



## LOOE NEIGHBOURHOOD PLAN – FREQUENTLY ASKED QUESTIONS

### 1. How can I view a copy of the Plan?

Anyone with access to the Internet can view a copy of the Neighbourhood Plan via [futurelooe.town](http://futurelooe.town) website. Or you can visit Looe Library during its opening hours, or contact the Town Council office on 01503 262255.

### 2. How will the plan restrict second home ownership?

Second home ownership will be restricted by having a 'Principal Residency' clause (POLICY TOUR 7) on page 70 of the Plan which, if adopted by a 'yes' vote at the referendum on 12 May, will ensure that any new housing will need to be someone's main place of living and cannot be used as a second home or holiday let.

### 3. Does the plan encourage large housing estates?

No! One of the aims of the Plan is to prevent any further large-scale housing development outside the boundaries of Looe by having a clause (POLICY H 1B) on page 74 of the Plan which will require any such proposal to be limited to about 25 dwellings per site and only where they are mostly for affordable housing.

### 4. How will the plan help deliver social and affordable housing in the town?

The Plan aims to help local families or young/older people remain living in the town by promoting good quality affordable housing as small-scale infill development or utilising previously developed land. In addition, a parcel of land opposite Salter Close has been allocated in the Plan for about 25 dwellings to meet local needs.

### 5. What about open-market housing?

The same policies on small scale infill, the use of previously developed land and affordable housing will allow for some small scale market housing to meet local requirements.

### 6. How will the plan improve the quality of design in planning applications?

Better quality design will be encouraged by planning applications having to meet a set of principles expressed in POLICY DS5 on page 82 of the Plan and POLICY TC3 on page 85. These call for new builds and extensions/alterations to minimise adverse impacts on neighbouring properties, to be sensitive to their surroundings and to maintain the distinctive heritage and maritime character of Looe.

### **7. Does the plan support the flood defence project?**

The need to adapt to rising sea levels due to climate change is recognised in the Neighbourhood Plan. However, it does not promote any one specific flood alleviation scheme as this an entirely separate project by Looe Harbour Commissioners working with Cornwall Council and the Environment Agency. The project team's investigations will culminate in a full planning application enabling public participation in the decision. The principles of good design set out in the Neighbourhood Plan will apply to any flood defence structures proposed.

### **8. How does the plan help prevent landslides and land instability?**

The Plan aims to guard against new development increasing the potential for landslides by compelling applicants for building development to take account of land stability and drainage management as directed in Neighbourhood Plan policies:

CCLS 4: Development on or near to unstable or potentially unstable land (page 35)

CCLS 5: Drainage management and land stability (page 36).

### **9. How does the plan encourage local jobs?**

It is an important objective of the Plan's policy on pages 50-56 to encourage local jobs and new business opportunities by releasing the potential of underutilised employment space and to safeguarding existing employment space so that local people can work close to where they live:

E 1: Millpool / Polean regeneration master plan,

E 2: Supporting the harbour and marine businesses,

E 3: Safeguarding of existing employment sites,

E 4: Small scale workshop and office development,

E 5: Employment opportunities in residential areas.

### **10. Does the plan support a skateboard park?**

Yes, the Looe Neighbourhood Plan supports the project to find and develop a suitable site for a new skatepark with associated facilities, to contribute towards meeting the shortfall of teen equipped play space, subject to policies for the protection of the environment and residential amenity set out in the Cornwall Local Plan and the Looe Neighbourhood Plan, see page 103.

### **11. How will the plan encourage events and festivals?**

On page 65 the Looe Neighbourhood Plan supports the enhancement and provision of new facilities for festivals as they are an important source of income and employment for the Town, providing they do not unacceptably harm the environment of residential areas.

### **12. How will the plan promote more community facilities?**

The Looe Neighbourhood Plan protects the Town's key community, recreation and playspace facilities from loss to other uses, subject to Cornwall Local Plan policy, and also supports their improvement and the addition of new facilities, at pages 100 to 104.

### **13. What will happen if there is a 'no' vote in the referendum?**

If the vote is 'no', the Looe Neighbourhood Plan will not be adopted and planning decisions effecting Looe will be guided only by the National Planning Policy Framework and the Cornwall Local Plan.

