

Luxulyan Neighbourhood Development Plan

2018 - 2030



Produced by the Luxulyan Neighbourhood Development Plan Steering Group

9th May 2019

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1. Introduction

- 1.1 Neighbourhood planning gives the Luxulyan community direct power to develop a shared vision and to shape the development and growth of the local area. The community are able to choose if, and where they want new homes to be built, have their say on what those new homes should look like and what infrastructure should be provided, and directly influence the grant of planning permission for the new homes they want to see go ahead.
- 1.2 A Neighbourhood Development Plan concerns the future development in the Parish. It is also about the use of land and the environment. The plan must take into account what local people want and can only be approved once a local referendum has taken place. The neighbourhood development plan will form part of the statutory Development Plan for the Parish and therefore planning decisions need to be made in accordance with the neighbourhood development plan.
- 1.3 The creation of a Neighbourhood Development Plan is part of the government's approach to planning, as contained in the Localism Act 2011.
- 1.4 Luxulyan Parish Council applied to Cornwall Council, on 4th June 2016, to designate the Parish as a "Neighbourhood Area." Cornwall Council formally designated the Neighbourhood Area on 4th August 2016 in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 1.5 The aim of the Luxulyan Parish Council in producing a Luxulyan Neighbourhood Development Plan (LNDP) is to put forward the wishes of the local community with regard to future development. In order to do this a Steering Group was created, this group included members of the Parish Council and local residents, all of whom volunteered their services for this process.

2. The Neighbourhood Development Plan Process

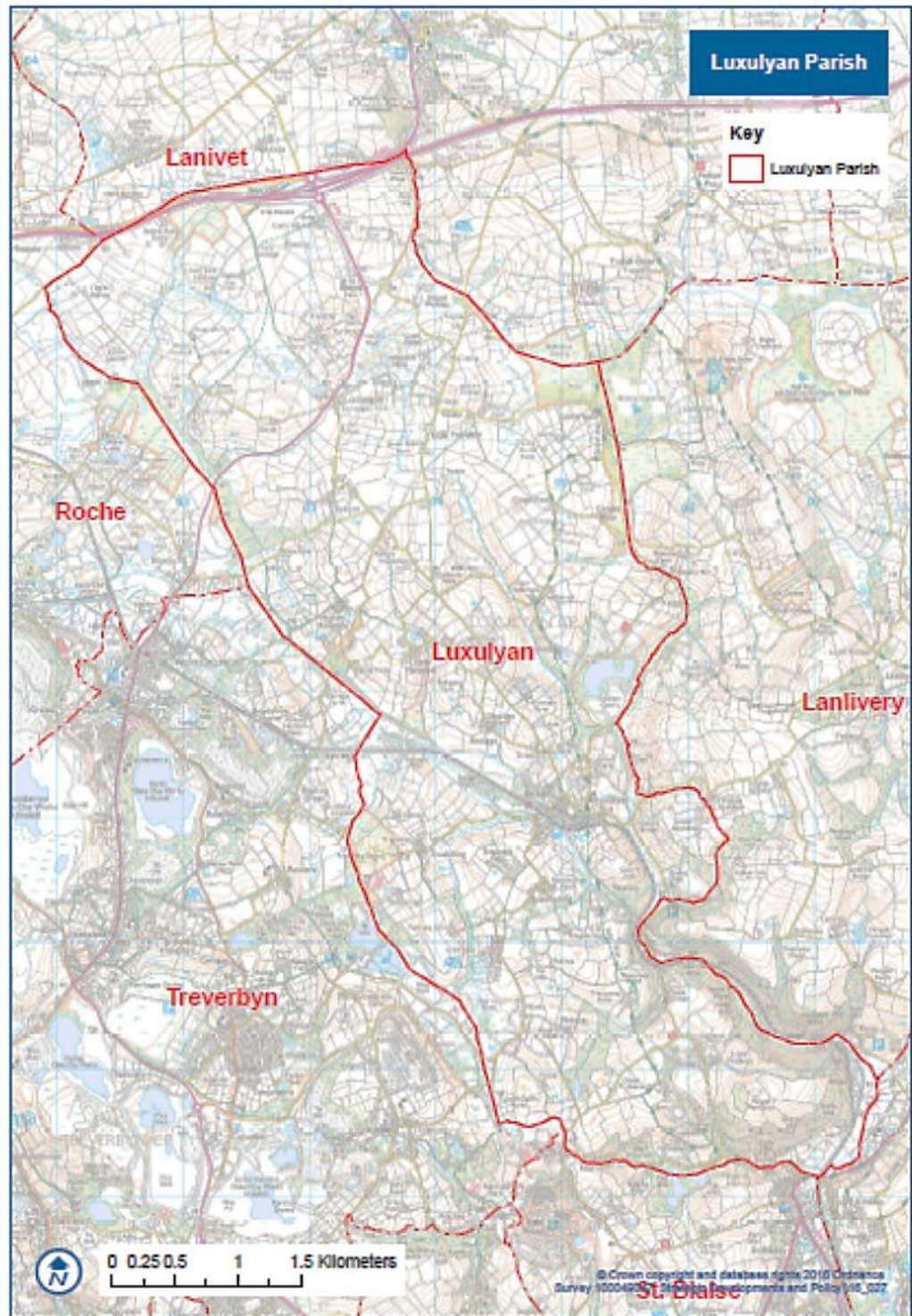
- 2.1 The process for the creation of the LNDP included: -
 - Luxulyan Parish Council consulted residents and other interested stakeholders on the designation of this area. The consultation ran between Wednesday 22nd June and 3rd August 2016.
 - To provide information about what a Neighbourhood Development Plan is, and to advertise a community event which was held on 9th July 2016, a flyer was issued and circulated with the parish magazine.
 - A community consultation event was held on 9th July 2016 in the Village Hall.
 - Questionnaires were issued in the summer of 2016 to get general indication about people's views and concerns.
 - This process was assisted by Cornwall Rural Community Charity and a grant was obtained to pay for support.
 - Following these initial discussions, a Steering Group was formed with the initial meeting being held on 14th November 2016.
- 2.2 The Steering Group put together a survey which was then distributed to all households within the Parish during September 2017 inviting them to make comments and observations on a number of different topics. To publicise the survey two exhibitions were held on Saturday 2nd September 2017 at the Plant Swap and coffee morning in Luxulyan Memorial Institute, and on Saturday 9th September 2017 as part of the twentieth Anniversary celebrations held by The Friends of Luxulyan Valley at Luxulyan Village Hall. Following the consultation and questionnaire the analysis of the

responses reveals 611 questionnaires were sent out, 163 completed responses were received. This equates to 27% return.

- 2.3 The results of this survey will be further considered in Section 5 with the survey results being published in detail as part of the Evidence Base Document (EBD).
- 2.4 The LNDP contains policies that have been put together in response to survey results and evidence of housing need and environmental considerations as supplied by Cornwall Council in conjunction with the policies and guidelines set out in the other relevant national guidance and the Cornwall Local Plan (CLP). Further detail can be found in the accompanying EBD (see www.luxulyanpc.co.uk) and the resultant policies can be seen in Section 8. Once these policies have been agreed and accepted they will form part of Cornwall's Development Plan and they will become a "Planning Consideration" which will ensure that the voice of the Parish is heard in any future developments.
- 2.5 The policies of the LNDP will apply to the 'Plan Area' as set out in the Neighbourhood Planning (General) Regulations 2012 Regulation 5 application for designation of a neighbourhood area (see Figure 1).

Plan Area

Figure 1: Map showing the Designated Area of the LNDP



2.6 The Plan Period

- 2.7 The plan period of the LNDP will be from when the plan is 'made' to 31st March 2030, in line with the Cornwall Local Plan (CLP).

2.8 Supporting documentation.

All supporting documentation can be found on
http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_-_SUCCESSFUL_1.aspx

3. Guidelines

- 3.1 There are two senior tiers of planning legislation and guidance that it will be necessary for the LNDP to follow:
- The National Planning Policy Framework (NPPF 2019 para29) - This is national legislation that Local and Neighbourhood Plans must follow. It states:
'Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.'
 - The CLP - This is the adopted Local Plan for the county.
- 3.2 The LNDP has been prepared in accordance with the NPPF 2012, the CLP, Neighbourhood Planning Regulations 2012 and the European Directive on Strategic Environmental Assessment 2004, compliance with the Regulations and Directive is set out in the accompanying Basic Conditions Statement. Regard has also been had to the revised version of the NPPF (2019).
- 3.3 This LNDP will be subject to an independent examination. It must demonstrate that the policies contained are consistent with the basic conditions as set out in the Regulations.

4. Description of the Parish

- 4.1 Luxulyan is a rural parish with an historic church town and dispersed hamlets, reflecting a traditional settlement pattern in the Cornish countryside (see Figure 2). In addition to this there are significant areas of historic and archaeological importance, including part of a World Heritage Site and Area of Great Landscape Value. (See Cornwall Council online mapping.)
- 4.2 There are extensive areas of protected habitat, including Sites of Special Scientific Interest (SSSI), (see Figure 3). It is predominantly agricultural, including larger farms and smallholdings, with one major employer, which is a meat-processing plant in a hamlet north of the village providing some local employment, and additionally other businesses/organisations employing between 10 and 30 staff. In the village, there is an industrial estate, a primary school, a pub and a shop. Most people in employment travel to nearby towns. Most people live in Luxulyan village, which includes 5 estates dating from the 1960s onwards. There is a mix of housing types, as well as two residential sites with park homes. Within the Parish there are several residential sites occupied by travellers. In the village and most hamlets modern housing types (1960s

onwards) predominate. There are two main meeting venues, the Village Hall and the recently refurbished Memorial Institute. The parish church forms a focal point in the village. The Saints' Way footpath passes through the parish, as does a National Cycle Route. Many people come to the village to visit Luxulyan Valley World Heritage Site (see Figure 4).

- 4.3 The 2011 census information states there are 1800 inhabitants and 778 homes in the Luxulyan area [1441 for Luxulyan Parish – 2014 ONS population estimate]. Of these residents 260 are under 15, 1030 of working age 15-65, and 510 are over 65. Caravans or temporary dwellings make up 11.5% of the homes. The largest sector for number of businesses is Agriculture at 19%, followed by Construction with 13% and then Professional/Technical with 11%.

Figure 2

The parish boundary (in yellow) and the approximate location of the main settlements in Luxulyan Parish.

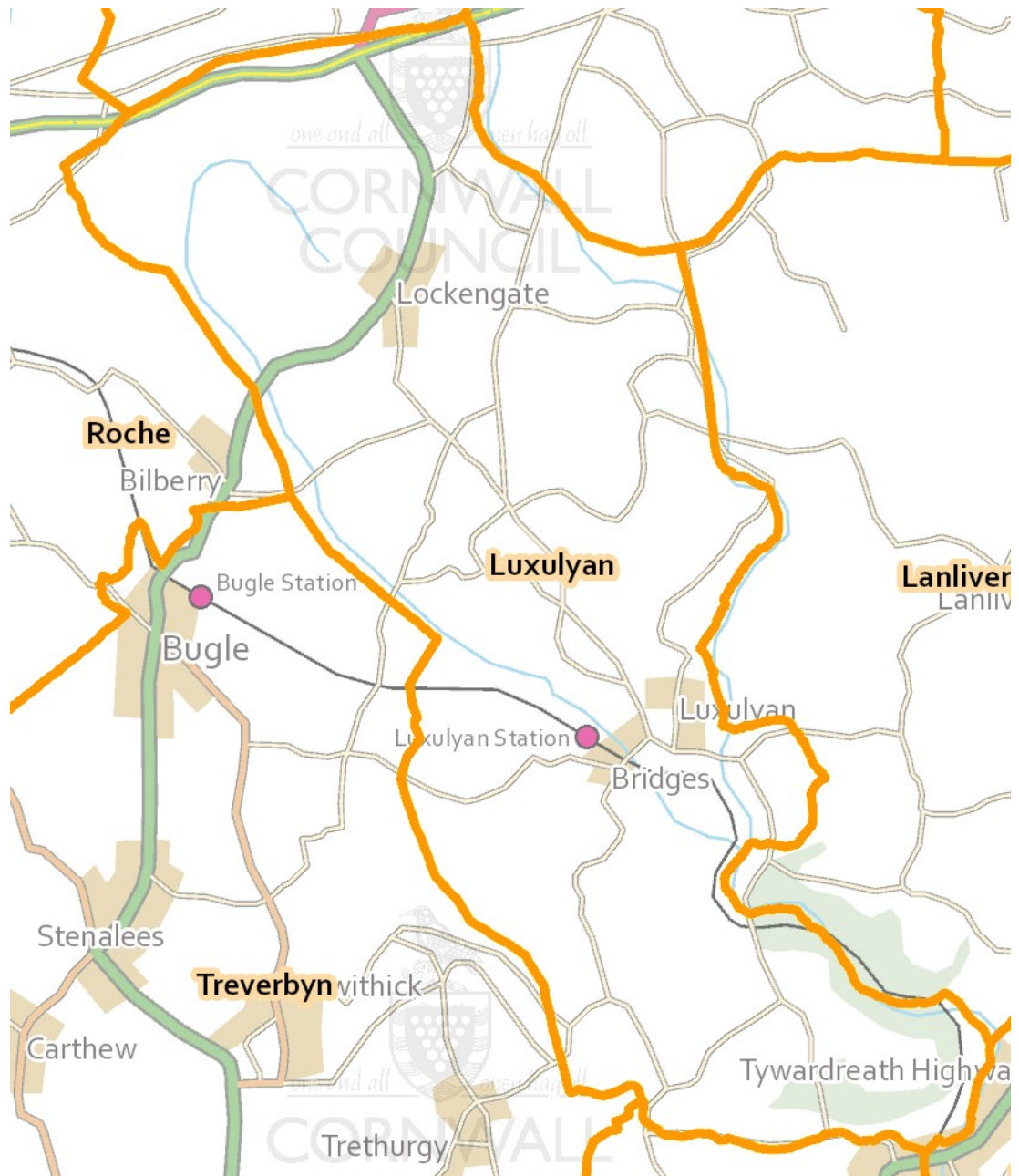
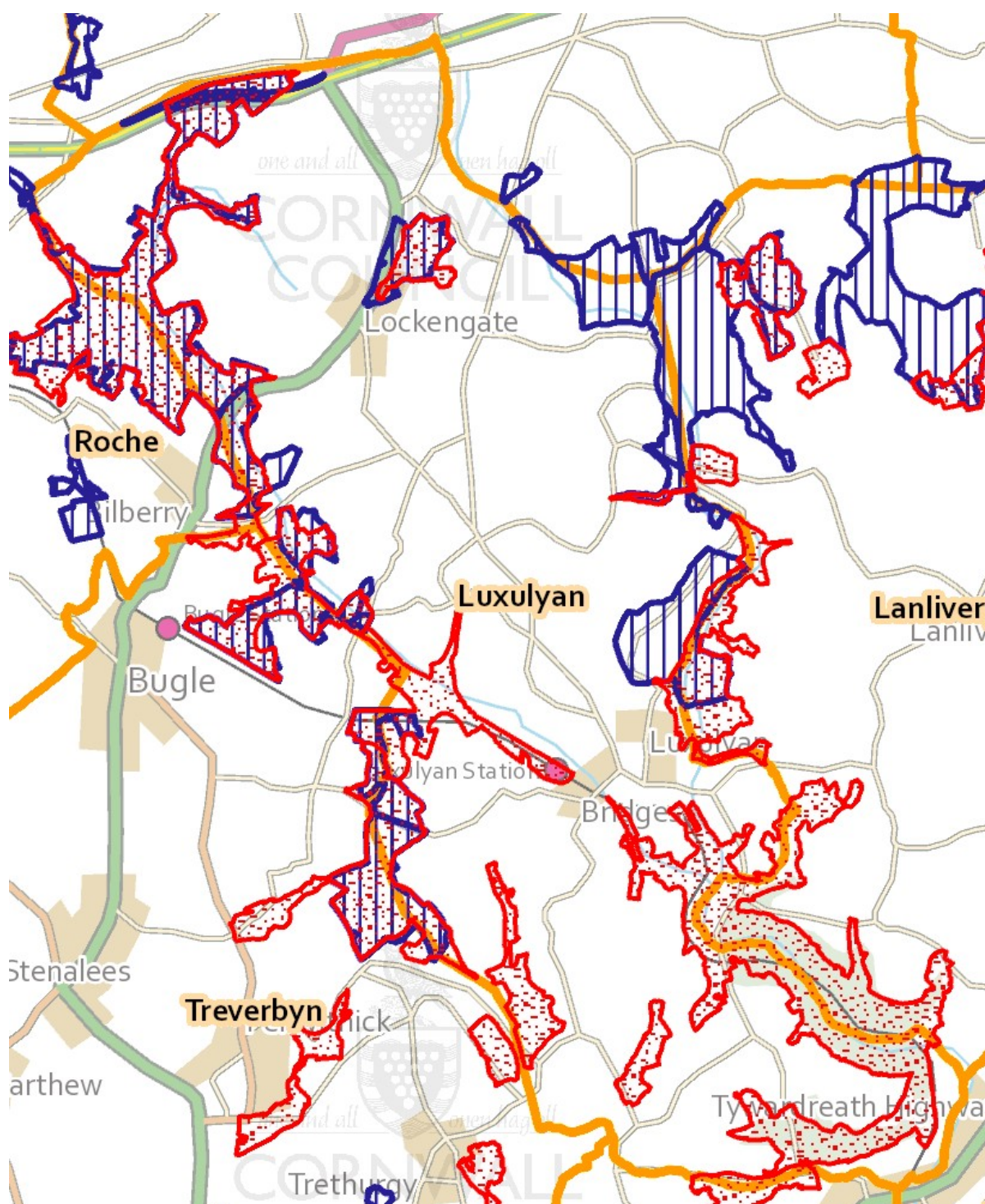


Figure 3

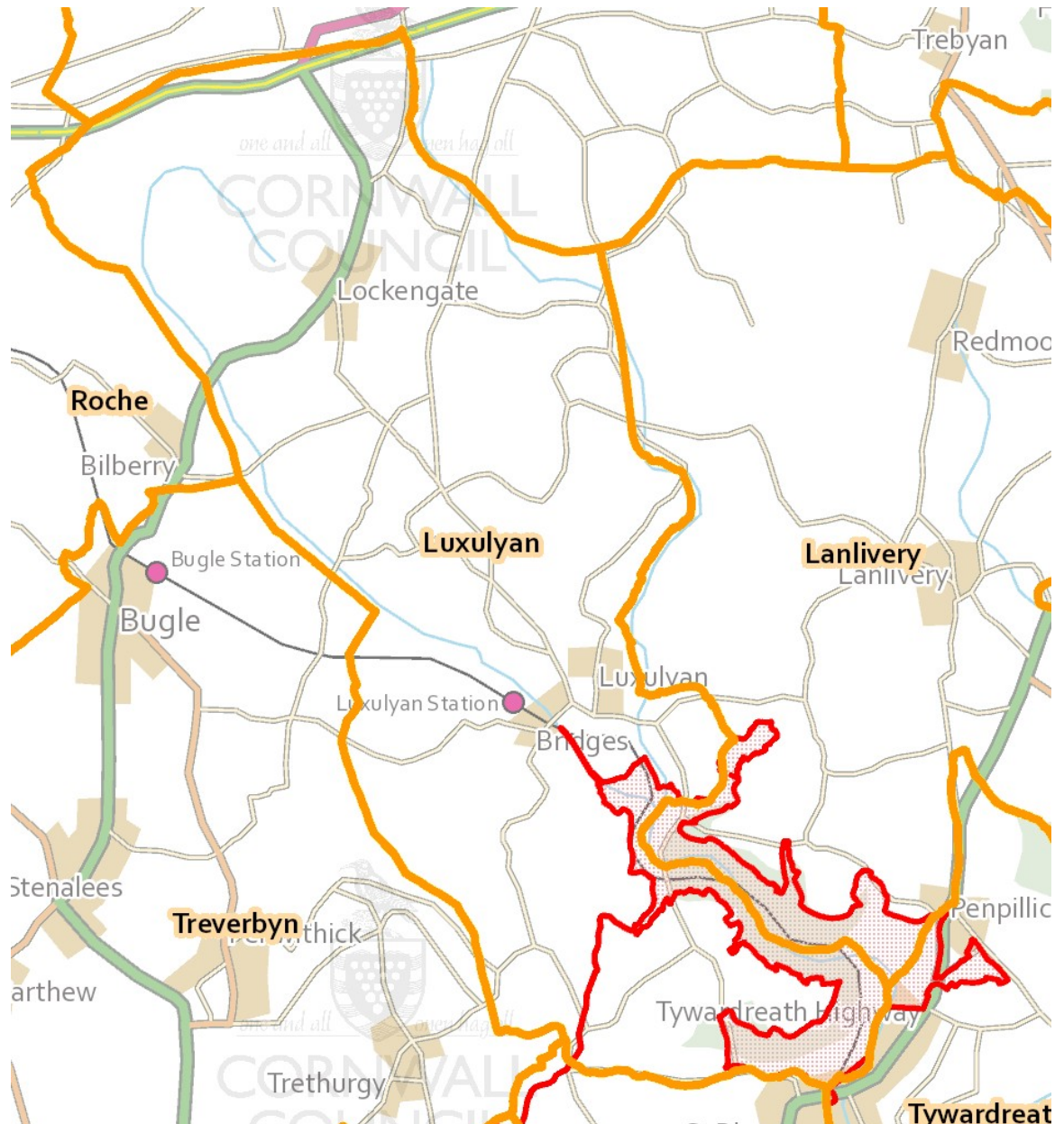
Wildlife and ecology designations in and in proximity to Luxulyan Parish



Key:
Blue shows SSSIs.
Red shows County Wildlife Sites.

Figure 4:

World Heritage Site outlined in red and shaded



- 4.4 There are 56 listed buildings and 7 scheduled ancient monuments within the Parish. The landscape of much of the Parish is described in the 2007 Landscape Character Assessment by Cornwall Council, as rolling low hills with small to medium scale field pattern, with sinuous boundaries [classified as anciently enclosed], closely linked to the settlement pattern of dispersed farming hamlets. In some places this field pattern has been altered to create larger fields. These open fields are balanced by the frequency of trees and small woods, often occurring as dense mixed woodland on the sides of incised valleys. The 2007 Landscape Character Assessment can be found at - <https://www.cornwall.gov.uk/environment-and-planning/cornwalls-landscape/landscape-character-study-2005-2007/>

5. View of the Community

5.1 The following is a summary of the some of the areas covered within the questionnaire survey and responses. The full results are published separately in the EBD at http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_-_SUCCESSFUL_1.aspx

- The vast majority of respondents want future development to be within existing settlement patterns.
- A significant number of responses indicated new development should be focused on providing lower cost houses for people with a local connection.
- The Community would like to see sites with potential for low-cost housing in particular land between Bridges/railway line to Chapel Field.
- There were a significant minority of negative responses to further development.
- The responses reinforce the need for housing to support local people and local facilities, e.g. the school. There is little appetite to develop homes that encourage new people into the Parish, therefore, any future planning agreements should be specifically aimed at supporting local housing needs and community facilities.
- 62% of the respondents believe that new homes should be spread among a greater number of small sites, to help meet the ambition of the community to promote affordable housing for local people.
- The responses show a definite wish that new houses should be of a smaller size for smaller family/start-up homes and homes adapted for older people.
- The responses about the tenure of new homes indicates a mixture of priorities but primarily that people would like to own, or part-own their own home, provided there was an opportunity to buy or part-buy at a realistic price. However, a significant number of responses also felt it was important to have more homes for rent.
- Respondents felt new homes should be energy efficient and there should be a mix of homes that match the existing styles in that particular locality.
- 35 responses indicated a lack of available properties that are affordable to buy or rent (this has included people having to buy outside Luxulyan Parish when they would rather have stayed, these specific examples reinforce the need to prioritise local needs as regards to housing).
- When asked about employment in the parish the majority of people felt it was reasonably important to create extra job opportunities, it wasn't given as high a priority as might have been expected, employment in the parish is an important factor and serious consideration should be given to support planning applications which don't impact adversely on residential amenities or protected designated areas.
- People in the parish would prefer small businesses to be set up and suggestions varied from retail outlets/cafes to IT/office to light industrial units a few of the suggestions would not be sustainable given the size of the village/parish. Current infrastructure/road links are not adequate for any larger scale business, some comments suggested that there should be no further business expansion.
- There is a significant concern about the speed and volume of traffic. There were also a number of concerns about larger vehicles/tractors.
- The responses seem to indicate that most people are happy with the character of the parish as it is but understand the need for development (homes and employment) as long as it is in keeping with the nature of the parish. There are some concerns about the capacity of the infrastructure to cope with too much expansion.

6. Vision and aims

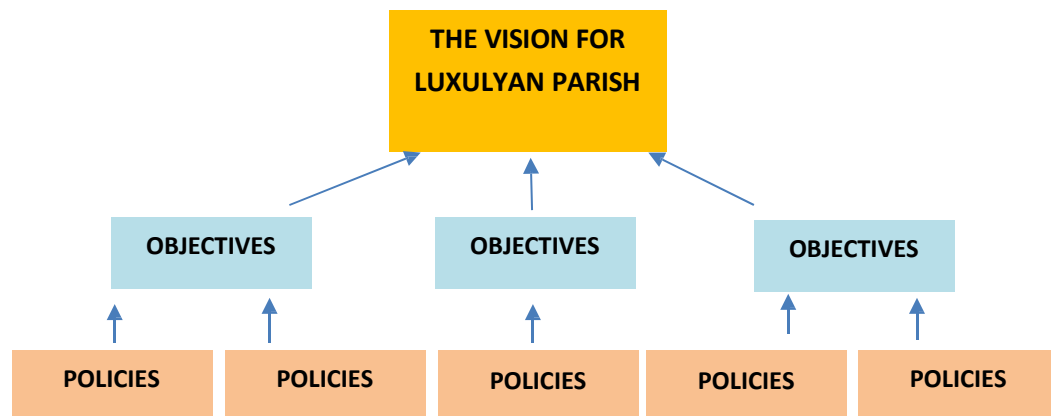
- 6.1 Every plan has an aim and for the LNDP the aim is for the policies to help achieve a 'Vision' for Luxulyan Parish by 2030. The Vision is as follows:-

THE VISION FOR LUXULYAN PARISH

"In 2030 Luxulyan Parish will be a vibrant rural community with housing and employment opportunities that are sympathetically sited within the parish, respecting its heritage, built and natural environments, all producing a balanced economic and social community."

- 6.2. In order to achieve this Vision a number of 'Objectives' are set and then, in turn, to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the LNDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 4.

Figure 5



- 6.3 The objectives for Luxulyan Parish are:

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

- 6.4. To meet the objectives a number of aims have been identified that can be addressed by future development and planning decisions, and are outlined within the policies:

- To meet future housing needs of the parish. (Policies LH 1-4)
- To protect the Natural Environment and Open Spaces. (Policies LLNE1)

Luxulyan Parish Housing Statement

7.1 Housing Requirement

- 7.2 The CLP apportions 900 dwellings to be delivered in the eleven parishes that make up the rural area of the St Blazey, Fowey, and Lostwithiel Community Network Area (CNA). Housing figures have been supplied by Cornwall Council in the Luxulyan Housing Requirement Document 2017, and Table 1 from that document is reproduced below. It shows that the Parish needs to deliver 11 new dwellings as a minimum between 2018 and 2030, to be in general conformity with the Local Plan. Table 1: Minimum housing target to be in conformity with the CLP.

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
St. Blazey, Fowey & Lostwithiel CNA (Rural)	900	281	494	125
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e÷100)xd)
Luxulyan Parish	9%	17	43	11

Delivering Luxulyan Parish Housing

- 7.3 The LNDP seeks to facilitate the delivery of approximately 20-25 new dwellings as individual and small developments. This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the parish's settlements and which contributes to preserving and enhancing the identity of Luxulyan Parish. Table 2 sets out an estimation of the number of dwellings that the LNDP policies provide for:

Table 2: Estimated housing provision resulting from the policies of LNDP

Policy	Estimated number of dwellings
LH1 - Areas for future housing under Policy 9 of the CLP	11
LH2 - Rural Exceptions Housing for Local People	5
LH3 - Housing on Farms	3
LH4 - Housing for Older People	3
Total number of houses planned for:	22

8. Policies

- 8.1 The LNDP contains a series of policies, the successful delivery of which during the plan period will meet the aims and, in turn, achieve the community's vision for the Parish.
- 8.2 The policies are in bold. The intention stated for each policy contains background, explanations and rationales.

Housing Policies

- 8.3 Public consultation feedback has indicated that there is a desire for a limited amount of new housing in the parish and that development should allow for 20 to 25 new dwellings over the period of this Plan (2018-2030). The development of unallocated sites is supported by the LNDP, recognising that some development will inevitably come forward in response to specific local demand, as well as reflecting the preference by a majority of respondents to the LNDP community engagement for the development of individual plots.

New Housing Developments

- 8.4 Reasoned justification

The LNDP seeks to accommodate housing growth by prioritising affordable homes for local people through encouraging innovative opportunities under CLP Policy 3 whilst retaining the essential rural character of the Parish. Development of single plots for affordable homes in hamlets or group of buildings will help increase opportunities but this is unlikely to fulfil all the demand, equally the need is too small to allocate specific sites so the LNDP supports suitable exception schemes for affordable housing led proposals under CLP Policy 3 and Policy 9.

- 8.5 Intention

To encourage new housing, while retaining the existing settlement pattern to meet the evidenced local housing need identified in the CLP and LNDP survey.

Relevant Higher Level Policies
CLP Policy 1, 2, 3, 9 and PP9

LH1 - New Housing Development

Small-scale incremental housing development of an appropriate scale, density, character and appearance that complies with the Cornwall Council Design Guidance and reflects and enhances the village and Parish of Luxulyan shall be permitted where this:

- (a) is proportionate with and will help to support social and community facilities available in the Parish;**

- (b) provides suitable infrastructure, including safe access to adjacent main roads and with safe walking and cycling access to the village amenities (where possible); and,**
- (c) is either:**
 - i. a proposal for an affordable housing Rural Exception Site (in accordance with CLP Policy 9), which is non-contiguous and a minor development of 10 or less houses;**
 - ii. the conversion of suitable disused buildings within the Parish; or,**
 - iii. Housing for a rural worker where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.**

Rural Exceptions Housing for Local People

8.6 Reasoned Justification

There is a general need for affordable, high quality housing in the Parish, which is evidenced by the LNDP survey (see responses to questions 7 and 8 of LNDP Evidence Base) and the advice of Cornwall Council's Affordable Housing Team and the HomeChoice register of local housing need (see Evidence Base). Cornwall Council advises there are currently 37 households registered and seeking affordable rented homes. Based on past long-term development of new housing around the Parish, at roughly two homes a year, and looking forward over the plan period the Parish Council considers new housing opportunities under the following policies would deliver some of the 20 to 25 new homes by 2030. The following policies encourage new housing which is defined as affordable by reason of approvals being subject to a Section 106 agreement. These opportunities are expected to include new build and conversions of existing buildings. Where new dwellings are proposed these should relate well to the existing surrounding built form.

- 8.7** Policy LH2 seeks to protect the future of local families and the sustainability of the community. Evidence supporting examination of the CLP policies and from Cornwall Council's Economy Monitoring Monthly Update, March 2018 indicates house prices as a multiple of earnings are for many unaffordable, particularly if they wish to stay local to the Parish for family or community links. This policy recognises the Community's concerns about the provision of new housing in the Parish. This will provide local support for CLP Policy 9 by encouraging more sites within the Parish where the opportunity and the need for affordable housing coincide. The provision of housing which is secured as affordable in rural areas can benefit not only the initial occupier(s), who may have work, family links, caring responsibilities or simply the best opportunity to provide a suitable house for themselves, but it will also benefit the local community in the long term by ensuring that the dwelling is available after initial occupation to those in housing need in the future from the Parish. Such housing may provide additional benefits in terms of sustaining the local community, the shop and school, or by providing opportunities for employment for people able to work from home. As the continuing affordability of dwellings will be linked to the size and accommodation provided, the Parish Council expects Cornwall Council to normally restrict Permitted Development rights on new affordable housing.

8.8 Intention

The intention of Policy LH2 is to allow local people to access housing which is achievable and affordable to them in the Parish. This policy is intended to help those local people who have access to land or buildings and who cannot afford to buy or rent on the open market but who have the means and opportunity to convert existing buildings or build a new home for themselves. This policy applies to new build homes and to the conversion or re-use of existing buildings, including where appropriate the change of use of holiday units to permanent residential accommodation where the criteria below are met.

- 8.9 The response to Question 7 of the LNDP Questionnaire showed 60.9% of responders wish that new houses should be of a smaller size (2-3 bedrooms) for smaller families/start-up homes and question 8 achieved a similar 60.6% response that these should be affordable, thereby ranking both matters as the most important to the community.

Relevant Higher Level Policies
CLP Policy 1, 2, 3, 7, 9, and PP9

LH2 - Rural Exceptions Housing for Local People

Affordable homes will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each case ancillary works such as access, outbuildings and curtilage boundaries should not have an unacceptable impact on the visual and landscape amenity of the area.

New dwellings will be supported where the following criteria apply:

- 1. The proposal is to deliver an affordable home for discounted sale or rent**
- 2. The proposal should be well-related to existing settlements and hamlets**
- 3. The property has a maximum of 3 bedrooms although up to 4 bedrooms may be considered in exceptional circumstances**
- 4. Applications to extend or otherwise enlarge these properties will not normally be supported unless material considerations indicate the development should be an exception.**
- 5. Self-build, modular off site construction and other innovative low-cost housing models are encouraged under this policy.**

Housing on Farms

8.10 Reasoned Justification

Providing flexibility for farmers (or rural businesses) is an important objective if farms are to remain viable and family owned and run. Farms in the Parish may already have unrestricted dwellings associated with the enterprise. This policy allows farmers to use a second dwelling for family members, to help manage generational transition, create extra income through holiday letting, or simply to allow local people to rent a dwelling. However, the CLP is silent on allowing such flexible use of dwellings on farms. It tends

to expect that farmers want either to provide holiday letting accommodation or housing for an agricultural worker. These possible planning consents are tightly controlled without in-built flexibility. To provide new housing on farms which has flexibility will give the farmer better control of the business, allow easier investment decisions, and allow family members to remain on hand for changing circumstances within the sector or within the family. Where new housing is required, for these purposes, or could be used as an affordable home, a justification for it should be made in relation to at least one or a combination of purposes. In terms of local housing need, evidence of a housing need will be required, in terms of managing generational transition, the family circumstances should show that either one household is retiring, or one household is emerging and engaged in farming or caring for another family member; in terms of holiday letting, a viability assessment showing that the income from the new dwelling will help ensure the viability of the farm (or rural) business.

8.11 Intention

This policy is intended to help existing farms or established businesses remain viable, family run, or provide affordable accommodation for local people. The safeguard to prevent abuse of this policy is to ensure that these dwellings are to remain an indivisible part of that farm or rural business. New houses allowed under this policy will be subject to restrictions that they will only be occupied by persons with a local connection.

Relevant Higher Level Policies
CLP Policy 1, 2, 3, 7, 13, 14, 23, and PP9

LH3 - Housing on Farms

Additional dwellings will be supported at existing farm enterprises or rural businesses where these are for the use of family members, for holiday letting or sale/rent to local people. Applications for such housing must be accompanied by a clear justification for its need.

Such development should be limited to a maximum of two properties per farm or rural enterprise and where such a need is clearly demonstrated. Consideration of the siting and design of such new houses will be important to allow both the flexibility that the policy intends and ensuring that there will be no unacceptable impact on the landscape character and visual amenity of the surrounding area, where development should reflect the locally distinct character, and not result in a loss of landscape amenity. Proposals which reuse an existing traditional building or a suitable plot within or near to the existing farm/rural enterprise will be encouraged.

Planning permissions, granted under this policy, must be subject to a Section 106 Legal Agreement which specifically permits the use of the property to housing for family members, holiday letting, farm worker, and/or for affordable rent or sale to local people. The Section 106 Agreement must prevent the sale of the property separate to the farm enterprise or rural business, except where there is a case for this to be sold as an affordable dwelling to Local People. 'Local people' shall include only those who live or work within the Parish, or adjacent parishes, or have immediate family ties within the Parish.

Housing for Older People

8.12 Reasoned Justification

Steps need to be taken to facilitate the delivery of housing for older people. The Luxulyan area has a high proportion of older people and owner occupiers. When those households need more specialised housing there is at times a lack of choice and there is the possibility of older people occupying larger unsuitable properties. Currently there is no housing stock tailored for the elderly.

8.13 Intention

This policy seeks to meet the need for more affordable housing for the Luxulyan area by allowing older people to build new homes and therefore stay in the Parish while adding to the stock of affordable homes. To qualify for consideration older persons housing should be restricted so in future sale or rent it is to be considered as an Intermediate Home for sale at a percentage of 60% of the Open Market Value or rented at affordable rent level. These homes will also free up larger houses in the Parish and allow older people to release equity.

Relevant Higher Level Policies

CLP Policy 1, 2, 3, 7, 13, 14, 22, and PP9

LH4 - Housing for Older People

Within Luxulyan Parish housing developments that address the local need for older persons' affordable housing will be supported. This can occur through the provision of bungalows or other suitable housing types that meet M4(2) optional accessibility standard in the Building Regulations 2016 or a future alternative similar standard.

Proposals when at least one occupant is over state pensionable age (or requires specialist housing by virtue of personal incapacity or impairment), meets the local occupancy requirements but are not deemed to be in housing need will be supported where affordable housing for older people is to be provided.

Consideration of the siting and design of such new houses will be important to ensure that there will be no unacceptable impact on the landscape character and visual amenity of the surrounding area, where development should reflect the locally distinct character, and not result in a loss of landscape amenity'. The reuse of an existing traditional building within the landscape or a suitable plot within or near to the existing buildings, farmsteads or hamlets may prove to be a suitable site.

The new affordable dwelling should be subject to a s106 Legal Agreement ensuring that it remains available for local households where one member is over the state retirement age or can be sold or rented as an affordable dwelling for local people in perpetuity.

9. Local Landscape Character

9.1 Reasoned justification

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

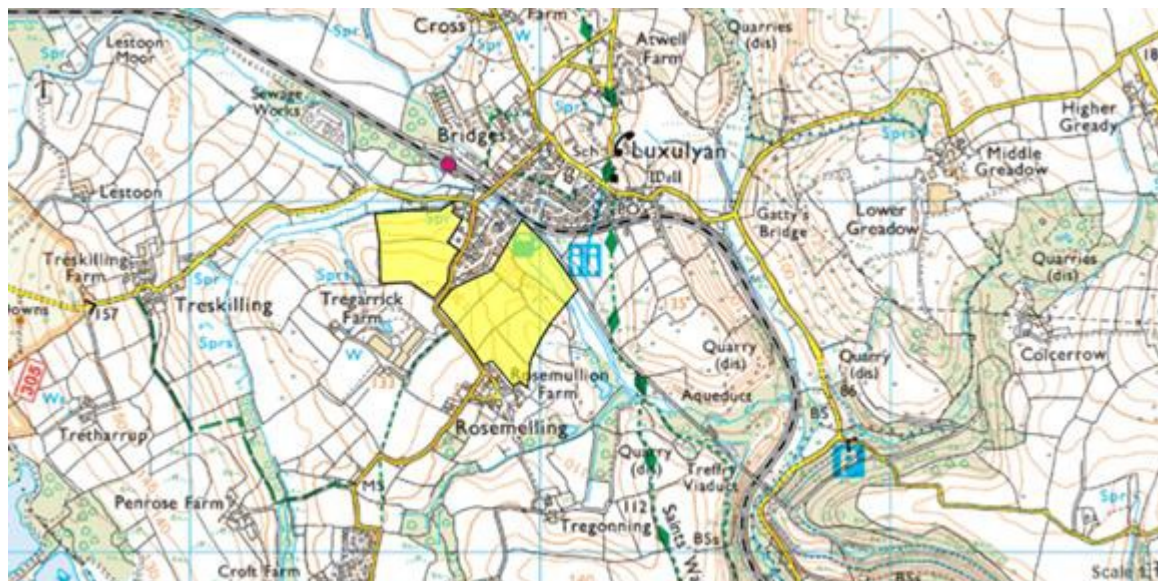
9.2 The areas and features that the LNDP seeks to afford protection are those that have been recognised as being special by the Community. These areas include those that do not have a statutory designation but have been recognised by Cornwall Council as being of local importance and given a local designation, such as in the 2007 Landscape Character Assessment. The Parish is covered by two Character Areas, CA20 – Mid Cornwall Moors and CA39 - St Austell Bay and Luxulyan Valley. Other designations include County Wildlife Sites and the Area of Great Landscape Value.

9.3 The LNDP also seeks to retain the much-loved local scenery in keeping with the responses to the questionnaire to preserve the tranquillity, dark skies, Cornish hedges, quality of the landscape, unique granite boulders, village amenities, farming landscape, field patterns, trees & woodlands, stream, ridges & skylines, and historic features.

9.4 The area determined to be the most important to the landscape and historic setting of Luxulyan, by the responses to the questionnaire, is identified in yellow in Figure 6.

Figure 6:

Separation zone



9.5 Intention

This policy seeks to maintain, and where possible enhance Luxulyan's special, highly valued landscape and natural environment with its rich diversity.

9.6 Development should be centred around and within existing settlements including the village, hamlets and farms as this is the current ethos of Luxulyan and the Parish. Larger estate type developments contrary to Policy LH1 will not be supported, and any development must be sympathetic to the current housing density and pattern of the immediate area and village setting, in particular recognising the need for separation to

be maintained between the historic setting of Luxulyan village and nearby hamlets, such as Rosemelling and Treskilling.

Relevant Higher Level Policies.
CLP Policies 2 and 23

LLNE1: Local Landscape Character.

Where appropriate, planning applications should be accompanied by a statement setting out how proposals are of an appropriate scale, density, character and appearance that reflects and enhances the village and Parish of Luxulyan.

Development in the area highlighted in yellow in Figure 6 will be required to maintain the open aspect between the settlements and not result in a reduction in the visual and actual separation of the settlements.

Proposals that detract from, or have an adverse impact on existing landscape characteristics identified in the Luxulyan Character Assessment or the 2007 Landscape Character Assessment (CA 20 Mid-Cornwall Moors and CA 39 St Austell Bay and Luxulyan Valley) will not be supported.

10. Evidence Documents and Background Reference

Luxulyan Character Assessment August 2018

Luxulyan Parish Housing Requirement 2017 Cornwall Council

Building Regulations 2016 version Vol 1 Dwellings Approved Document M

Basic Conditions Statement Statement

of Public Consultation Copy of the

Public Notice

National Planning Policy Framework 2018 Planning

Practice Guidance (as amended)

The Town and Country Planning Act 1990 (as amended)

The Localism Act 2011

The Neighbourhood Planning (General) Regulations 2012

Cornwall Local Plan Strategic Policies November 2016

Cornwall Council Design Guide 2013

<https://www.britishlistedbuildings.co.uk/england/luxulyan-cornwall#.Wjj6X01LGcY>