

Mar 13, 2019, 11:47 PM
(15 hours ago)

Dear All,

The following questions are asking for clarification or further information on aspects of the Luxulyan NP ('the Plan'). I would assume that question 1 in particular will be best answered by Cornwall Council, while the others are perhaps directed to the Parish Council and Steering Group primarily, but I will be interested in the views of the LPA as well particularly on questions 6 and 7.

1. I understand the former Restormel Borough Local Plan has a few saved policies still current, and are thus part of the development plan still. Will these all be replaced by the emerging site allocation DPD?
2. References in the Plan to NPPF paras are to the 2019 version (it has had minor revision recently). However as the Plan was submitted before Jan24th 2019 it is the NPPF2012 version that it has to comply with (new NPPF para 214 of Appendix 1 and footnote 69). For future proofing the document I am happy that it mentions both, unless you would rather keep to one version, in which case it will have to be the NPPF2012 version.
3. Policy LH1 requires 'appropriate' design features, but there is no reference to guidance on this. Would referring to the Cornwall Council Design Guide be useful here – a document you do reference in your list of Reference Documents.
4. I am unclear what the last sentence of para 8.6 in the Plan intends? Are all new dwellings on exception sites to be built within the curtilage of existing properties? A curtilage is a specific planning term, as you are probably aware. Is the meaning here rather that the new dwellings need to relate well to the existing surrounding built form?
5. Policy LH2 criteria 2 states that "the (development) proposal should be well-related to existing hamlets." However Luxulyan is a village – would 'settlement' be a better term here than 'hamlet'?
6. Policy LH4 seems to me to be mixing the provision of market housing suited to the elderly, with potential provision of housing for the elderly to meet evidenced local need as an exception site. Would separating these issues, with another clause in the exception site policy make things clearer?
7. Also with Policy LH4, was any thought given to defining the extra accessibility required in older people's housing with reference to the Building Regs standards (M2 is usual). This is acceptable because it is not setting a standard generally, but using one to define when a dwelling will meet higher access standards required for older people.

If you were able to reply to these questions by the 22nd March that would be good, but if you need more time – within reason that is also acceptable.

Best wishes
Liz
Examiner Luxulyan NP

I will be sending some questions over for clarification shortly: I wonder if you could help me understand how the Cornwall 2007 Landscape Character Assessment works though. I could find no evidence to download online, does it have to be requested? Is your landscape study for Luxulyan, which you say was commissioned, the product that the County will provide if commissioned?