

FALMOUTH NEIGHBOURHOOD DEVELOPMENT PLAN

2021 – 2030

A Plan made by the community of Falmouth with the support of Falmouth Town Council



Culture, Leisure, Health & Well-being

Objectives and policies are set out to:

- Support the development of new, and regeneration of cultural facilities that include provision for the arts and creative industries.
- Protect existing venues, by widening access, using other activities and sectors such as community and leisure activities, tourism and the night-time economy.
- Promote the cultural use of open spaces, and support health and well-being.
- Assist in ensuring local availability of the medical and health facilities required to meet the future needs of Falmouth and its adjoining communities.

Design & the Historic Environment

Objectives and policies are set out to:

- Ensure that development is designed to the highest standards and respect its setting and surroundings
- Enhance the character of the town, its built environment, views, vistas and open spaces
- Promote place-making, local distinctiveness, and enhance and protect the historic environment of the town
- Support guidance to improve shop front design
- Establish policies about design in, and within the setting of the Conservation Area
- Protect and enhance significant views and vistas

Policies and Implementation

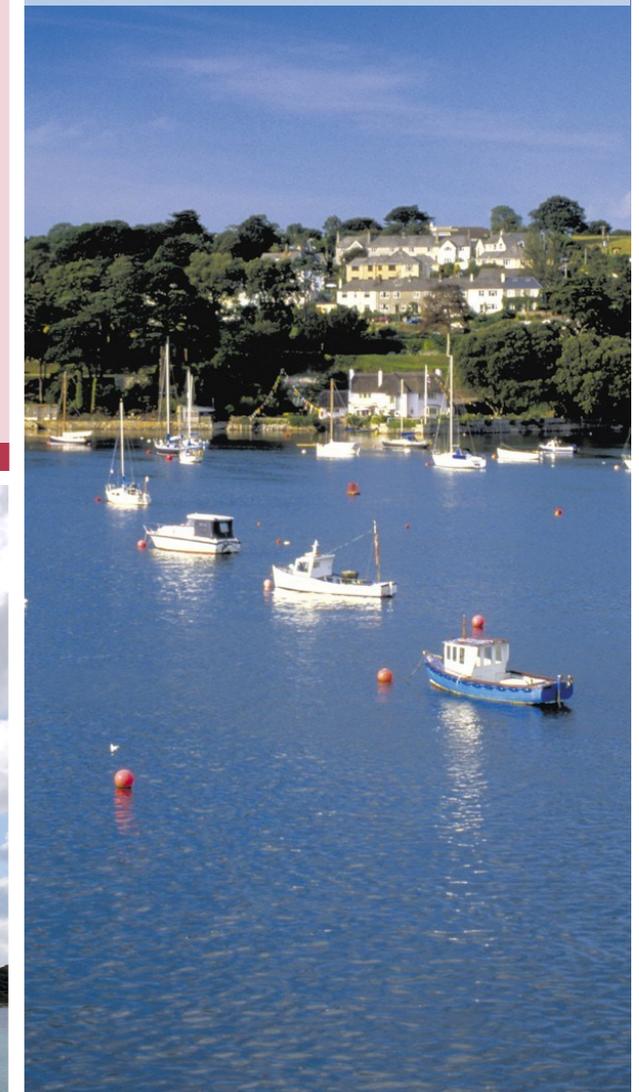
- There are 47 detailed policies that support each of the key headlines identified in this leaflet. These policies provide the means to implement all the Neighbourhood Plan sets out to achieve.
- The policies can be found in the 'Falmouth Neighbourhood Development Plan' on the website
 - <https://planforfalmouth.info/>
- The detailed policies can be found in text boxes in Sections 5 – 11 of the Plan, and are outlined in Table 1 in Section 12.
- The website contains the other key documents associated with the Plan including; the report of community engagement and consultation, and the 'Evidence base' which formed its foundations.



Photographs courtesy of David Yelland, Mike Jenks and Falmouth Town Council.

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Vision for Falmouth

In 2030, Falmouth will be a distinctive, vibrant, resilient, inclusive and well-balanced, attractive sea-port town.

It aims to:

- Enhance the town and maintain its excellent qualities up to 2030 and beyond.
- Balance the competing needs for growth and development with protection and enhancement.
- Promote development that is sustainable socially, economically and environmentally.



Falmouth Designated Area

- The Falmouth Neighbourhood Plan (NDP) area was designated in accordance with the Neighbourhood Planning (General) Regulations 2012 on the 16th January 2015 and comprises all of the Falmouth Town Council area. It is illustrated opposite.
- The NDP can only set policies strictly within this designated area.



Housing & Regeneration

Objectives and policies are set out to:

- Ensure Falmouth sustainably accommodates housing and regeneration, and enhances the environment.
- Encourage the development of town houses and apartments to provide affordable and social housing.
- Ensure good, high-quality and sustainable design.
- Address Falmouth's affordable and social housing needs.
- Encourage co-housing and self-build developments on sites near the town centre
- Encourage developers to use Considerate Contractor's standards.

Housing & Students

Objectives and policies are set out to:

- Protect the character and amenity of residential areas from changes of use to houses in multiple occupation – no more HMOs permitted
- Maintain a diverse housing stock which caters for all sections of the population including families.
- Ensure that the economic benefits from the expansion of the Universities come to Falmouth and Cornwall, and that the likely growth in student numbers is absorbed sustainably.
- Support the Cornwall Local Plan Site Allocations Development Plan Document strategy for student accommodation – no more new purpose built accommodation permitted.

The Town Centre

Objectives and policies are set out to:

- Support the enhancement of the public realm at the centre of Falmouth to create an attractive destination for shoppers, visitors and tourists.
- Create a pedestrian friendly and accessible environment.
- Increase footfall, add life to the town and its daytime, evening and night time activities by:
 - Supporting existing and new businesses.
 - Enabling infill development to improve vacant or underused premises.
 - Encouraging the use of upper storeys, space for residential, commercial and retail uses.

Business, Tourism & Employment

Objectives and policies are set out to:

- Provide new opportunities for industry, businesses, tourism, retail, and leisure, and support existing port operations and related businesses.
- Ensure optimization of the positive impacts of the two Universities.
- Ensure that Falmouth's tourism infrastructure is enhanced and the full potential of its cultural, environmental and social assets is released.
- Use the town's key assets (marine, learning, tourism industries and its essential and unique character) to position Falmouth as an exceptional place in which to live, work, visit and learn.



Environment & Open Space

Objectives and policies are set out to:

- Protect and enhance key and secondary open spaces – 140 open spaces protected.
- Implement specific and general improvement plans for open spaces in the town.
- Establish a Falmouth Green Corridor and introduce a Falmouth Garden Walk.
- Establish a strategy for sports, play and recreation.
- Identify additional space or sites for allotments and cemeteries.
- Set out responsibilities for the management and maintenance of open spaces and beaches.

Transport & Connectivity

Objectives and policies are set out to:

- Support bus provision in new development
- Encourage a positive walking and cycling environment in new development
- Support the provision and improvement and extension to the shuttle bus service
- Encourage the increased and appropriately sited cycle parking around the town centre
- Support the provision of facilities for charging points for plug-in or other ultra low emission vehicles