

# Launceston CNA

## Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Ann Dennis	Clerk Werrington Parish Council	No	<p>Before any of these issues can be agreed and prioritised it is essential that the following concepts are recognised.</p> <p>– the majority of the area is very rural with very low housing density and substantially lacking in infrastructure and employment possibilities</p> <p>– it is these features that make it attractive and somewhat unique in Cornwall.</p> <p>Most of these rural area residents like it the way it is and are prepared to pay the price of the inconveniences due to the lack of facilities.</p> <p>Introduction to the area- Key features- Parishes- Population- Environment</p>	Mix of Towns and Economy	<p>It is not possible at present to choose an Option A, B, or C for new housing for the Launceston Network Area which would be soundly based.</p> <p>As a consequence of the nature of the parish, the council's conclusion is that a mix of the features of Options 1 and 3 is required. The parish's viability will continue to require the employment and service facilities provided by Launceston. It is even unlikely that the availability of vastly improved public transport would obviate the need for private cars. It is also generally recognised that when old age and infirmity take over "a move into town, or a nursing home " becomes essential.</p>							No	<p>Your comments about the mix of options 1 and 3 for the CNA are noted and will be taken into account at the next Core Strategy stage.</p> <p>The area issues were developed for each CNA, based on the priorities coming out of Parish Plans and through consultation with the Network Managers. Agree that the CNA consultation document does not set out all the issues that affect the Launceston area. Greater detail can be found in the Launceston CNA Core Strategy issues paper. The issues will continue to be updated based on community responses.</p>

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			<p>These paragraphs fail to indicate the population of the town. This figure would give a clearer indication of the total population of the other 15 very rural parishes in the network area, their low housing density, scattered distribution, and environmental importance. It is most misleading to include the primarily urban population with the other 15 rural parishes and then to proceed to draw conclusions, such as the need for affordable housing within this large rural area.</p> <p>Indeed it is almost certain that only a minority of the parishes in the group will have a shop or post office. There is no post box in Werrington where a large envelope can be posted.</p> <p>A further serious omission is that there is no mention that with Launceston's position on the</p>										

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			<p>county boundary with Devon, it is also the “service centre” for many more very rural parishes in West Devon.</p> <p>2. Housing and Employment</p> <p>For the reasons already quoted the statistics available do not allow for meaningful interpretation of the need for housing in the town and country parishes. Employment in the area is acknowledged to be in agriculture but there is no emphasis on the fact that the farms are mainly single family operations with no employees as such.</p> <p>3 Travel and Facilities</p> <p>Of the 16 parishes within the area, at least 10 may be described as “off the A30 corridor”</p> <p>As such the B class and all the other minor roads, are generally not</p>										

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			<p>suitable for many of the vehicles now using them. Thus the road infrastructure does not exist for any significant increase in housing or development for the majority of the area.</p> <p>In regard to Facilities it is close to misleading, to state that “ the larger settlements have relatively comprehensive facilities”.</p>										
D. Gordon		Yes	North/South relief road a priority	Dispersed / Medium	Economic growth would enable natural need for housing. Jobs must come first (employment led.)	Yes	No	Yes	No		Launceston Town Council have worked on our own Launceston Strategic Plan.	No	Comments noted and will be taken into account at the next stage of the Core Strategy
Daisy Dinnis	Clerk North Petherwin Parish Council	Yes	Restricted traffic flow at peak times in the Newport area which affects the southbound traffic from the north on the B3254. Long delays are experienced on weekday mornings.	Economy Led / Low		Yes - Launceston	No	No	No change	Improved correlation between the pupil numbers at Brazacott Primary School and Nursery and the availability of 3 to 4 bed housing would enhance the viability of the community.  A high proportion of family size accommodation is occupied by people of retirement age or above.		No	<p>Comments noted and will be taken into account when developing the Preferred Approach.</p> <p>Congestion in the town is identified as a key local spatial priority in the consultation document.</p> <p>The mix of housing to be provided will be considered at a later stage and your comments will be taken into</p>

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										<p>Preferably, this would take the form of one or two dwellings in different hamlets and villages to allow full integration in the community.</p> <p>The intermediate percentage is low at 35%. This might be increased by private investment to the 50% level seen elsewhere in the county. More recently the government have indicated that they will support buy-to-let landlords in this sector.</p>			consideration.
David Lobban	PCL Planning		We believe that Launceston has a number of natural advantages as the gateway to Cornwall, located as it is on the A30. It provides significant employment opportunities for the wider area and these should continue to be built upon. The town centre is attractive and active with a degree of vibrancy, and therefore further residential opportunities									No	Noted. These comments will be taken into account when developing the Preferred Approach.

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			need to be considered to both sustain the town centre and also reduce the commuting into the town.										
Edward Heynes	Savills	Yes	The issues identified are acceptable however an additional issue is that a priority is to deliver a wide range of housing to meet the overall needs of the area. While affordable housing is referred to there is a need to provide suitable types of housing to meet a variety of needs.		We agree, in general terms, with the need to provide employment opportunities (not necessarily sites) and this should be balanced with suitable housing growth (indeed this should be an objective of all spatial planning). However, the prioritisation of brownfield land is not considered to be a suitable objective because there is very little brownfield land to develop in the area and Launceston as a town. The Council needs to focus more on achieving development that can fulfil wider planning and sustainable development objectives.  Other greenfield sites are available particularly on the edge of Launceston and some of these will be better placed to meet those						We look forward to seeing the Town Framework Plan in due course and we understand that it will be made available for comment as part of the next round of consultation on the Core Strategy. However at this stage we request that the commentary provided above in response to the questions LA1 and LA2 be considered as the Town Framework Plan is finalised	Yes	Comments noted and will be considered at the next stage of developing the Core Strategy.  The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. The prioritisation of brownfield land was identified in the Launceston 2020 - Community Strategic Plan.

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					objectives compared to brownfield sites that could be available.								
Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and</p>		'Steady-state' dispersed.							No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p> <p>Comments on growth/distribution noted and will be considered at the next stage of developing the Core Strategy.</p>

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			<p>others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p>										
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including wider catchment area). Ensure development includes adequate measures for environmental protection, enhancement,</p>		<p>None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.</p>		No	<p>This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social, environmental and economic) are considered.</p> <p>The issue of impact on the natural environment etc is not specific to this CNA, but is an important issue for the Core Strategy and will be treated in more detail in the 'Preferred Approach.'</p> <p>These issues will be covered in more detail at the next stage when we begin</p>



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			mitigation and compensation'.										<p>to consider which policies will be needed in implementing the strategy. A Sustainability Appraisal is being undertaken at each stage of Core Strategy production which scrutinises the strategy against each of the three ingredients of sustainability: society, economy and the environment. This will help ensure that the strategy seeks to achieve sustainable development.</p> <p>Comments on growth/distribution options noted and will be considered at the next stage of developing the Core Strategy.</p>
J M Goddard										<p>Since I moved to [Yeolmbridge] this minor village has more than trebled in size.</p> <p>Last year an application was submitted for ten homes on a site here which was outside the development boundary and an 'Area of Great Landscape Value'. The land in question [is] much higher than the rest of the properties and a</p>		No	<p>Noted. Many of the issues raised will be covered in more detail at the next stage when we begin to consider which policies will be needed in implementing the strategy.</p>

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										<p>blot on the landscape from every angle for miles around if developed.</p> <p>There was great opposition from a large number of residents and planning was refused in January of this year. The infrastructure of this village cannot cope with anymore development, sewers and roads already stretched.</p> <p>I trust the forgoing will be helpful to you in the course of your deliberations and you can protect our locations of 'Great Landscape Value'.</p>			
Mark Harris	Barton Willmore		We agree that the five issues identified for the Launceston CNA are correct and should be prioritised (Question LA1). Issue 3, which seeks to improve the provision of and access to community services and facilities, should include a reference to improved shopping facilities in the town	Economy Led	The 'Economy Led Distribution' represents the most appropriate option for this part of the Community Network Area (Question LA2). This will enable the town to benefit from housing and employment growth therein addressing Issues 1 and 2 identified earlier. Additional growth will also support increased							Yes	Comments noted and will be taken into account at the next stage of the Core Strategy

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			consistent with the findings of the GVA Cornwall Retail Study (paragraphs 5.107 and 5.108) which recognised the imbalance of food shopping provision in the town (particularly the dominance of one out-of-centre store) and shows capacity for an additional foodstore in the town. These are issues for the town that should be addressed through the Core Strategy, particularly having regard to the suggested Growth option.		local services (Issue 3) and therein deliver a more sustainable place to live.								
Neal Jillings	Savills			High	We consider that higher growth should occur at Launceston.  See attached letter.					We consider that the land we represent can contribute to the overall sustainability of Launceston, in particular and Cornwall more generally, in whatever distribution scenario is found in the adopted Core Strategy. We will be making further representations in support of this land at the appropriate time throughout the LDF preparation		Yes	Comments noted and will be taken into account when developing the Preferred Approach.

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										process.			
R Cobbledick											<p>I would like to see Launceston grow at a modest rate and not see any more large housing estates – I believe we have more than enough now. I hope the one planned for the Stourscombe area will be the last. I hope also that we now see an end to the number of flats being built or converted, with the exception of 'granny flats' as these keep the family unit together. I know that single person households have increased phenomenally over the past few years but surely we have now reached 'small flat' saturation in and around Launceston. The character of Launceston is changing and I do not wish to see it change to its detriment.</p> <p>Sadly it seems that there are very few individual plots being granted planning permission. These</p>	Yes	<p>Comments noted. Many of the issues raised will be covered in more detail at the next stage when we begin to consider which policies will be needed in implementing the strategy.</p>

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											<p>plots would normally be developed by local small builders or self builders. This type of individual development usually adds character, offers employment to local tradesmen, uses otherwise redundant land and does not cause traffic congestion.</p> <p>I believe there is a shortage of good quality, larger homes with good sized gardens and for this reason I would like my large garden included in any future development plans.</p> <p>I believe areas like Trebursye Road and Trebursye would benefit from small scale development. Currently we have 11 properties in my little hamlet of Trebursye Road with areas to infill. We are also within easy walking distance of the town centre, in fact</p>		

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											most of us regularly walk to town as opposed to driving. I understand this area was being considered for development: I would be happy to see sensible small scale infill.		
Richard Ward	Planning Development Manager  Campaign to Protect Rural England (CPRE)		Page 64, Local Spatial Priorities, Issue 2 – CPRE Cornwall considers that in the area quality jobs are as essential as quantity. The area needs to diversify its employment base in order to protect it when certain sectors shrink.	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. Launceston simply cannot continue to grow as it has in the past and there is an urgent need for support infrastructure to catch up with the past housing growth. Therefore future housing must be clearly linked to quality jobs and essential infrastructure.  Please see attached letter for further detail.							Yes	Comments noted and will be taken into account when developing the Preferred Approach.  The provision of quality jobs is a key priority in the Council's economic strategy and will be sought throughout Cornwall.  Alongside the Core Strategy an Infrastructure Delivery Plan is being produced which will set out the infrastructure necessary to underpin growth as proposed in the Core Strategy. This is to help ensure that new development does not come forward without the necessary infrastructure.
Rita Skinner	Clerk  Launceston Town Council	Yes	north south transport link		[ticked Option 1, medium; Option 2, high; and Option 3, Economy Led - clarification requested from	no	no	cluster group of schools in area		The emphasis is on town development with any development in minor villages being economy led.	High quality, sustainable employment in the town and surrounding area is crucial to the viability of the	No	Comments noted and will be taken into account when developing the Preferred Approach.

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					<p>Clerk by 20/05/2011]</p> <p>Village communities require economy led development as indeed does Launceston to achieve a sustainable local community.</p>						area. See LTC Strategic Plan.		
Wain Homes	c/o Emery Planning Partnership	Yes	<p>We agree that the 5 issues identified should be prioritised as the Core Strategy evolves.</p> <p>However it is clear that Launceston will continue to grow and to do this the only option available is for greenfield urban extensions to the town. We note that the Council is to undertake a 'Town Framework Plan' to provide a vision and spatial strategy for the town which will be assessing the 5 issues set out.</p>	Economy Led / High	<p>Please see attached report.</p> <p>As you will note from our representations in sections 2 and 3 above, and with reference to the recent Ministerial Statement, an economy led distribution (Option 3) is supported.</p> <p>However it is important to note that such a distribution must also take in factors from options 1 and 2 in that there should also be a settlement hierarchy for the location of development. As Launceston is the key settlement in the area then it should be the focus for new development. This is recognised in the Settlements: Hierarchy and</p>					see appendices including site submission	<p>Our client's control an area of land to the south of Launceston. The site (Withnoe Farm) is located to the east of the land identified by the former North Cornwall Local Development Framework as Preferred Option SAL2 and which is currently the subject of a planning application. This strategic allocation also includes the land to the east of Hurdon Way which benefits from a recent planning permission and is being developed by our client.</p> <p>6.4 We consider that extending the SAL2 allocation to include Withnoe Farm would provide a much more appropriate</p>	Yes	Comments noted, forwarded to the Town Framework plan lead and will be taken into account at the next stage of the Core Strategy

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					Settlement Categories background paper which identifies it as a Category B settlement. These are market and coastal towns that are locally significant and contain a good range of housing, employment, and community facilities and services.						access off the existing roundabout to serve the wider development and provide a comprehensive development to the south of the town. An illustrative masterplan is attached as Appendix EPP6 which shows the comprehensive development envisaged.  See appendices including site submission		