



THE FALMOUTH NEIGHBOURHOOD DEVELOPMENT PLAN

Created by the community of Falmouth with the support of Falmouth Town Council

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

Please view the exhibition and talk to a team member if you have any queries.

Then fill in a questionnaire, or take one away to complete later, or complete online at www.planforfalmouth.info

INTRODUCTION

The Falmouth Neighbourhood Plan is the result of two years' work by many volunteers from the community and local organisations. They want to see Falmouth develop to meet the needs and wishes of its residents, and communities from surrounding areas, in a way that is environmentally, economically and socially sustainable.

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

The Plan is written by the community, supported by the Town Council and covers the period up to 2030. Although it is mainly about land-use, ideas for other projects are supported. These could be funded through new developments and successful bids for grant funding.

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



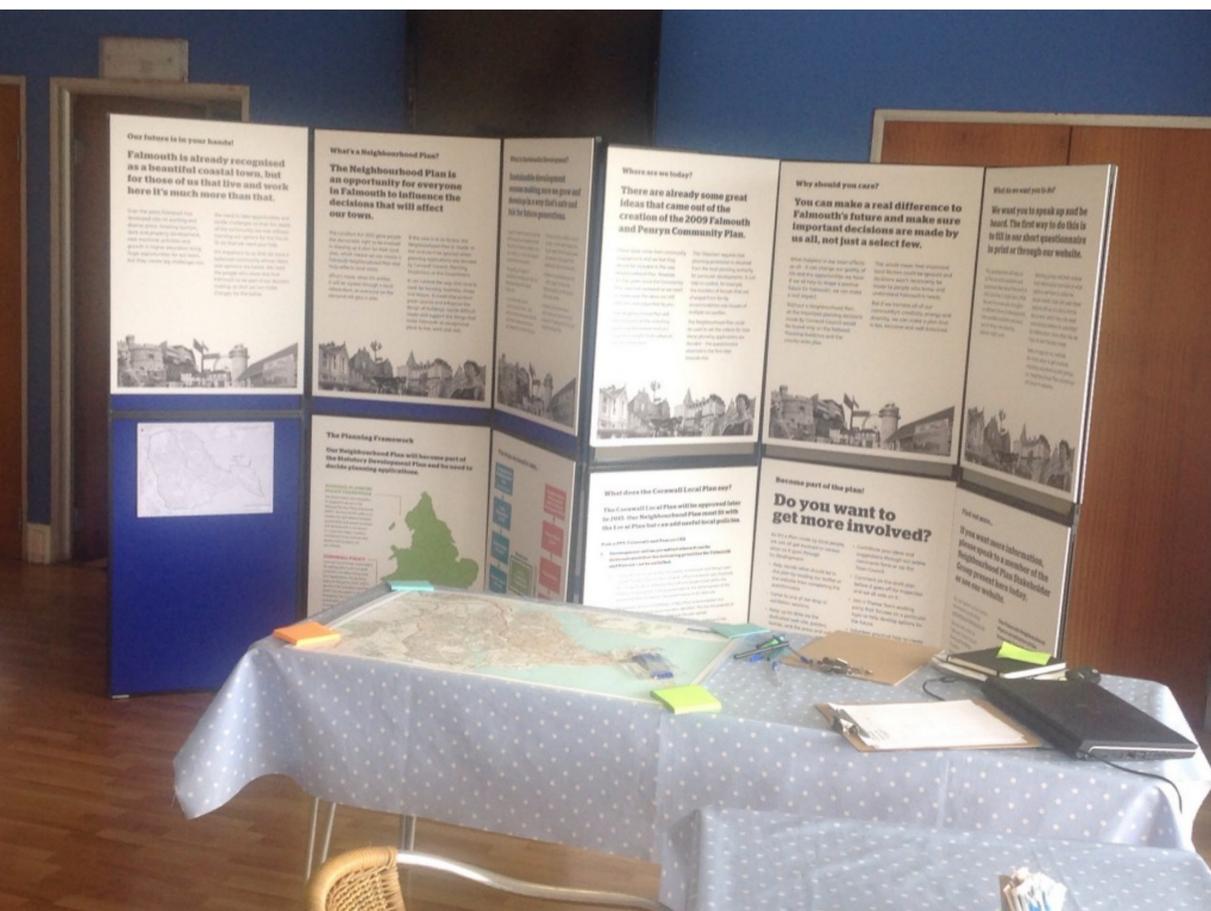
HOW THE PLAN WAS CREATED

In 2015 hundreds of local people took part in a wide-ranging community engagement period, with 'drop-in' sessions, presentations, and a large community survey delivered to every household and shared online via our website, Twitter and Facebook accounts.

The results were considered at a 'visioning' meeting involving community representatives, stakeholders and local councilors. Community-based working groups then investigated housing, economy, environment and green spaces, and spatial strategy.

During the rest of 2015 and early 2016 the working groups reviewed the evidence and produced detailed reports full of data, ideas and proposals. Later in 2016 that information was used to begin writing the Plan.

Alongside this work, the Stakeholder Group supported Cornwall Council in making an Article 4 Direction that provides additional controls over the conversion of dwellings into 'Houses in Multiple Occupation'. The Neighbourhood Plan will include new policies that are vital if the Article 4 Direction is to be effective.



The draft Plan is now complete and can be seen on our website www.planforfalmouth.info alongside the working group reports and other evidence, including the sustainability checks that have been carried out as part of the process. You can also see copies at Falmouth Library during normal opening hours.

HOUSING

You said:

- A better sense of community
- A balanced variety of housing
- Affordable housing
- Starter homes for young people
- Shared ownership housing
- Lifetime homes
- Smaller homes for older people
- More rental accommodation
- Self-build opportunities
- Purpose-built student accommodation

How we responded: As most of the new housing to meet Falmouth's needs will be built adjacent to, but outside, the Town Council area, we have included 'Policy Proposals' to show how sustainable neighbourhoods that relate well to Falmouth might be created in these areas. We have also identified brownfield and infill sites within Falmouth that might provide appropriate locations for additional housing and regeneration, and highlighted the importance of good design.



....and on Student Accommodation:

- The balance of community and character of some areas was being harmed by student accommodation
- An Article 4 Direction to control HMOs was needed
- Some purpose-built student accommodation could help

How we responded: As well as supporting Cornwall Council to make the Article 4 Direction, we have included policies in the Plan to prevent more HMOs to the east of the A39, and limit them to no more than 5% of housing elsewhere, subject to tight controls. There is also a policy on purpose-built student accommodation, to ensure that only appropriately located sites with high quality designs and robust management arrangements will be permitted.

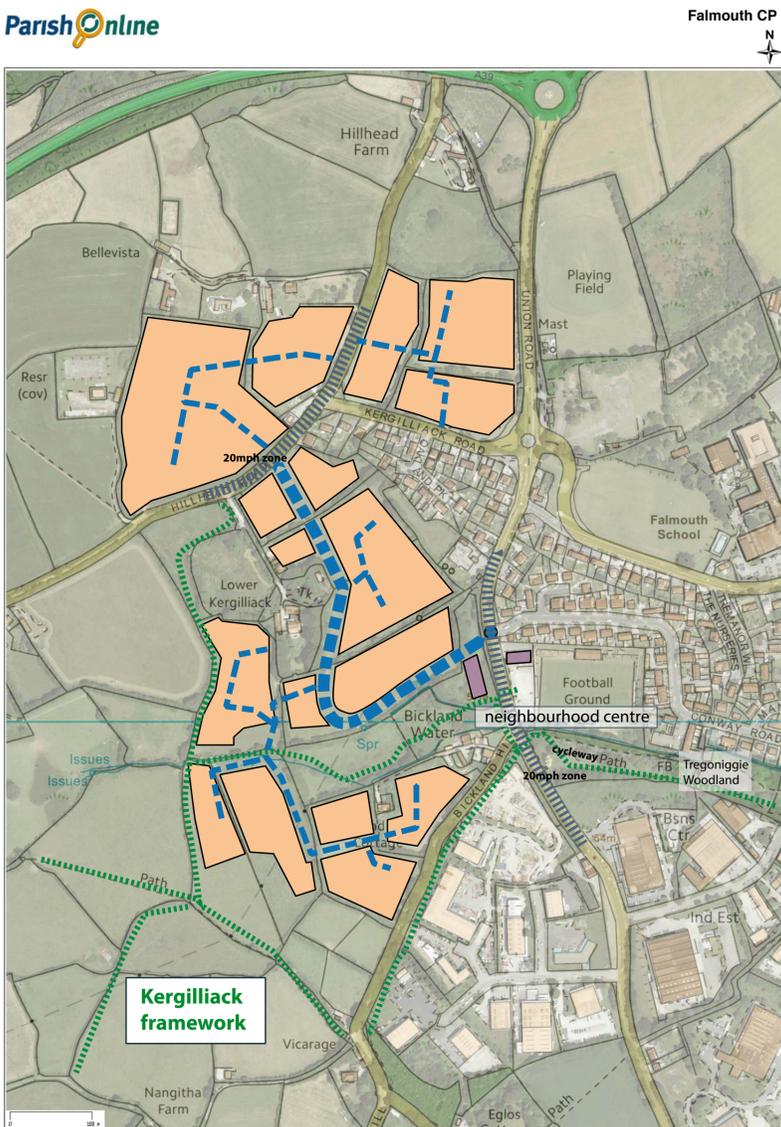
SUSTAINABLE NEIGHBOURHOODS

Because the main sites to meet the housing requirements for the Falmouth/Penryn Network Area are effectively an urban extension of Falmouth yet fall outside the boundaries of the town, the Falmouth Neighbourhood Plan offers guidance to the Local Planning Authority, Penryn Town Council and Budock Parish Council to help them shape developments that will integrate into Falmouth and create more sustainable communities

It is the new urban extensions together with the existing housing areas that will make up the sustainable communities. New housing alone will not achieve this. It is also clear that the existing areas within these potential communities are lacking in the necessary facilities, which should be provided through Section 106 and Community Infrastructure Levy agreements for the new developments. These three new sustainable neighbourhood framework communities have been named with working titles,

Kergilliack Community

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POLICY PROPOSAL HR 3: Requirements for the Lower Kergilliack community:

- Site with planning permission for 300 houses to follow generic policy proposal HR 1 above.
- If the Falmouth AFC site within the Designated Area of this Neighbourhood Development Plan becomes available, Policy HR 4 below applies.

Note: the drawings are illustrative frameworks only, intended to give some guidance to developers, and refer to the key site analyses in the Spatial Strategy report and also the Design section of the NDP, which we hope will be adhered to when applications come forward.

POLICY HR 4: Falmouth AFC Site

- The redevelopment of the Football Club site will only be permitted if:
1. Alternative provision of at least equal standard can be provided in a location that is accessible by walking, cycling or public transport
 2. The development is for a mixed use with 100+dph apartments and a local shopping and services centre
 3. Traffic calming and shared space arrangements on Bickland Water Road are implemented to create a street and safe connection to the Lower Kergilliack site opposite.

POLICY PROPOSAL HR 1: General requirements for Falmouth Urban Expansion developments

New large scale residential development coming forward as urban expansions adjacent to the Falmouth Neighbourhood Plan designated area must:

- Include vehicular and pedestrian connections to adjacent development and the town centre, and avoid culs-de-sac development.
- Include a mixed housing format, involving apartments, town houses and semi-detached dwellings, with a minimum of 35% affordable, at densities from 70+dph to 35-40dph and mixed tenures.
- Protect the existing landscape, hedgerows and trees, which must be well integrated into public space (to Cornwall Council's standards).
- Include measures to enable the provision of a regular and frequent bus service.
- Follow the design standards set out in 'Building for Life' and 'Cornwall Design Guide'

Ashfield Community

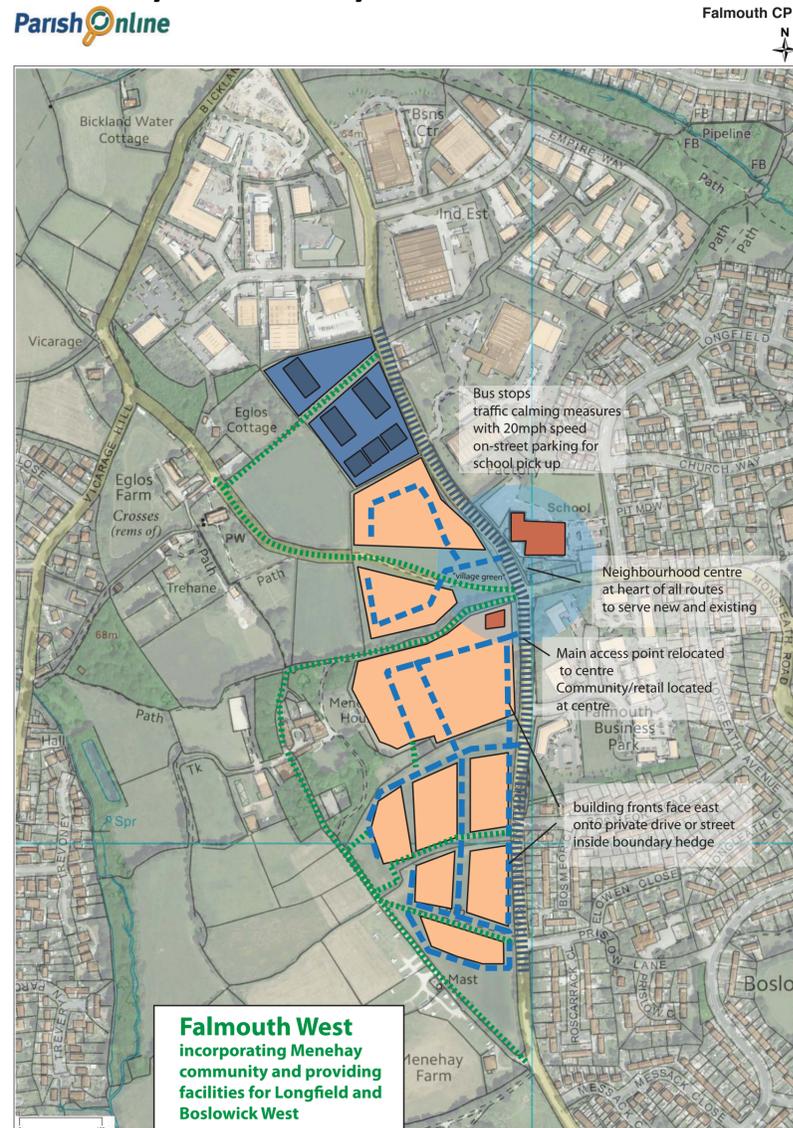


POLICY PROPOSAL HR 2: Requirements for the Ashfield community:

- Vehicular connections should be made at the East by the roundabout, the West to the Vospers site, and South to Lambs Lane.
- A new vehicular and foot bridge across the railway line to be built to join the two sites.
- Provision of a new local shopping and services centre.
- The improvement and upgrading of the recreation ground

Menehay Community

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POLICY PROPOSAL HR 5: Requirements for the Menehay community:

- Respect the historic setting of Menehay House and Menehay Farm
- Maintain views of Budock Church, and proper separation between any development and Budock
- A local shopping and services centre at the junction of Mongleath Road and Bickland Water Road

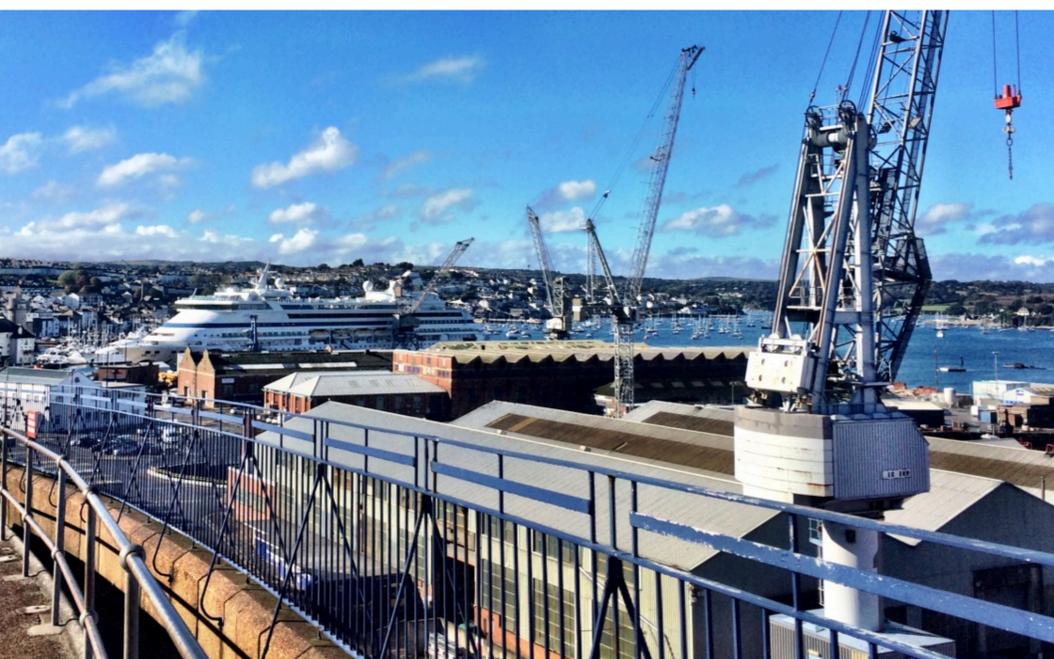
TOWN CENTRE

You said:

- Better access to the waterfront with more open spaces and community facilities
- Improve range of shops
- Improve parking arrangements
- Better links to and through the centre
- Greater control of traffic through the centre & improve conditions for pedestrians

How we responded: To stimulate new investment in a greater range of shops and services, we have proposed a strategy to maintain or increase car parking and provide additional housing at The Quarry and Territorial Army site; generating funds for repaving and other environmental improvements in the town centre; and transforming Church Street car park into a major new public realm and maritime tourism area.

BUSINESS & EMPLOYMENT



How we responded: By including policies to support 'the dredge', and encourage new enterprises that add value to the maritime, advanced engineering and energy sectors. For tourism the revival of the Prince of Wales Pier, enhancement of the Moor as a local attraction, support for festivals, and the proposed Dracaena Skate Park are included.

You said:

- Strong support for further developing Falmouth's docks as a centre for maritime engineering
- Support for dredging the harbour
- Keeping waterfront locations for sea-based businesses and maritime tourism
- More opportunities for small businesses
- Need for more business services, and more use of local materials, food and employment skills

The Plan also supports the development of small workshops and an innovation hub, as well as home-based enterprise especially where they build on opportunities flowing from the Universities

TOWN CENTRE DETAILS

The Quarry

POLICY TC 2: The Quarry. Redevelopment of The Quarry as proposed in the Cornwall Site Allocations DPD policy FP-St1 will be supported if:

1. Public car parking provision is maintained and increased as part of a strategic scheme.
2. Additional accommodation on top, edges or alongside the parking, is provided;
3. The development does not significantly rise above the height of buildings adjacent to the site, or adversely affects adjoining properties.
4. The environmental and cultural interest of the site is maintained.
5. A high-quality scheme is proposed which delivers:
 - a) A high level of security with private space and public space clearly defined.
 - b) A street frontage and enclosure to any spaces or routes in or around the development, with overlooking windows and main entrances provided on these routes
 - c) Clear and accessible routes for public parking, and housing access into the site towards the town centre
 - d) The need to complement the views of the site from nearby streets and from longer views of the site considering the local topography:
 - e) the local distinctiveness of the site.

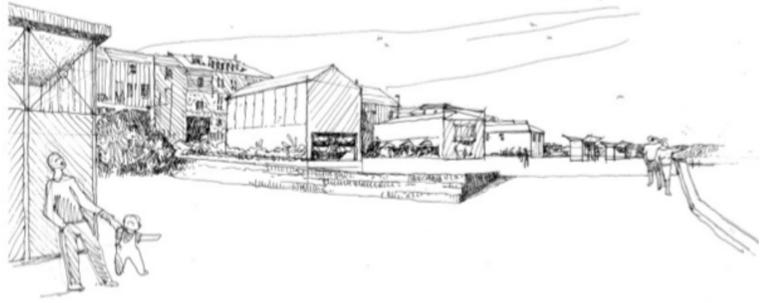


Indicative sketches of accommodation wrapped around a multi-storey car park (Sketches: MJ Long)

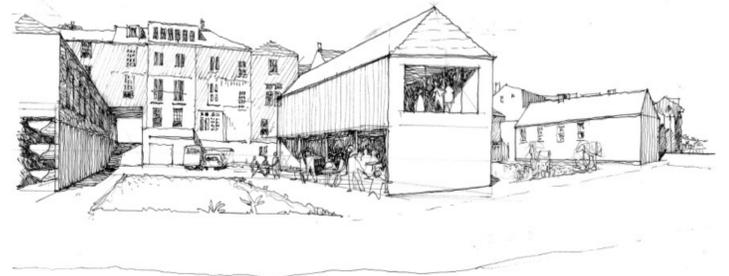
Church Street

POLICY TC 1: Church Street Car-Park. Proposals to redevelop Church Street car park as a high quality public realm area, along with associated small scale development, including that promoting marine activity, enhancing its new public focus, will be supported. Proposals must include:

1. A publicly accessible multi-use space on the waterfront
2. Enhancement of the setting of Upton Slip and Fish Strand Quay
3. Creation of new accessible pontoons on the SE corner
4. Retained car parking for disabled users, residents and businesses with ownership of parking spaces to the rear of the properties
5. Small scale development to the rear of the Church Street properties,
6. Creation of further public space between the new waterfront and any new development for community activities and town events.
7. A well-designed pavilion building near the SE corner and co-ordinated pop-up units along the waterfront to
8. A maritime amenity centre providing showers, toilets and laundry facilities in support of vessels staying on the adjacent pontoon berths



Indicative sketches showing a pavilion and small scale development and the enhancement of the public realm (Sketches: MJ Long)



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Quarry Car Park development framework
Student housing and public car park

Falmouth CP

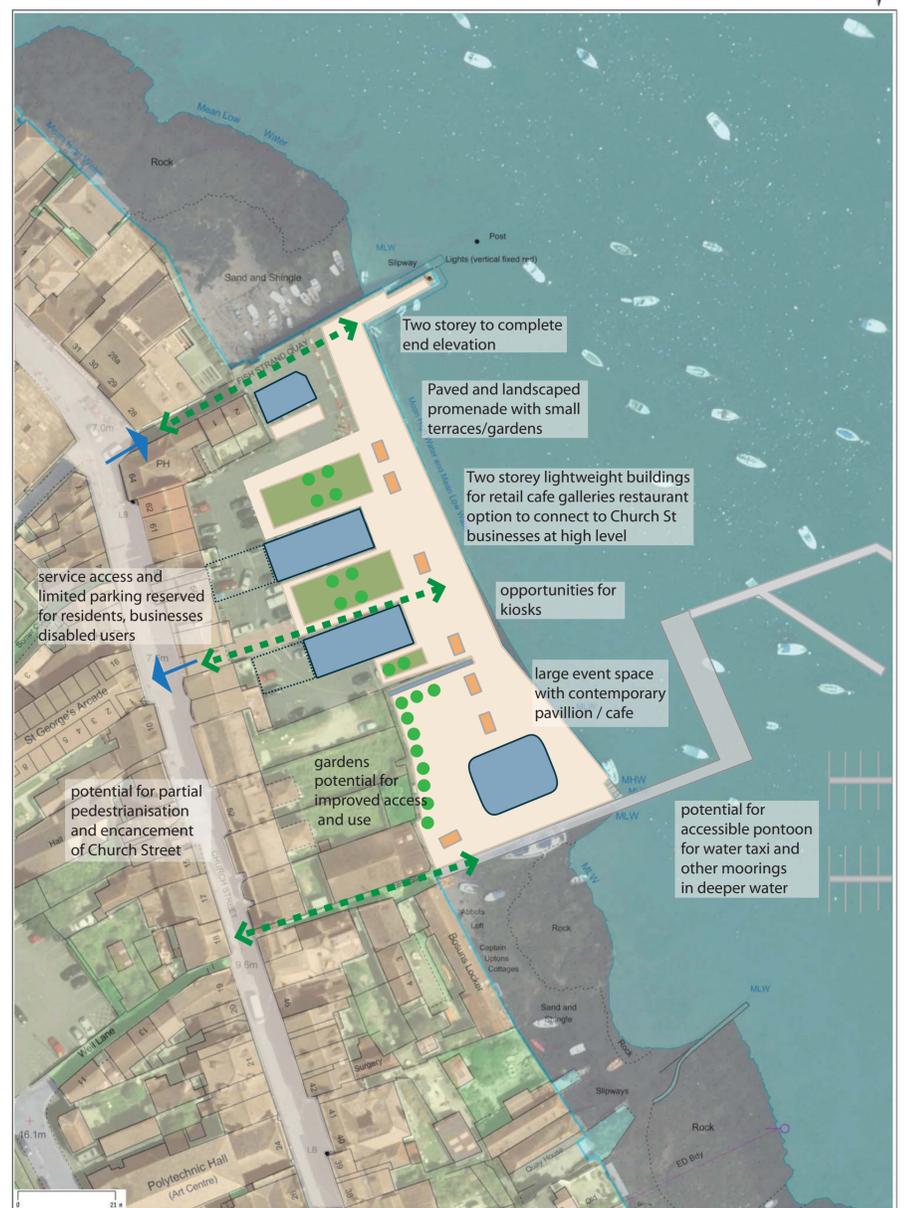


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Church Street Car Park Framework
Principles for improved public use

Falmouth CP



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TOWN CENTRE DETAILS

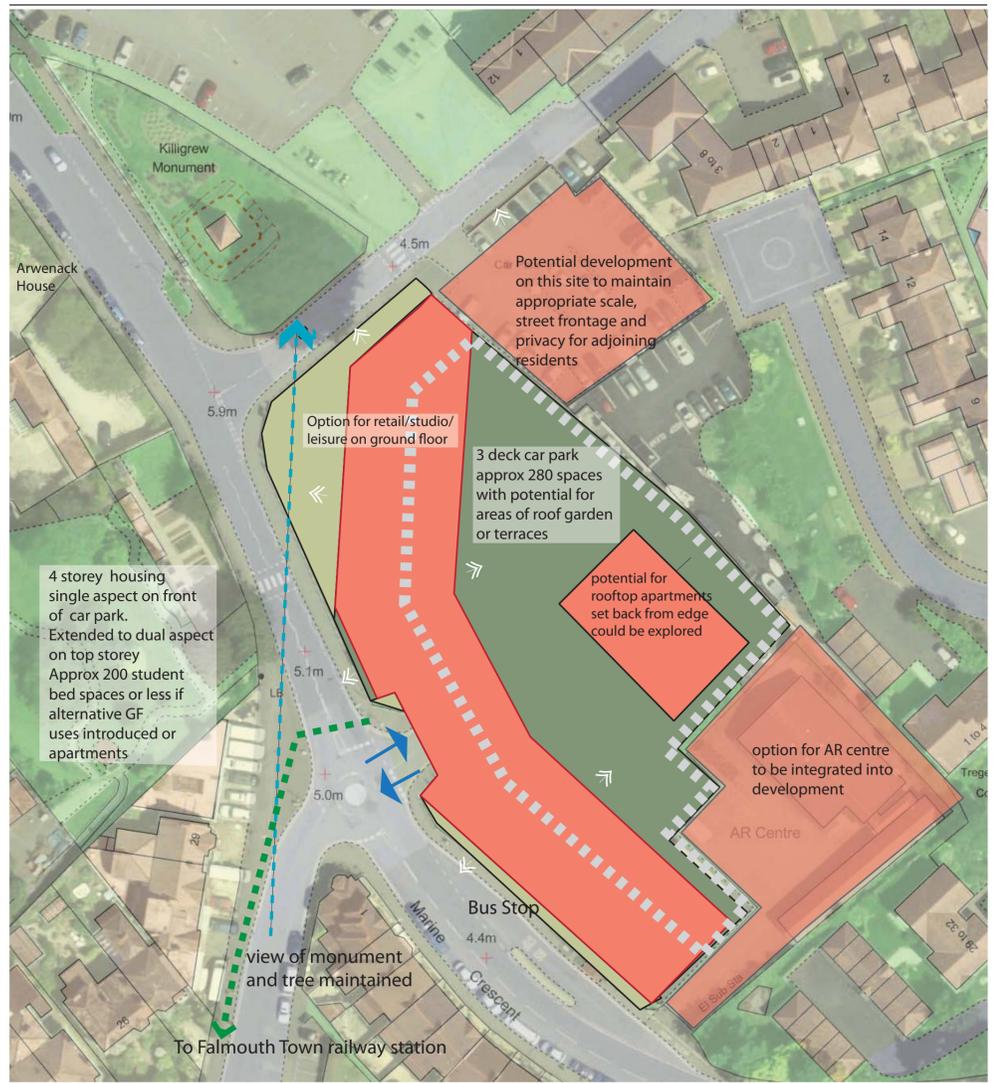
The Former TA Site

POLICY TC 3: The Former TA Site. The development of the TA Car Park to increase parking provision and include new housing, or student flats, will be supported, if

1. Public car parking provision is maintained and increased
2. It includes single aspect housing that wraps around a decked car park to create an attractive and active frontage
3. The development enhances the local townscape and character
4. The development is limited to a maximum of four stories on the lower section of Avenue Road.
5. Roof gardens and terraces are incorporated over the decked car parking
6. Housing development above a decked car is set back from the north eastern.
7. The view of the Killigrew monument and adjacent tree is maintained
8. The design shows how the impact of the building in any views and vistas of the site have been carefully considered (including longer views which may be significant due to the topography).

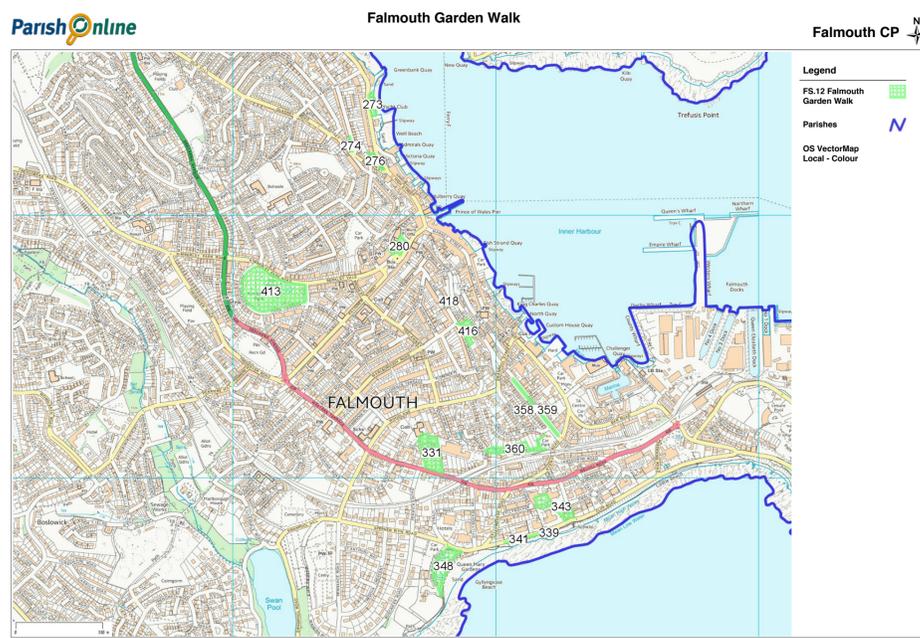
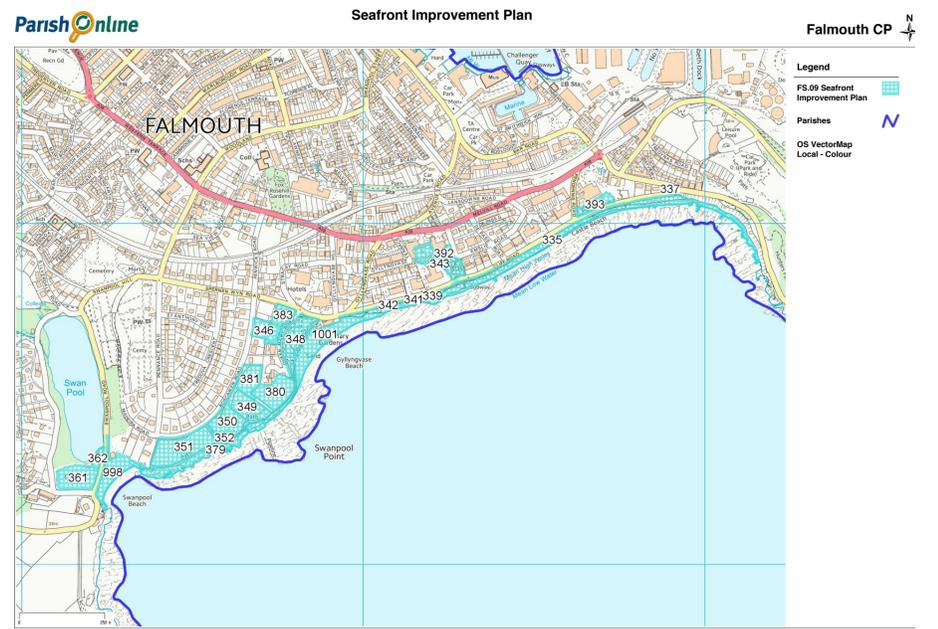
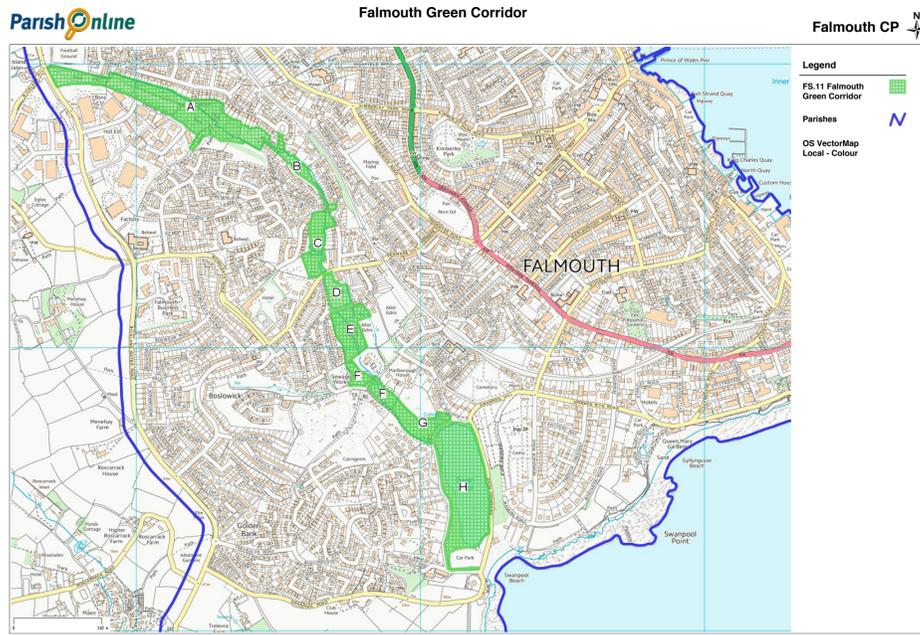


A potential for housing surrounding a multi-storey car park (Sketch: MJ Long)



TA Site development framework
Option for decked car park and student housing

Environment & Open Space



ENVIRONMENT & OPEN SPACE

You said:

- *Protect local green spaces*
- *More green spaces and trees*
- *More recreation (allotments, playing fields and leisure facilities)*
- *Protection from climate change impacts*

How we responded: With an in-depth study to identify the most important sites and by including policies to protect open spaces. Improvement plans for Pendennis Point and Falmouth's Seafront are included, along with proposals for a Green Corridor and Gardens Walk for local people in the more developed parts of the town. These also will provide habitats for native species and the opportunity to support greater biodiversity.

Projects are also suggested for sports development, green space management, and the provision of more allotments and cemetery space. These proposals also provide essential material for grant applications to the Coastal Community Fund and other sources of support



CULTURE, LEISURE, HEALTH & WELL-BEING...

How we responded: We have included policies that encourage the development of new and existing cultural facilities, protect existing venues from harm and support the acquisition of cultural expertise to inform major projects. The Plan also supports the retention of the town's Community Hospital through regeneration of the site to include better and wider medical and healthcare facilities.

You said:

- *A better sense of community*
- *More leisure facilities*
- *Facilities and services for young people*
- *More facilities for people with disabilities*
- *Sites for higher quality medical and care facilities*

TRANSPORT & CONNECTIVITY

You said:

- Safer cycle and pedestrian routes
- Better public transport
- Improved car parking arrangements
- Protection from climate change impacts
- Improved connectivity with local facilities and the countryside
- Protection from climate change impacts

How we responded: Good transport and cycle/footpath links help neighbourhoods to thrive so we have included policies that strengthen links between bus, cycle and pedestrian routes, local facilities and the town centre, and a proposal for a sustainable transport scheme for the town centre to make it more useable and attractive.

DESIGN

How we responded: Lots of design guidance already exists, both nationally and in Cornwall, so we included policies to ensure that new development takes these into account.

We also said that developers must show how their schemes fit in with the locally distinctive character of the town, how they avoid harming our historic environment, and how they respond to the specific features protected by Falmouth's Conservation Area.

You said:

- Need for high standards of design that respects Falmouth's setting and its heritage
- Ensure new development respects street patterns, the scale of surrounding buildings, and uses local materials
- Retain existing trees and hedging
- Improve open spaces and public Redevelopments to match scale and character of the town



If a view, or 'vista' is likely to be affected by a new development, there is a policy in the draft Plan requiring developers to examine the impact their scheme would have, and making it clear that any harm will lead to the refusal of planning permission.

THE VISION FOR FALMOUTH

The underlying aim of all these policies is to deliver the vision for Falmouth that your feedback suggested, that:

‘In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well balanced, attractive sea-port town. It will form the sustainable social and economic heart of the wider Falmouth/Penryn Community Network, serving an important strategic role in enabling Cornwall’s economy to reach its full potential, and responding effectively to climate change’.

WHAT DO YOU THINK?

The formal consultation for residents is open until Friday 17th February 2017, so please submit your comments through our website - www.planforfalmouth.info or by completing a form at The Library or Town Council Offices in the Municipal Buildings on The Moor as soon as possible before then.

WHAT HAPPENS NEXT?

The Stakeholder Group and Town Council will review the Plan in the light of your comments and adjust it as necessary. Cornwall Council will check it to ensure that it meets the relevant legal requirements and complies with national and local planning rules. An independent inspector will then ensure that the Plan is fit for purpose and when it is returned to Falmouth Town Council, those of who have registered to vote in national and local elections will be able to take part in a referendum. **That’s when you need to vote YES! if you want the Falmouth Neighbourhood Plan to carry weight and have legal authority when Cornwall Council makes future planning decisions.**



Please do comment on this draft Plan so that we can make sure it's well-balanced and represents the views of the widest cross-section of our diverse community.

We fully appreciate that aspects of the Plan may not meet with everyone's approval, but believe the positive parts far outweigh any negatives. Without the Plan, the negatives will still happen, but we would also lose the opportunity to manage housing provision, protect green spaces and control the town's growth in a manner that benefits the whole community.

We encourage all residents to join in with this consultation process, submit their comments, help to make the final Plan the best it can be and **vote YES** in the referendum to secure the best possible future for our very special town.

We would love to hear positive thoughts on the Plan and your ideas for any improvements!

Please comment by Friday 17th February 2017

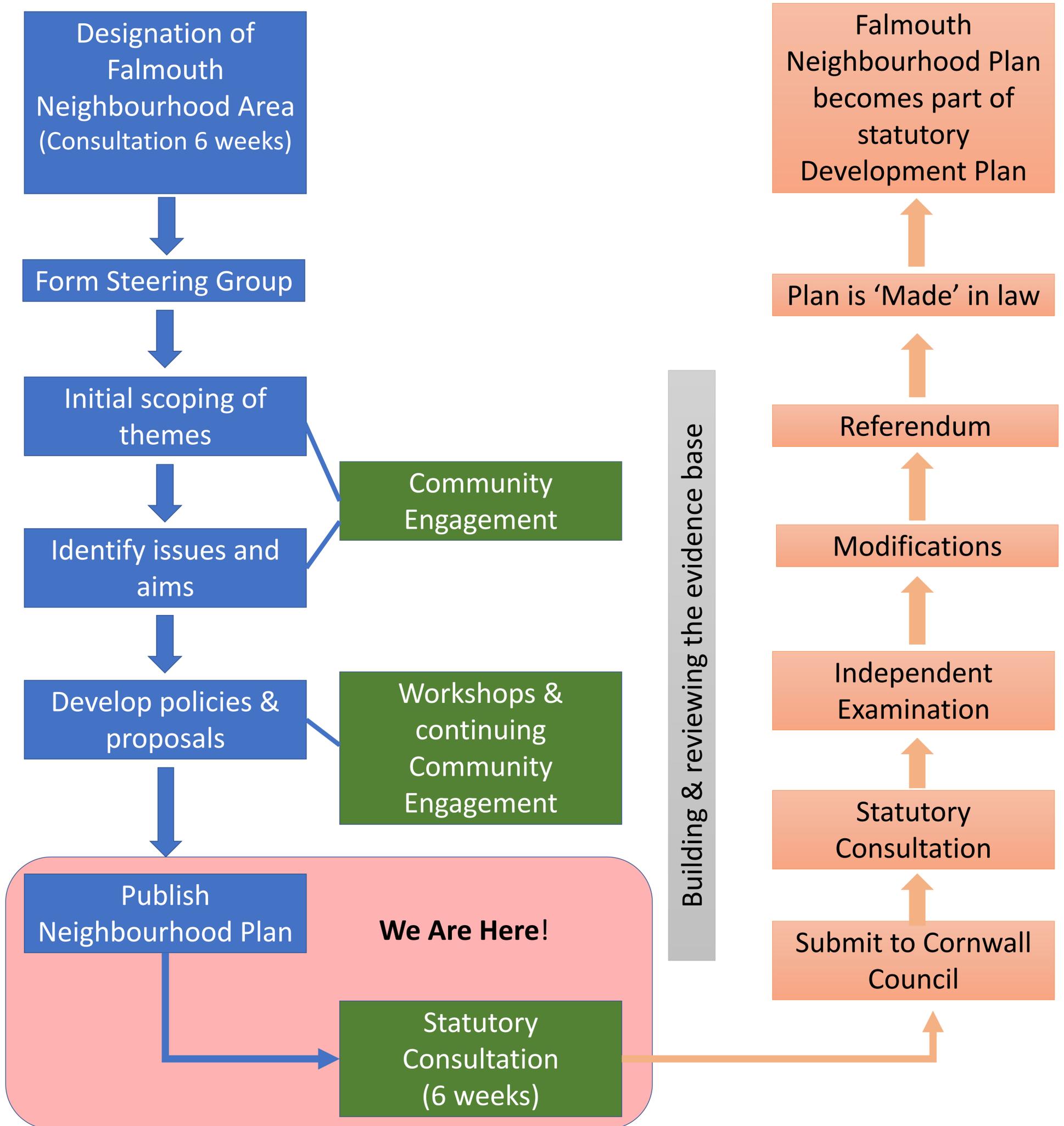
Use our website: www.planforfalmouth.info, where you can find the Plan and a form to comment.

Or see the Plan and complete a form available at The Library and Town Council Offices in the Municipal Buildings on The Moor.





THE STEPS WE NEED TO TAKE



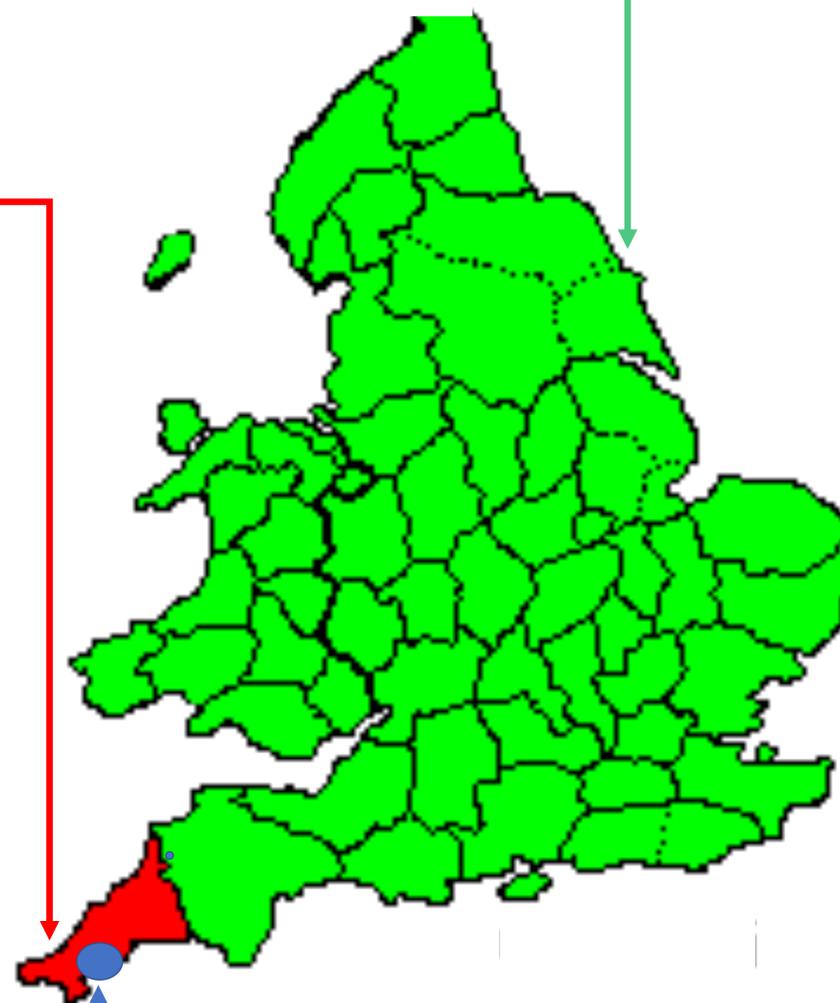
OUR NEIGHBOURHOOD PLAN WILL BECOME PART OF THE STATUTORY DEVELOPMENT PLAN and be used to decide planning applications

NATIONAL PLANNING POLICY FRAMEWORK

The Government's planning policy for England is set out in the **National Planning Policy Framework (NPPF)**. The focus of this policy is to achieve the right balance between sustainability and growth to ensure that development is carried out in a way that makes a positive contribution to our lives but also leaves a lasting legacy for our children.

CORNWALL POLICY

Cornwall Council holds responsibility for setting planning policy in the Cornwall Local Plan and deciding most local applications. The policy for the period 2010 - 2030 is set out in the 'Cornwall Local Plan'. A Neighbourhood Plan must be in compliance with both the strategic policies set out in the NPPF and the county-wide policies of the Local Plan.



NEIGHBOURHOOD PLAN

The **Falmouth Neighbourhood Plan** has been drawn up by a community team with the support of the **Town Council**. It is based on what local residents and businesses have said they want to see in the planning and development of the Town to 2030.