

LINKINHORNE NEIGHBOURHOOD PRIORITIES

a summary of the Neighbourhood Planning consultation process to date

Below are given the chief points emerging, as identified by the working party at its meeting of 19th July 2014, whose observations on the findings are also provided.

HOUSING

Build small homes on single sites
Use brown-field sites
Allow only infilling within existing village development boundaries
Design should be in keeping with existing properties
Construction should be of local, natural materials, i.e. granite and slate
Convert existing disused/derelict buildings into homes
New housing should be zero-carbon, with in-built roof-mounted PV panels and/or ground-source heating
New houses should have off-road parking

AMENITIES

Maintain public lavatories
Development of commercial properties (e.g. pubs, hotels, cafes) should include provision of public lavatories
No enlargement of roads
Public/private/commercial development should protect dark skies

BUSINESS/EMPLOYMENT

Bring disused/derelict buildings back into use as workshops - to keep employment in parish and reduce the need to travel to work.

ENERGY

Energy-generation projects should be community-based
Solar panels should be roof-mounted
Domestic and agricultural waste should be converted to fuel in biodigester units. (Simultaneous waste disposal and energy generation.)
Use streams and rivers to generate hydro-electric power

CONSERVATION

Reinforce protection of AONB
Protect landscape while managing tourism
Make current and new development respect a dark skies policy
Reinforce status of Conservation Areas and buildings of historical interest by use of Article 4 directives
Limit the size of extensions to properties in CAs
Protect woodland, hedgerows, green lanes

Observations

There is a presumption in favour of sustainable development. 'Sustainable' is generally accepted to mean that which is supported by the community and allows us to take what we need without depriving others either now or in the future.

There is a wish for housing to be kept within existing settlements boundaries and to be of local character, constructed from local materials. The re-use of disused/derelict buildings should be encouraged. Retaining current boundaries will avoid unmanageable large-scale development which would place strains on the road system. There is no wish to enlarge the parish's roads.

For business purposes the re-use of disused or derelict buildings as small workshops is favoured. This will encourage rural enterprise and allow people to work closer to home. Increased local employment will raise the economic well-being of the parish. Greater provision of superfast broadband is generally favoured, especially for the many parishioners working from home, but this could involve unwanted installations (roadside cabinets, masts).

A neighbourhood plan cannot necessarily itself keep local amenities open, but by increasing the possibility for more people of working age to afford homes and work within the parish, it is more likely that the school, shops, pubs and post offices will remain viable. The continued provision of public lavatories is generally seen as essential.

There is a strong feeling that renewable energy projects should benefit whole communities and not only individuals or individual businesses. There is a very widespread aversion to wind turbines. Roof-mounted solar panels, ground-source heating, conversion of organic waste into gas/electricity and the generation of hydro-electric power are all favoured. The River Lynher and the stream between Henwood and Darley Ford would provide opportunities for a community enterprise project.

Conservation is regarded as very important, both of the green spaces and the built environment. They are valued by residents and essential to sustain local tourism businesses. There is a strong feeling in favour of dark skies also. Development in neighbouring parishes, Liskeard and Callington would have implications for dark skies, so Linkinhorne would have to work jointly with them on this point. There is a general feeling that ordinary Conservation Area status is insufficient to control the undesirable development of historically important buildings and that Article 4 directives are required.

It is a requirement that neighbourhood planning should involve the whole community. It is especially desirable that young people be engaged in the neighbourhood planning process as much as possible.