possible structural problems
- iv. Ensure that redundant wiring, ducting and services are removed from elevations where they are no longer required

Town Centre, Heritage and Design Projects

NDP Project 5: Public Realm Enhancements

A phased strategy for public realm enhancements is proposed, including Church End/Seafront, West Looe Square, Fore street/Station Road, to improve pedestrian comfort, including:

- i. improved convenience of access and connectivity,
- ii. improved access for mobility impaired users through improved surfaces,
- iii. accessible level changes, handrails ,
- iv. quality signage,
- v. tree planting,
- vi. cycle parking,
- vii. public seating and
- viii. trolley friendly surfaces

NDP Project 6: Update Of Looe Heritage Guidance Notes

The Looe Heritage Guidance Notes will be updated as a Project stemming from this NDP to ensure they remain relevant

(No 1: SHOP FRONTS AND SIGNAGE. (becomes an Appendix to the Cornwall Shopfront Design Guide), HERITAGE GUIDANCE NOTE No. 2 : Roofs & Rainwater Goods and HERITAGE GUIDANCE NOTE No. 3 Windows and Doors)

NDP Project 7: Develop a Common Palette of Materials, Street Furniture and Signage

This will be developed to guide future development and public realm proposals so that their quality and legibility is improved.

NDP Project 8: Looe Town Centre Integrated Wi-Fi & Web Presence Strategy

This will support the creation of a public Wi-Fi service and enhanced web presence to assist the town centre offer to keep up with modern retail trends, giving the opportunity to generate revenue, attract more visitors, keep visitors for longer periods, and maintain a competitive edge. This could extend to cover the East Looe Beach and aid safety as well as providing links back into the town centre.

SECTION ELEVEN: SUPPORTING & IMPROVING COMMUNITY FACILITIES

Policy C 1 - Community Facilities - Justification.

11.1 For future development to be sustainable, it must also contribute to the provision and maintenance of appropriate infrastructure and facilities, and these must be protected from alternative uses. Looe’s community is well supported with community organisations, halls and meeting places. However, ongoing maintenance and improvement will be an issue.

Policy C 1 - Intention.

11.2 To identify and protect the key community facilities within the NDP Designated Area.

POLICY C1 - COMMUNITY FACILITIES

The following facilities have been identified as being especially important to the community and to which CLP Policy 4.4 is particularly relevant.

1. The Guildhall	11. Police Station
2. Millpool Centre	12. Looe Community Academy
3. Quayside Centre	13. Bowling Club
4. Looe Children’s Centre	14. Tennis Club
5. Old Guildhall and museum	15. Looe Primary Academy
6. Looe Library	16. St Martins allotments
7. St Nicholas Church	17. Looe Sailing Club,
8. Riverside Church	18. Esmee Couch Boathouse
9. St Martins Church	19. Looe Rowing Club
10. Fire Station	

Development will be supported which includes provision (through developer contributions or other methods) to diversify and enhance the range of services and community facilities to meet current and future needs.

Policy C 2 - Neighbourhood Shops/Facilities - Justification.

11.3 Whilst Looe’s interesting topography contributes to its special setting and attractiveness, it also creates separate neighbourhoods within the town. These are the lower riverfront areas of East and West Looe and the hillside/hilltop areas above them. Some 65% of respondents to our survey identified with a local neighbourhood. When asked what would make their neighbourhoods better, answers included: closer medical facilities, more shops, a post office, community meeting places, more parking, disabled access, and more, better maintained and lighted footpaths.

11.4 The provision of facilities and local shops designed to meet each neighbourhood’s present and future needs can help to improve social interaction, foster community spirit and responsibility, and promote environmental sustainability.

Policy C 2 - Intention.

11.5 The aim is to encourage and enable local improvements.

POLICY C 2 - NEIGHBOURHOOD SHOPS & FACILITIES

Proposals for new or refurbished neighbourhood shops and facilities will be supported, where they:

1. Encourage access on foot/bicycle, or by public transport
2. Improve the viability of established community uses of buildings and facilities
3. Provide additional high-quality public open spaces and landscaping
4. Deliver safer and more generous public realm areas

5. Increase the range of every-day facilities and services within reasonable walking distance of residential areas
6. Are of a design that responds to the 'human scale' and sits appropriately within its neighbourhood
7. Incorporate opportunities for informal gatherings in a safe and clean environment
8. Support the provision of allotments, sports facilities and space

Provided that the design of the proposals is appropriate and the resulting increase in use will not harm the amenities of adjoining residential properties.

Policy C 3 - Enhancement of Community Health Service Provision - Justification.

11.6 The place-shaping investment planning known as the Looe Regeneration Project includes consideration of changes to the public sector services estate to support more efficient and extended services. Such improvements could improve accessibility to enhanced local health and other care services, whilst improving community safety and resilience, and offer the possibility of a continuous riverside footpath/cycleway from the Railway Station to the town centre.

Policy C 3 - Intention.

11.7 Although no investment decisions on this potential have been made, it is appropriate to encourage, enable and set criteria for changes that will release the community benefits identified above.

POLICY C 3 - ENHANCEMENT OF COMMUNITY HEALTH SERVICE PROVISION

1. Proposals for the rearrangement of the East Looe Riverside and enhancement or relocation of community health service facilities will be supported if they:

- a) Retain, enhance and extend social and community service provision;
- b) Allow for the efficient operation of integrated community care teams;
- c) Improve access and retain at least the current car parking capacity;
- d) Enhance community safety and resilience;
- e) Provide a continuous riverside footpath/cycleway linking the town centre and the railway station.

Policy C 4 - Community Recreation Open Space Protection and Provision - Justification.

11.8 Attractive, safe & accessible parks, open spaces, play areas and playing fields contribute positive social, economic and environmental benefits to the well-being of local communities, and add to green infrastructure. The protection of these spaces, and the provision of more to meet the needs of the growing population, is encouraged in NPPF and CLP.

11.9 Cornwall Council has devised a process by which the adequacy of provision in a locality may be assessed (see Looe NDP Evidence Base for details.) This identifies 8 types of space and assesses existing local provision against an adopted standard which applies generally across Cornwall, covering quantity, accessibility and quality. From this it is possible to identify the provision standards for the levels and types of facilities required of developments in Looe in the future, and to help prioritise and manage public sector investment into new and existing provision (see Table 2).

11.10 The assessment carried out for Looe indicates that:

- The level of **natural open space is high** due to the presence of considerable land at the Wooldown and Kilminorth Woods.
- **Looe has a very low level of children's equipped play**, about a third of the average for similar sized settlements. Appraisal of the accessibility of equipped play areas indicates that investment should be prioritised in improving facilities at the Millpool, whilst creating some safe 'playable space' in the West Looe (Tregarrick/Goonwarth) and Plaidy areas.
- **There is no teen provision.** A good quality skateboard park would make a significant contribution to this need.
- **Allotment provision is 70% above average.** because of the recent provision at St Martins.
- **The level of public outdoor sports is typical** but **there is a very low level of private sports space**, partly

on account of there not being a golf course in the immediate area. Combined there is a shortage of sports pitches available.

- The **level of parks & amenity open space is low compared to the Cornwall standard**, but is consistent with similar coastal towns and the presence of publicly accessible coastal areas makes a significant contribution. Small increases within new development would be appropriate.

11.11 The table also proposes future quantity standards for the area as a whole based upon an estimated increased population of 7,947 (by 2030) and associated spatial contributions required from future developments.

11.12 These standards will apply to Looe as a whole, and new development will be assessed for its proportional impact and the on-site requirement based on local future needs. In some cases new provision may not be viable or necessary within the development boundary, but an improvement in quality will be needed to mitigate for the additional population.

Policy C4 - Intention

11.13 The policy serves to protect existing community open space provision, adopt a standard of provision for Looe and set out requirements for additional provision.

FIGURE 15: EXISTING AND PROPOSED PROVISION OF ALL OPEN SPACES IN LOOE

TYPE	EXISTING PROVISION (M ² /PERSON)	AVE. FOR SMALLER CORNISH SETTLEMENTS (M ² /PERSON)	FUTURE QUANTITY PROVISION STANDARD (M ² /PERSON)	EXISTING REQUIREMENT BASED ON DISTRIBUTION	MINIMUM QUANTITY NEEDED FOR NEW HOUSING (M ² /PER DWELLING)
1. Parks and Amenity	5.69	6.48	5.86	Coastal assets meet need	13.47
2. Natural space	78.77	40.0 (Median)	71.03	n/a	5.26
3. Public Sport	2.79	2.8	12.3	Restricted by availability of land	33.95
4. Children's equipped play	0.22	0.64	0.63	Tregarrick/ Goonwarth & Plaidy	1.44
5. Teen provision	0.00	0.19	0.20	2 facilities needed but a skatepark will be of significant benefit	0.46
6. Allotments	2.2	1.98	1.98	Current site will meet future needs	0.00
7. Cemeteries	2.2	3.92			
8. Private (Schools &	6.6	28.4	Assume no increase within NDP area		
TOTAL	98.47	83.73	Increased availability to community needed		
TOTAL 1 - 6 (Standards apply)	89.67	51.4			54.58

POLICY C4 - COMMUNITY RECREATION OPEN SPACE PROTECTION AND PROVISION

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Allotments (Type 6) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. The location of existing open spaces is shown on Map 20.
2. The provision of new, or the enhancement of existing community recreation open space facilities will be supported in the following localities:
 - i. Millpool (Enhancement to Equipped Playspace for Children)
 - ii. Woodlands View (Area of Search for New Natural Play Area)
 - iii. Tregarrick, West Looe (Area of Search for New Equipped Playspace for Children)
 - iv. Plaidy (Area of Search New Equipped Playspace for Children)
 - v. Hannafore, West Looe (Area of Search New Equipped Playspace for Children)
3. Proposals for a new skatepark to meet the shortfall of teen provision will be supported providing that they would not have an unacceptable impact on neighbouring residential amenities through increased levels of noise and disturbance; nor harm the visual character and appearance of the neighbourhood.
4. The standards for open space provision set out in Figure 15 will apply to all new residential development. Developments will be required to contribute to the creation and maintenance of the open space required through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population.

NB: Parks & Amenity (Type 1), Natural Space (Type 2) and Cemeteries (Type 7) forms of community open space re identified and protected under NDP Policy PGS 1 above.



Photo 68: Looe Town FC Juniors

Policy C 5 - Sport and Physical activity - Justification.

11.14 Nationally, inactivity contributes to 1 in 6 deaths each year which equates to around 800 deaths in Cornwall and Isles of Scilly. Physical activity has been shown to be effective in the prevention and treatment of a range of conditions with the potential to improve mental health, wellbeing and overall quality of life. It can also improve the educational attainment of children, help reduce anti-social behaviour and build self-esteem across the life course, contribute to urban regeneration, increase work productivity and employment. The UK Active: Turning the Tide of Inactivity Report 2014 found that 1 in 4 people in England fail to achieve more than 30 minutes of moderate intensity physical activity per week over a 28-day period, and that reducing physical inactivity by just one per cent a year over a five year period would save local authorities £1.2 billion.

11.15 The NPPF says that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles (Para 91) and support the delivery of local strategies to improve health (Para 92). The Physical Activity Strategy for Cornwall aims to transform activity levels in Cornwall to generate significant improvements in physical, mental, social and economic health. The Joint Strategic Needs Assessment for Cornwall shows that in the Looe area approximately 31.8% of the population are inactive, 24.6% are obese, and that male life expectancy is 80 and female 83.

Policy C 5 - Intention.

11.16 To support community based or commercial initiatives which will provide opportunities for greater participation in healthy activity.

POLICY C 5 - SPORT AND PHYSICAL ACTIVITY

The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported subject to planning policies for the protection of the environment and residential amenity set out in the Cornwall Local Plan and this NDP.

Community Facility Projects

Looe NDP Project 9: Skateboard Project

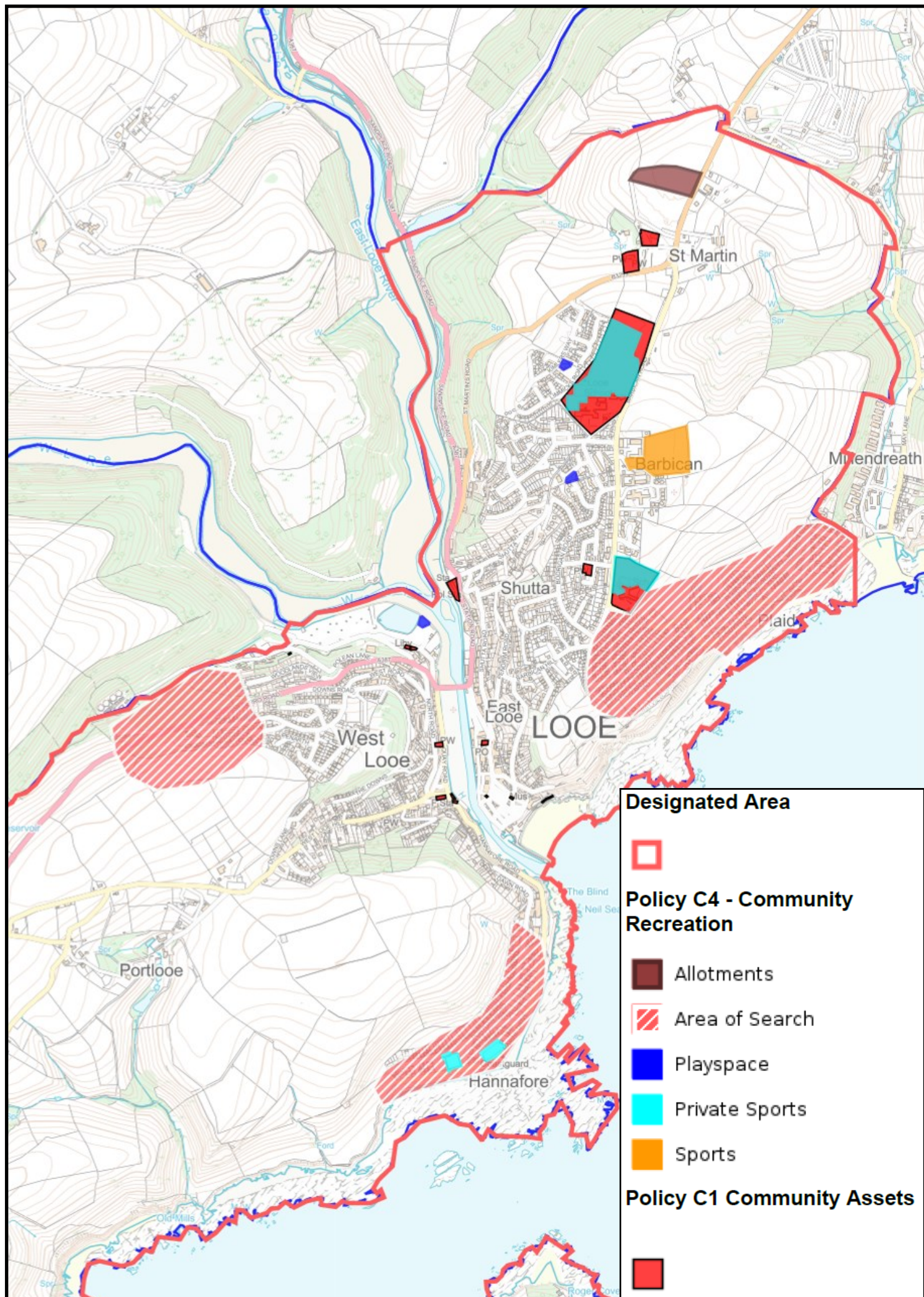
This project is intended to find and develop a suitable site for a skateboard park with associated facilities, to contribute towards meeting the shortfall of teen equipped playspace.

Looe NDP Project 10 : Woodlands Way Wild Play Project

This project is intended to help meet shortfall in playspace whilst contributing to measures to tackle climate change and raise children's environmental awareness.

Looe NDP Project 11: Looe Sports Development Project

The own Council will support the formation of a local partnership to develop and manage a facility which aims to meet the reasonable needs of local athletes and provide opportunities for greater community involvement in healthy physical activity. This could be in the form of a stand-alone facility (subject to a suitable site being found), or a Compact Athletics Facility on a shared site, and/or a marked 'fitness loop' within the town. The creation of an appropriate stakeholder partnership-based body to run the project is an essential requirement.



Map 18: Community Assets and Recreation Facilities in Looe.

[Zoomable Map](#)

SECTION TWELVE: ENHANCING CONNECTIVITY

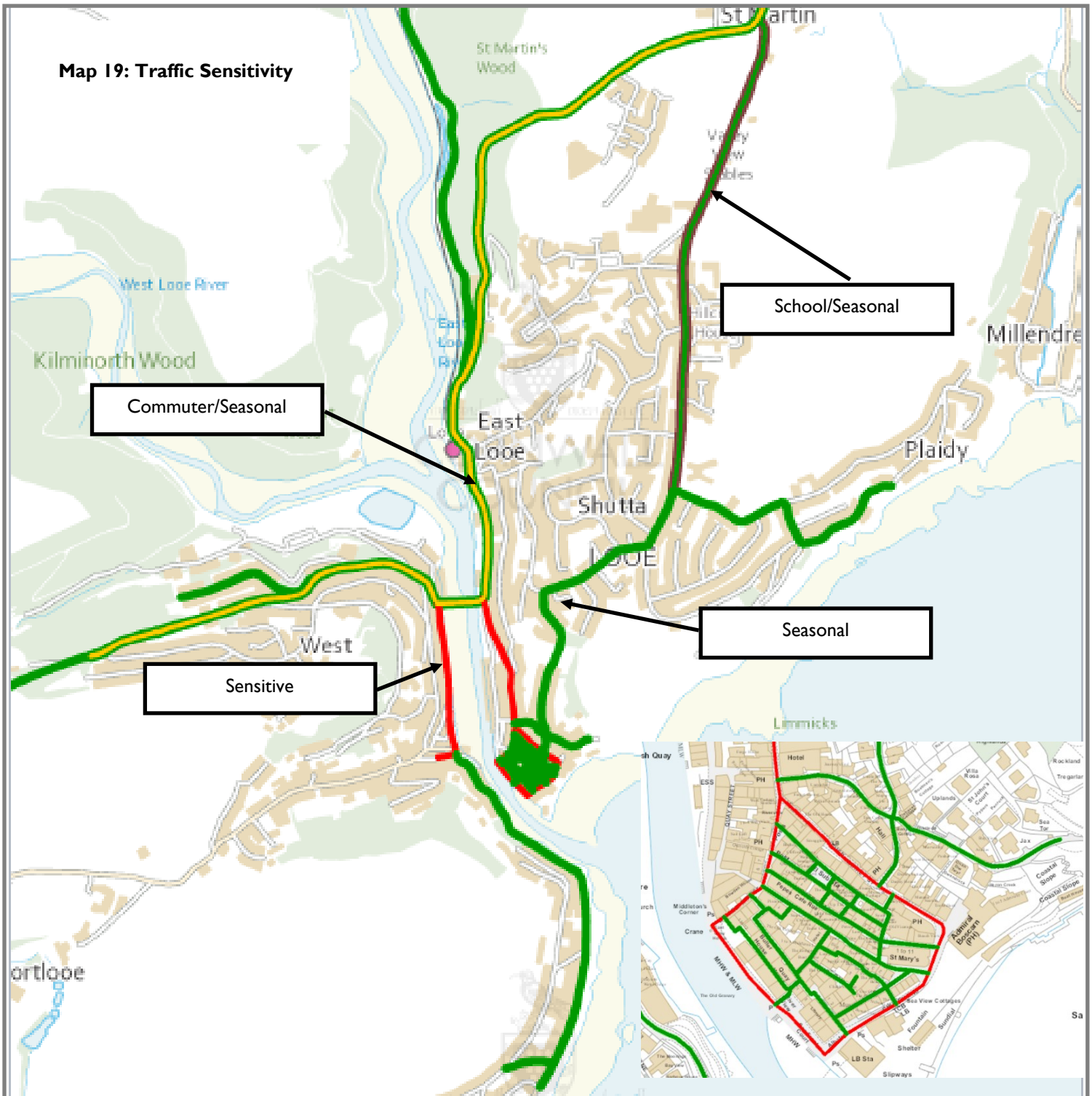
12.1 Looe is especially prone to traffic issues, having a difficult topography, a built format predating mass ownership of vehicles, and significant levels of tourist traffic during the summer, bank holidays and festivals. (See map below). This restricts links within the town, and with surrounding communities. Measures are therefore necessary to enhance local connectivity.

Policy T I - Traffic Sensitivity and Development - Justification.

12.2 NPPF says that new development is expected to support healthy and safe communities, promote sustainable transport, and be well designed. Traffic sensitive areas may experience increased levels of dis-connection, congestion, obstruction, lower safety, and air pollution from exhaust gasses.

Policy T I - Intention.

12.3 To ensure that development proposals are responsive to the traffic sensitivity and include measures to avoid worsening traffic difficulties and their consequences, and where practical, to alleviate them and that consideration should be given to the wider health benefits in their design to enable safe walking or cycling to transport hubs, play areas and key community infrastructure.



POLICY T 1 - TRAFFIC SENSITIVITY AND DEVELOPMENT

Development will be supported where it demonstrates in the accompanying Design and Access Statement that the sensitivity of the local road network (See Map 19) has been understood and measures have been included to ensure that any traffic related issues such as congestion, obstruction, safety and air pollution are not aggravated and wherever possible are alleviated, and that

A. For new dwellings it:

- i. Maximises opportunities for safe walking and cycling to services and facilities, including the appropriate provision of new paths to link with the existing network and to local facilities, to a standard accessible to people with disabilities, applying the principle of 'Least Restrictive Access'.
- ii. Incorporates, per dwelling, a garage and parking space or provides adequate off-road parking for family-sized private vehicles with the minimum provision for at least two vehicles
- iii. Supports a layout which provides and facilitates interconnected streets and avoids the use of cul-de-sacs
- iv. Ensures that existing Public Rights of Way and designated bridleways are incorporated into the development as a through route and
 - a. are not diverted to an unreasonable degree
 - b. are designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network and
 - c. are accessible to all including people with disabilities, applying the principle of 'Least Restrictive Access'

B. In addition, developments of more than 4 dwellings will be supported if proposals:

- i. Are supported by a non-motorised user (NMU) audit demonstrating that appropriate opportunities to support sustainable travel have been identified and any supporting measures, such as footways links, traffic calming schemes and bus bays, are incorporated into the design of the development;
- ii. Include adequate turning areas, and visitor parking (at a ratio of 1 parking space per two dwellings).

Policy T 2 - Car Parking on Steep Slopes - Justification

12.4 Because much of the development on the steep slopes in both East and West Looe predate mass vehicle ownership, car parking is at a premium, leading to road obstructions and safety problems. One solution to this is to install additional off road parking areas on slabbed platform projections in gardens. Well designed platforms can provide solutions which integrate well with the surrounding development, but there is a risk that they can be unduly prominent, overhang, overshadow or dominate other properties, or generate additional vehicular movements in areas of very low capacity and awkward road geometry leading to highway safety problems.

Policy T2 - Intention.

12.5 This policy aims to ensure that the issues described above are taken into account when planning applications for platform car-parking are considered.

POLICY T2 - CAR PARKING ON STEEP SLOPES

Proposals for the provision of off-street parking facilities on steep slopes within the town development boundary will be supported if:

- i. there is no significant impact on the general visual character of settlement, as viewed from valley sides and bottom, by reason of prominence of platforms and parked vehicles;
- ii. Road safety will not be reduced on the local road approaching the site;
- iii. it is geologically and structurally acceptable;
- iv. parking platforms do not overhang, overshadow or dominate other property resulting in harm to visual and residential amenity;
- v. retaining wall finishes blend in with adjoining structures.

Policy T 3 - Cycle Proofing - Justification.

12.6 As cycle usage increase through behavioural change by people concerned by global warming and personal well-being, and more routes become available through local cycling initiatives, it becomes more important to ensure that cycling is recognised and reflected in the design of new development. New developments often impact on cycle access, safety and convenience, e.g. with new road layouts and junctions, removing/moving crossing points etc

Policy T 3 - Intention.

12.7 New developments should take into account the growth in cycling. 'Cycle Proofing' is a process which over time ensures that the built environment generally, and roads specifically, are seen to be safe, convenient and pleasant for cycle use by people of all ages and abilities.

POLICY T 3 - CYCLE PROOFING

Development will be supported where it is demonstrated in the Design and Access Statement that the proposal has been 'cycle proofed' to ensure that cyclist safety and convenience is not impaired and that the design responds to the characteristics of cycles as vehicles which:

1. Have particular road-space requirements, range of speed and manoeuvrability,
2. Are muscle powered and so users want to minimise energy loss through stopping, hills and sharp corners
3. Are strongly affected by surface condition, crossfall and positioning and orientation of gullies and access covers.

Policy T 4 - Improving the network of footpaths and cycle paths - Justification.

12.8 Improving the network will encourage walking and cycling. If this could be more safely achieved there would be health benefits as well as a reduction in traffic levels.

12.9 Improvements of the highway/footpath linking Looe Railway Station to the Town Centre and to Millpool, before the proposed extension to the railway platform, will encourage greater transfer from car access to train and walk/cycle, and help the Looe Valley Cycleway and Hub proposal achieve its objectives.

Policy T 4 - Intention.

12.10 To encourage improvement to the footpath and cycleway network

POLICY T 4 - FOOTPATH AND CYCLE PATH NETWORK.

1. Support will be given to proposals that improve and extend the existing footpath and cycle path network, allowing greater access to new housing, the town centres, green spaces and the open countryside, and link Looe Railway Station to the town centre, designed and improved to be accessible to all including people with disabilities by applying the principle of 'Least Restrictive Access'.
2. The provision of additional cycle parking will be supported at public transport nodes and at community, education and social facilities.
3. Development proposals which seek to remove cycle parking will only be supported where either:
 - i. adequate replacements are provided; or,
 - ii. it is demonstrated that the existing provision is surplus to requirements.
4. Development proposals which result in the closure of cycle paths will not be supported. Where they are routed or realigned through new development, they should be designed as part of landscaped wildlife corridors rather than being routed along estate road pavements as part of the highway network and should be accessible to all including pedestrians and wheelchair users.

12.11 Current walking and footpath routes are shown on Map 3.

SECTION THIRTEEN: DELIVERY PLAN

Making it Happen

13.1 In order to ensure that Looe achieves its vision - that the needs of existing and new population are met, that any adverse impacts of growth and climate change are mitigated against, and that existing infrastructure is maintained at suitable levels to accommodate both the existing and additional populations - a range of organisations and groups will need to work in close collaboration, applying the policies in the NDP and bringing together funding from many sources. The Delivery Plan sets out the mechanism for this to happen during the lifetime of this Neighbourhood Plan.

13.2 Figure 16 overleaf sets out the policies and proposals of this NDP, identifying the tasks necessary to ensure that the plans intentions are delivered, and identifying the key organisations involved in that delivery. It forms the basis for partnership working. Figure 16 sets out the non land use projects supported through this NDP.

13.3 The timescales set out in Figure 16 and Figure 17 are defined as follows:

- Immediate - As the NDP emerges
- Short - upon approval of the Neighbourhood Plan
- Medium - between one and five years of the Plan being approved
- Long - between five years of the Plan being approved and the end period of the Plan
- Ongoing - throughout the lifetime of the Plan

An annual monitoring report will be produced to indicate progress with the plans intentions.

FIGURE 16: DELIVERY OF POLICIES & PROPOSALS

Reference	Actions/Tasks	Timescale	By Whom?
POLICY CCLS 1: Designation of Coastal Change Management Area	Monitor applications in the CEEZ and CEV as it changes over time.	ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy CCLS 2: Safeguarding the Looe Flood Defence and Economic Regeneration Scheme	Consult LHC on development proposals abutting the Flood Defence and Economic Regeneration Scheme	ongoing	LTC, CC, LHC
POLICY CCLS 3: Development in locations vulnerable to coastal change.	Monitor applications in the CEEZ and CEV as it changes over time / apply policy controls.	ongoing	LTC, CC
POLICY CCLS 4: Development on or near to unstable or potentially unstable land	Take into account in design. Monitor applications and pre-apps and apply policy controls	Immediate and ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy CCLS 5: Drainage management and land stability	Take into account in design. Monitor applications and pre-apps and apply policy controls	Immediate and ongoing	As above.
Policy CCLS 6: Drainage management and flooding	Take into account in design. Monitor applications and pre-apps and apply policy controls	Immediate and ongoing	As above.
Policy CCLS 7: Drainage management – sewerage	Take into account in design. Monitor applications and pre-apps and apply policy controls	Immediate and ongoing	As above.
Policy CCLS 8: Drainage management and bathing water quality	Take into account in design. Monitor applications and pre-apps and apply policy controls	Immediate and ongoing	As above.
Policy DSI 1: Energy efficient & small carbon footprint development	Take into account in design. Monitor applications and pre-apps and apply policy controls	Ongoing	As above.
Policy DS 2: Renewable energy.	Refer to and apply policy when considering pre-apps and proposals for new development. Review as Looe Climate Change Strategy and CC Climate Change DPD emerge.	Ongoing	As above.
Policy DS 3: Community sustainable energy	Refer to and apply policy when considering pre-apps and proposals for new development. Review as Looe Climate Change Strategy and CC Climate Change DPD emerge.	Ongoing	As above.
Policy DS 4: Digital networks	Refer to and apply policy when designing and considering proposals for development throughout Looe	Ongoing	As above.

Policy DS 5: General development principles	Refer to and apply policy when designing and considering proposals for development throughout Looe	Immediate and ongoing	As above.
Policy HB 1: Habitat and biodiversity	Refer to and apply policy when designing and considering proposals for new development within or close to the Biodiversity/Habitat Corridors shown on the proposals map	Ongoing	As above.
Policy HB 2: Woodland, trees, Cornish hedges, and hedgerows	Refer to and apply policy when designing and considering proposals for new development that impact on a trees, Cornish Hedges or hedgerows	Immediate and ongoing	As above.
Policy PGS 1: Local green spaces	Refer to and apply policy when considering proposals for new development that impact on Local Green Spaces	Ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy GRN 1: Green infrastructure network	Refer to and apply policy when designing and considering proposals for new development within or close to the Wildlife / Biodiversity Corridors shown on the proposals map	Ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 1: Millpool / Polean master plan	A) Take policy into account in detailed design of Polean / Mill[pool] proposals B) Take policy into account as evidence of local support when applying for investment funds and grants C) Refer to and apply policy when considering planning applications for waterfront improvements are considered.	Short - Medium	A) CC Economic Dev team, landowners, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 2: Supporting the harbour and marine businesses.	Take policy into account when considering proposals within and adjoining the Harbour.	Ongoing	As above.
Policy E 3: Safeguarding of existing employment sites	A) Promote redevelopment and enhancement of existing employment sites. B) Refer to policy to guide proposals for redevelopment and enhancement of existing employment sites.	Immediate and ongoing	As above.
Policy E 4: Small scale workshop and office development	Refer to policy and apply when considering proposals for new employment development.	Ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 5: Employment opportunities in residential areas	Refer to policy and apply when considering planning applications for home based enterprises (where PP is required).	Ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 6: Redevelopment of Looe fire station	Take into account in design and consideration of proposals for the Fire Station site if they arise.	Short - Medium	A) CC Economic Dev team, landowners, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee

Policy E 6: Redevelopment of Looe fire station	Take into account in design and consideration of proposals for the Fire Station site if they arise.	Short - Medium	A) CC Economic Dev team, landowners, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 7: Future community service reserve	Take into account in design and consideration of proposals for the Police Station site if they arise.	Short - Medium	A) CC Economic Dev team, landowners, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy E 8: Redevelopment of Polvellan House	Refer to policy and apply when encouraging, designing and considering proposals for the site	Ongoing	A) Landowners, Developers, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 1: Sustainable and eco-tourism	Refer to policy and apply when considering proposals for new tourism development.	Ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 2: Supporting events and festivals infrastructure	Refer to policy and apply when considering proposals for new facilities to support festival-based tourism growth	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 3: Looe cycleway hub	Take into account in designing and implementing proposals supporting the Looe Valley Cycle Trail.	Short - Medium	Looe Development Trust, LTC, CC Economic Development
Policy TOUR 4: Modern tourism accommodation	Refer to policy and apply when considering proposals for new tourism development.	Immediate and ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 5: Protection of existing stock of tourism accommodation	Refer to policy and apply when considering proposals which involve loss of tourism facilities.	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 6: Peer to peer (P2P) accommodation	Refer to policy and apply when considering proposals for new tourism accommodation development.	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TOUR 7: Controlling the spread of second homes and holiday lets	Apply policy controls to new residential development proposals.	Ongoing	

Policy TOUR 7: Controlling the spread of second homes and holiday lets	Apply policy controls to new residential development proposals.	Ongoing	
Policy H 1: Meeting housing needs	Use Development Boundary to determine which policies apply in to development proposals. A) Take into account when designing new housing development B) Refer to and apply policy when considering planning applications for new housing	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy H 2: Live/work units	Refer to and apply policy when designing and considering proposals for new residential/ employment development	Immediate and ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy H 3 – housing for older people	Refer to and apply policy when designing and considering proposals for new residential development	Immediate and ongoing	As above.
Policy H 4: Extra Care Housing	Refer to and apply policy when designing and considering proposals for new extra care housing.	Immediate and ongoing	As above.
Policy TC 1: Maintaining the town centre as a retail and social destination	Refer to and apply policy alongside CLP Policy 4.3 when considering planning applications	Immediate and ongoing	As above.
Policy TC 2: New uses for upper floors in the town centre	Refer to and apply policy when considering planning applications relating to upper floors in Looe Town Centre	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TC 3: Design and Local Distinctiveness in Looe's Historic Core	Refer to and apply policy when considering proposals for development within the defined character areas.	Immediate and ongoing	As above.
Policy TC 4: Heritage Impact Assessment	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy TC 5: Demolition of Buildings and Structures in Looe's Conservation Area	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	As above.
Policy TC 6: Shopfronts and Commercial Signage in Looe's Conservation Area	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	As above.

Policy TC 7: Window and Door Repair and Replacement in The Historic Core	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	As above.
Policy TC 8: Building Height	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	As above.
Policy TC 9: Development of Steep Slopes	Refer to and apply policy when designing and considering proposals for new development	Immediate and ongoing	As above.
POLICY TC 10: Landscape and Heritage Views and Vistas	Refer to and apply policy when considering proposals for new development that rise significantly above the average roof height of surrounding development or develop previously undeveloped areas on the settlement edges	Immediate and ongoing	As above.
Policy TC 11: Looe town centre broadband, wi-fi and other digital communications	Refer to and apply policy when designing and considering proposals for new commercial development	Immediate and ongoing	As above.
Policy C 1: Community facilities	Refer to and apply policy when considering pre-apps and proposals which involve the listed facilities.	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy C 2: Neighbourhood shops & facilities	Refer to and apply policy when considering proposals for new or refurbished neighbourhood shops and facilities	Immediate and ongoing	As above.
Policy C 3: Enhancement of community health service provision	A) Encourage and lobby for the retention and enhancement of health and care facilities for Looe and its adjoining communities B) Refer to and apply policy when considering pre-apps and proposals for the site	Immediate and ongoing	A) CC Economic Dev team, landowners, LTC. B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy C 4: Community recreation open space protection and provision	Refer to and apply policy when considering pre-apps and proposals which involve the listed facilities.	Immediate and ongoing	CC Development Management, CC Planning Committees, LTC Planning Committee
Policy C 5: Sport and physical activity	Refer to and apply policy when designing and considering proposals for new residential development	Immediate and ongoing	A) Landowners, Developers, Agents, Architects B) CC Development Management, CC Planning Committees, LTC Planning Committee
Policy T 1: Traffic Sensitivity and Development	Refer to and apply policy when considering pre-apps and proposals for new development	Immediate and ongoing	As above.
Policy T 2: Car Parking on Steep Slopes.	Refer to and apply policy when considering pre-apps and proposals for new development.	Immediate and ongoing	As above.
Policy T 3: Cycle proofing	Refer to and apply policy when considering pre-apps and proposals for new development.	Immediate and ongoing	As above.
Policy T 4: footpath and cycle path network.	Refer to and apply policy when considering pre-apps and proposals for new development.	Immediate and ongoing	As above.

Policy DPI - Making it Happen - Community Priorities - Justification

13.4 In implementing the NDP, funding from planning obligations (Including Section 106 agreements and Highways agreements), Community Infrastructure Levy and other sources will be necessary.

13.5 Planning obligation funding can only be used on infrastructure (or the improvement, replacement, operation or maintenance of any infrastructure) that is specifically required to make a development acceptable. These include:

- Affordable housing
- Employment and skills agreements, e.g., local employment or apprentice contracts
- Site specific matters needed to make the development acceptable in planning terms, including:
- New bus connections or services and cycle/pedestrian routes and connections if directly required by the development - Local junction/highways improvements and access into the site
- Travel plans and monitoring fee/co-ordinator posts
- Primary school buildings/extensions as a direct result of large sites or contributions from groups of sites identified in the Site Allocations Plan
- On-site greenspace as required by Policies of the CLP /NDP
- Strategic Policies (which include requirements for a financial contribution in lieu of on-site provision in certain circumstances)
- Public realm improvements on-site, and off-site where this is required as a direct result of an adjacent development
- On-site drainage and flooding solutions

13.6 Community Infrastructure Levy can be used to fund:

- Local speed management and safety projects
- Community buildings & social facilities
- Economic regeneration
- Local flood risk management

13.7 Other funding sources such as the Cornwall Council Town Centre Revitalisation Fund and Coastal Community Funding may also be available through the Looe Town Team.

Policy DPI - Intention

13.8 This policy seeks to make clear the funding priorities for the use of Community Infrastructure Levy in the Looe NDP area.

POLICY DPI - Making it Happen - Community Priorities

The Town Council will use developer contributions at its disposal within the Plan period either to deliver or to assist in the delivery of identified key projects. The use of Community Infrastructure Levy, planning obligation funding, grant aid and investment in the town should be directed towards the developments, projects and initiatives detailed in this Neighbourhood Plan:

1. Community Infrastructure Levy receipts by the Looe Town Council (the 'Neighbourhood Portion') will be directed towards support for the Projects set out in Table 2.
2. The use of Community Infrastructure Levy receipts by Cornwall Council (the 'Strategic Share') that are directed to the Looe Neighbourhood Development Plan should provide funding to support local aspects of strategic place-shaping projects including the re-provisioning of community services and the Looe Harbour Improvement Strategy

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) allows local authorities to raise funds from new building projects undertaken in their area, and is governed by the CIL Regulations 2010 (as amended). CIL is charged as a fixed rate per square metre of new floor space created, and the money raised can be used to help fund a wide range of infrastructure that is needed to support development.

A development is liable for CIL if it:

- creates a new dwelling of any size; or
- creates over 100sqm of gross internal floorspace (new build, and before making deductions for existing floorspace that is to be demolished); and
- involves new buildings or floorspace into which people normally go.

The [CIL Charging Schedule](#) sets out the rates that will be charged on new development in Cornwall, and also details the types of development that will not be charged and those that can apply for exemption from paying CIL. The [CIL Discretionary Relief Policy](#) sets out additional relief available in Cornwall.

What can CIL be used on?

- Community Infrastructure Levy can be used to fund:
- Local speed management and safety projects
- Community buildings & social facilities
- Economic regeneration
- Local flood risk management

How does it Work?

Parishes and towns will receive 15% of the CIL income raised from development within its area (the Neighbourhood Portion), and this will increase to 25% for parishes and towns with an adopted Neighbourhood Development Plan. The remaining amount (the Strategic Share) will be retained by Cornwall Council and distributed to strategic investments.

Looe is within CIL Charging zone 4, but only a small part is in the 'designated rural area' so new developments of 1-10 dwellings will be liable to pay £100 per M², and developments of 11 or more dwellings will be liable to pay £35 per M². Out of town retailing with a floorspace greater than 280M² and out of town restaurants greater than 100 M² pay £100 per M².

However, affordable housing and self-build developments are able to claim exemption from liability to pay a CIL charge. Rural Exception Sites are also exempt from CIL.

FIGURE 17: PROJECTS

Reference	Actions/Tasks	Timescale	By Whom?
NDP 1	Polean Master Plan	Immediate	LTC, CC Economic Development, WLTC, Stakeholders
NDP 2	West Looe Square Enhancement	Short/Medium	LTC, CC Economic Development, CC FRS, Stakeholders
NDP 3	Community Services Reserve Development	Short/Medium	LTC, CC Economic Development, D&C Police, Network Rail, Stakeholders, D&C Rail Partnership
NDP 4	Looe Valley Cycle Trail	Medium/Long	CC Economic Development, Looe Development Trust, SECLAG, D&C Rail Partnership
NDP 5	Public Realm Enhancements	Medium/Long	CC, LTC
NDP 6	Update of Looe Heritage Guidance Notes	Immediate	LTC
NDP 7	Develop a Common Palette of Materials, Street Furniture and Signage	Short/Medium	LTC
NDP 8	Looe Town Centre Integrated Wifi & Web Presence Strategy	Short/Medium	CC Economic Development, Commercial operators
NDP 9	Skateboard Project	Short/Medium	LTC
NDP 10	Woodlands View Wild Play Area	Short/Medium	LTC
NDP 11	Looe Sports Development Project	Medium/Long	LTC, new Looe Sports Partnership

SECTION FOURTEEN: KEY INFORMATION

Point of Contact

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Stakeholder Group and Working Group Membership

STAKEHOLDER GROUP

Name	Status/Representing
Joint Chair - CLLR MRS EDWINA HANNAFORD CLLR JAMES LUNDY	Cornwall Council and Looe Town Council
Project Manager - Steve Besford-Foster	(Unaligned, non-voting)
Sheila Brock	(Governor of Looe Community Academy)
Ross Fisher	SECTA
Andrew Gill	Local Business/Member of Public
Susannah Gill	Local Business/Member of Public
Cllr Viv Sullivan	Looe Town Council
Kate Jackman	Deputy Headteacher of Looe Community Academy
Dr Kathy Lang	Looe Harbour Commission
Cllr James Lundy	Looe Town Council
Justin Spreckley	Looe Development Trust
Chris Roy	Volunteer
Lillian Harrison	Volunteer

WORKING GROUP Community volunteers

Access to Services and Shopping Sheila Brock Susannah Gill Cllr Armand Toms Chris Roy (Volunteer) (Lead) Jill Fleming (Volunteer) Paul Penhaligan (Volunteer)	Housing and Environment James Lundy (Lead) Ross Fisher Cllr Mrs Edwina Hannaford David Gamblin (Volunteer) Laurie Tansley (Volunteer)
Economy Edmund Wilson (Lead) Dr Kathy Lang Cllr Armand Toms Gwen Challoner (Volunteer) Joy Higgs (Volunteer) John Martin (Volunteer) Diane Trerise (Volunteer) Vivienne Woodgate (Volunteer) Justin Spreckley (Looe Development Trust)	Heritage, Culture and Tourism Cllr Mrs Edwina Hannaford Tanya Brittain (Volunteer) (Lead) Edith Coles (Volunteer) Bob Fleming (Volunteer) Mark Joce (Volunteer) Paul Myles (Volunteer) Greg Spence (Volunteer) Paul Whitehouse (Volunteer)

Drafting Team	Professional Support
Greg Spence	Project Manager - Steve Besford-Foster - PlanSupport
Cllr James Lundy	Emma van der Velde, Landscape Architect AECOM
Justin Spreckley	Jon Rooney, Associate Director, AECOM
Cllr Armand Toms	

CORNWALL COUNCIL SUPPORT

KATHRYN STATHAM	Landscape Architect, Environment Directorate

PHOTOGRAPHY

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SECTION FIFTEEN: JARGON BUSTER

Charette

A charrette is an intensive planning session where citizens, designers and others collaborate on a vision for development. It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers. More importantly, it allows everyone who participates to be a mutual author of the plan.

Community Plan (also known as Parish Plans or Community Action Plans)

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area. Such a Plan was prepared in 2007 for Looe: <https://www.cornwall.gov.uk/media/3628838/Looe-area-community-action-plan.pdf>

Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

Habitats Regulation Assessment

This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

Homeworking

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Human scale

Refer to environments and buildings scaled to relate to predictable human physical characteristics. Such places have heights, doors, windows, steps, railings, work areas, seating, lighting arrangements, walking distances, viewpoints, acoustic properties and other features that 'fit' well to the average person.

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom

Localism Act

The Localism Act 2011 includes five key measures that

underpin the government's approach to decentralisation. • Community rights • Neighbourhood planning • Housing • General power of competence • Empowering cities and other local areas

Liskeard-Looe Community Network Area (CNA).

The 19 community networks are the main way Cornwall Council connects with communities to help address important local issues.

Community networks:

- Identify, agree and drive forward local priorities for their community network area
- Have their say on local service delivery and on strategies that affect their communities
- Work together to promote the wellbeing of their local areas and bring communities together
- Build relationships between the people and organisations working in their communities

This work is led by the community network panels which include the Cornwall councillors and representatives from town and parish councils within the community network area. The panels can also invite local organisations and service providers, like the police and health services, to join them at their meetings. The Community Network Area is also used as a 'building block' for service delivery planning and policy development.

Listed Building

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home

owner.

National Planning Policy Framework (NPPF)

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

Neighbourhood area

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

Neighbourhood Plans

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan

Pattern Book

A 'pattern book approach' involves sampling the urban and architectural forms that exist in a place and provide its unique local characteristics, and using this to develop guidance as to the street patterns, scale, density, massing, height, landscape, layout, materials and the architectural detailing that give a place its essential character. This can help developers and designers to provide schemes which match the physical and social patterns that exist within the town, contributing to sustainable development.

Planning Advisory Service

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk

Permitted development

Certain types of work can be carried out without need-ing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings.

Permitted development rights are more restricted. In the Conservation Areas, and the Area of Outstanding Natural Beauty.

'Prior approval' process.

Some proposals for 'PD' developments involving telecommunications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place

Public Realm

The term 'public realm' is often used loosely, sometimes interchangeably with 'public domain', to refer to external urban spaces that are publicly accessible. According to English Heritage, the public realm '...relates to all parts of the built environment where the public has free access.

Qualifying Body

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations

Steering Group

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

Strategic Environmental Assessment

An assessment of certain plans and policies on the environment.

'Social Capital'

This refers to the network that exist between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital

Sui Generis

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

Town and Country Planning Act 1990

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

The Regs

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

Use Classes Order

The legal definition of Planning land use classes defined under the General Development orders and various regulations.

Class E – Commercial, business and service

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
 - (i) an office to carry out any operational or administrative functions,
 - (ii) the research and development of products or processes, or
 - iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class E above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

Class C – hotels, hostels and dwelling houses

Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided

Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses))

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.

Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

Use of a dwelling house by not more than six residents as a HMO.

Class F.1 – Learning and non-residential institutions

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,

- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

Class F.2 – Local community

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
 - (i) the shop's premises cover an area not more than 280 metres square, and
 - (ii) there is no other such facility within 1000 metre radius of the shop's location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

Sui generis – No class specified Includes:







- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (
- k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,
- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (x) a dance hall

APPENDIX I

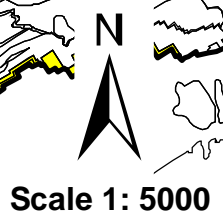
Appendix 1 Extract from Looe CA Appraisal

Map 1







LEGEND

-  Existing Conservation Area
-  Conservation Area Extension
-  Key Buildings
-  Positive and Relatively Unaltered
-  Positive but Altered or Modern
-  Neutral or Negative

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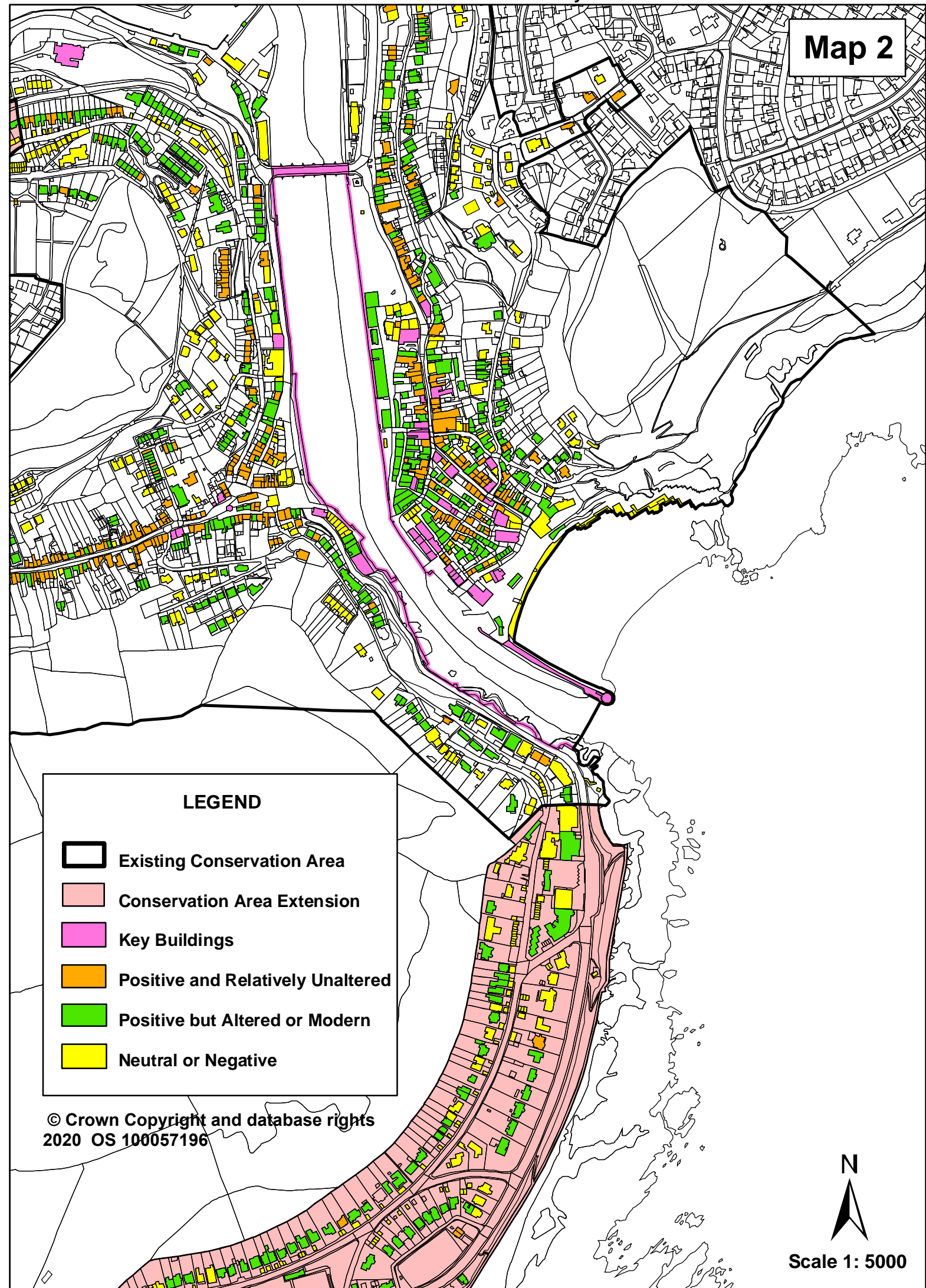
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