

NEIGHBOURHOOD PRIORITIES STATEMENT

Lostwithiel Town Council



DRAFT

2026



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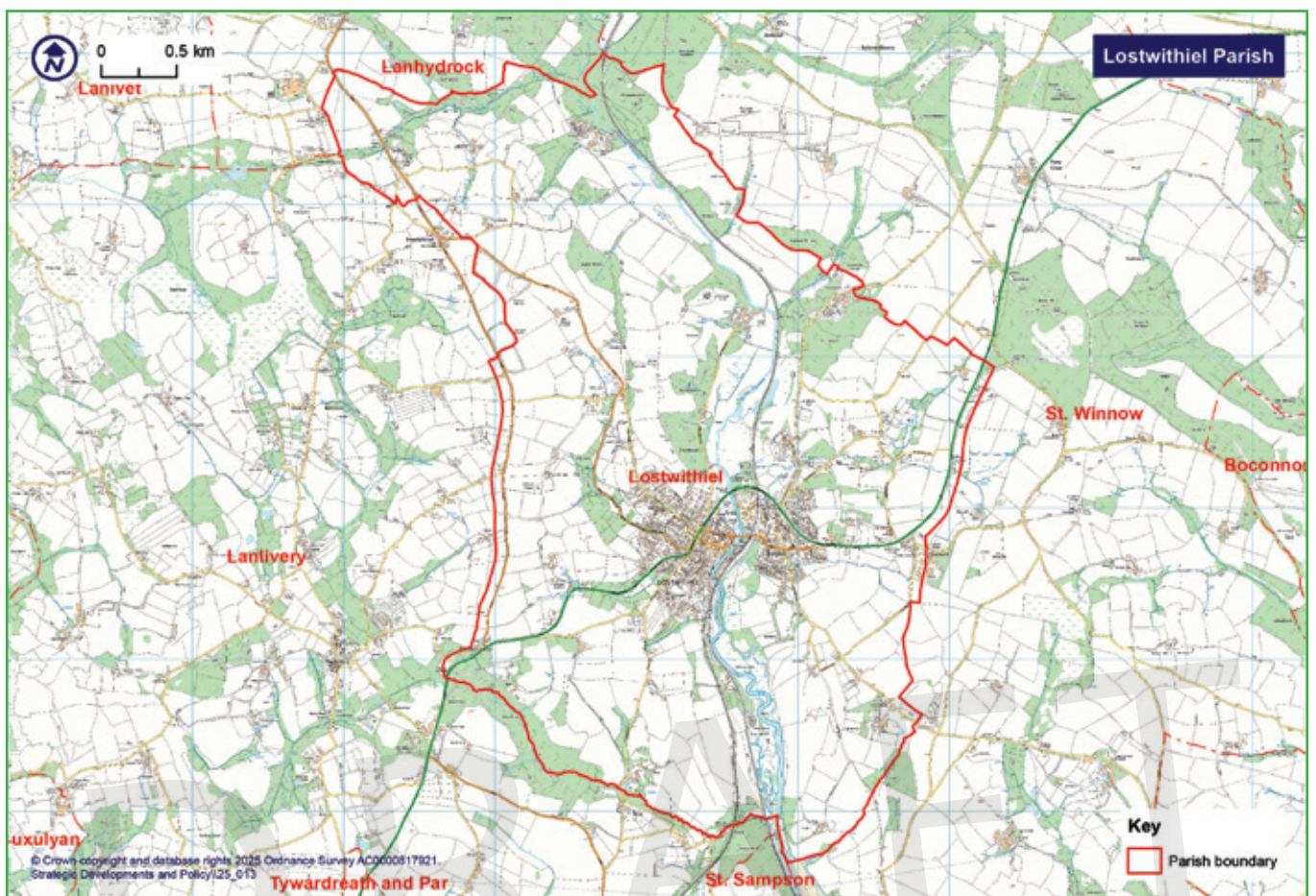


Fig. 1. Map showing the parish of Lostwithiel



Looking upriver to the town past Quay Street, with St Bartholomew's Church in the distance

1 – Introduction

Lostwithiel is one of nine communities in Cornwall to have been part of a pilot process to produce a Neighbourhood Priorities Statement.

In mid 2025 we delivered a consultation questionnaire to the 1500 households in the parish as well as to local businesses. Our survey has informed our analysis of how our community would like the town's future to be shaped over the next 25 years to 2050 and it has provided the basis of our Neighbourhood Priorities Statement.

This document presents a snapshot of our much-loved town and its unique qualities and vulnerabilities. It sets out the priorities of the residents of Lostwithiel in terms of future growth and development. These will in turn inform and contribute to the policies of the new Cornwall Local Plan. Fundamentally it aims to ensure that the right number of the right sorts of homes are built in the right locations to meet the needs of the local population.

Our consultation process is described in Appendix 2.



Looking north across the townscape

2 – Lostwithiel parish today

Our green spaces, environment, nature and landscape

Lostwithiel sits in the midst of one of Cornwall's finest landscapes, characterised by rolling green hills interspersed with steep wooded valleys through which run fast-flowing streams. The town itself lies in the heart of the valley which carries the River Fowey from its source on Bodmin Moor to the sea at Fowey and Polruan. The river – our blue space – runs right through the centre of the town. Lostwithiel's panoramic skyline is characterised by green fields, hedgerows and woodland. Public green spaces abound and numerous country lanes, footpaths and rights of way lead off in all directions to accessible woodland, the river valley and open-country spaces – a major and valued leisure resource for residents and visitors alike.

The town is exceptionally well served by its community green spaces (see Fig. 2):

- King George V Playing Field, including skate park.
- Coulson Park, providing open space for children's play, sport, and leisure.
- Second Island water meadow (leased from the Duchy of Cornwall)

Additionally, dotted about the town are small pockets of natural land, some in the form of larger gardens and others as tracts of Council-owned land. They provide valuable wildlife habitats and nature corridors, and contribute to our green infrastructure as well as to the wellbeing of residents.

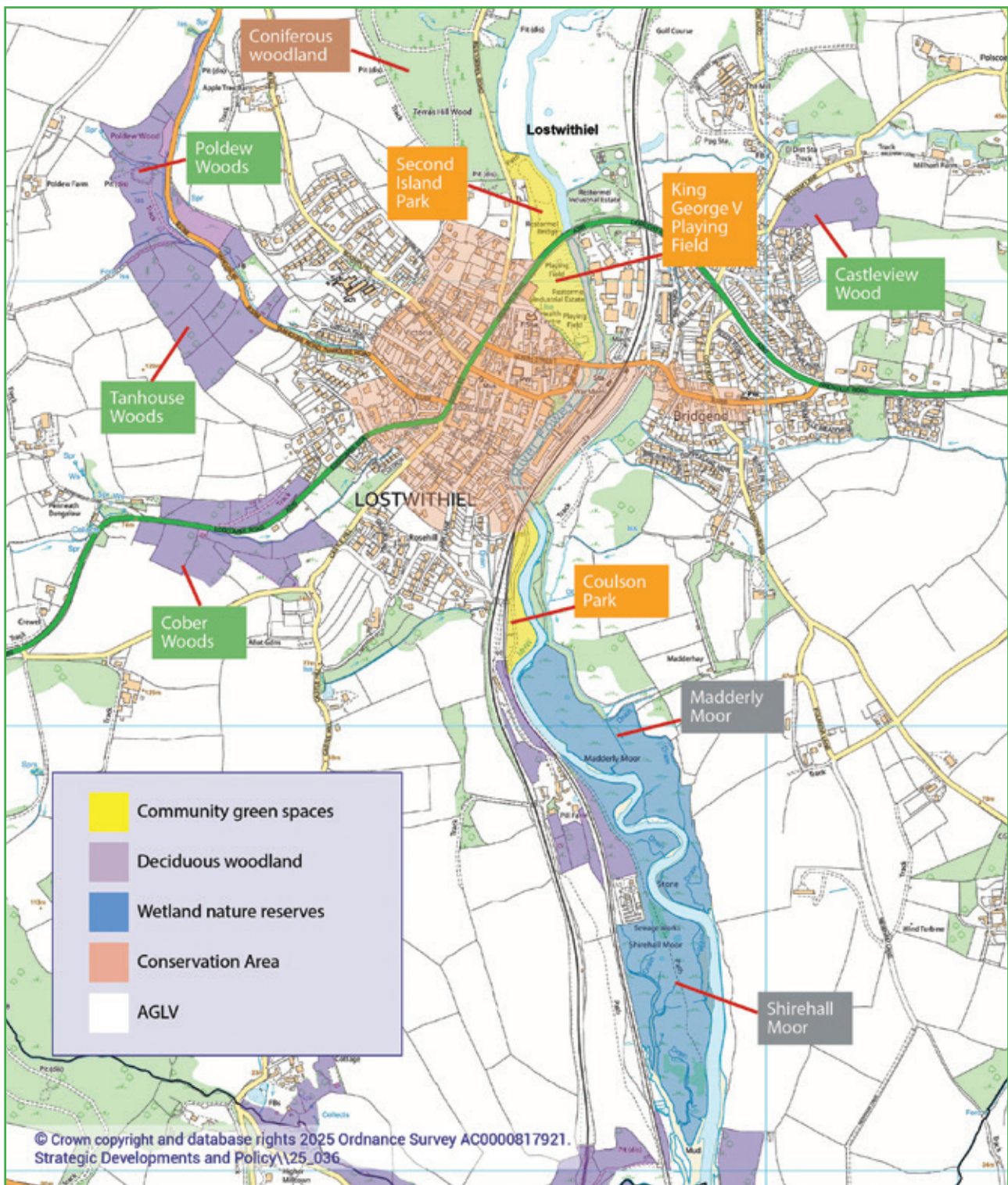


Fig. 2: Map showing area types in and around the town

South of Coulson Park, on either side of the river, are two salt marsh wetlands which provide natural habitats for plants and wildlife (in blue in the map above):

- Shirehall Moor and Madderly Moor

Both are within Lostwithiel's Area of Great Landscape Value (AGLV) and the Fowey Estuary Marine Conservation Zone (MCZ) which protects the upper tidal reaches as far as the town.



The landscape that flanks the valley here is one of steep rolling fields and woods and is as much a part of the character and heritage of the area as the wetlands themselves. This landscape provides the cherished backdrop to everyone who walks the public footpaths and travels up and down the river and is central to the character of the town.

The valley upstream of Restormel Bridge, where the A390 crosses the river, is owned by the Duchy of Cornwall and is an important wetland reserve for a host of birds, insects and amphibians.

There are a few small deciduous woodlands in the vicinity of Lostwithiel (see Fig. 2) including:

- Poldew Wood
- Tanhouse Woods
- Castleview Wood
- Cober Valley Woods

The coniferous woodlands in the vicinity of Lostwithiel are:

- Polscoe Wood
- Leadenhill Wood (coniferous and deciduous)
- Churchpark Wood
- Terras Hill Wood

Designations and constraints

The whole parish is designated an Area of Great Landscape Value (AGLV), and much of the town is a Conservation Area (see Fig 2) with numerous listed buildings. The tidal estuary and the river right up to and including the town is within the Fowey Estuary Marine Conservation Zone (MCZ). Development is constrained by steep valley sides and the flood plain of the River Fowey.



Photo © Martin Surgey

History and heritage

Lostwithiel is regarded as being the finest remaining example of a ‘planted’ town. It was the undisputed capital of Cornwall in the 13th century and was the first coinage town where tin ingots were brought to the Stannary Hall for weighing, assaying and stamping. Lostwithiel developed as a port settlement following the Norman conquest, becoming one of the busiest in Britain. It received its Royal Charter in 1189. Today, medieval buildings sit alongside those surviving from the 16th and 17th centuries, with later developments blending to create a pleasing and well-balanced urban environment.

Lostwithiel has 92 listed buildings – one of the highest densities in Cornwall – including the 13th-century Grade I-listed Duchy Palace, the Grade I-listed medieval bridge and the 12th-century Grade I-listed St Bartholomew’s Church (see Figure 59, page 56 of the AECOM Guide – Appendix 1).

The 13th-century Restormel Castle, a former large royal deer park, a Roman hill fort (just discernible as a rounded field) and the site of a Registered Battlefield from the 1640s Civil War (Listing ref. 1413619) all contribute to the historic setting of the town.

The medieval bridge,
Duchy Palace,
St Bartholomew’s Church and
Restormel Castle



Photo © Martin Surgey



Photo © Martin Surgey



Photo © Martin Surgey

Employment and economy today

The Town Centre. Shopping and Business

The A390 cuts the town into two halves. Retail business is focused on a cluster of streets around Fore Street, including Queen Street, North Street, Quay Street and the Parade. Ancient alleys and thoroughfares connect the main streets. The shopping area in the heart of the conservation area is compact and architecturally precious.

There is a varied selection of shops in the town which meet essential needs without residents having to travel further afield too frequently. 69% of people believe that they are able to access most daily services without a car. The number of antique shops in town has declined in recent years having been superseded by the artisanal. A scattering of galleries, pottery studios, lifestyle, antique and craft shops elevate the town centre from the 'useful' to the 'unusual'. 'Crafts' are identified as important/very important to our economy by 87% of respondents in our survey.

A part-time 'outreach' postal service operates in the Community Centre, which also provides the town's only banking facilities. A permanent Post Office is identified as the town's most needed service in our survey, with NHS dentistry a close second.



Fore Street – a combination of listed buildings, shops, cafés, restaurants and pub



Looking west across the industrial estate to the green vista which surrounds the town

Businesses have traditionally found it more difficult to maintain footfall on Queen Street (the busy A390) than in Fore Street, where there are never empty premises for very long and where there is little scope for expansion. The loss of retail space in Fore Street particularly would be detrimental to the town and would not be supported by residents and the Town Council. (See street map on page 56 of the AECOM Guide – Appendix 1).

Around the town. What's here and what's emerging

Even in the centre of Lostwithiel, it is almost impossible not to be aware of the green hills and fields surrounding the town or be reminded of a farming and agricultural past and present. Agri-food developments have gained a foothold in the parish in recent years and award-winning gin, vodka, and cider are all produced locally. Extensive orchards at Gillyflower Farm may eventually also contribute to this burgeoning sector. In our survey, 79% of respondents have placed importance upon 'food and drink' to the parish economy.

Local businesses are spread around the town, but with a concentration of activity in the privately-owned industrial estate adjacent to the mainline railway. The estate provides premises to numerous foundational sector businesses in spheres such as construction, electronics, and manufacturing. Our survey indicates that new commercial development at/or near this existing site would be supported by 60% of community and more so than at other locations. Any change of purpose would need to be carefully considered to ensure that there is benefit to the town without harm to its economy.

Tourism and Hospitality

Cornwall remains in the top three visitor destinations in the UK. Tourism, or the core sector 'visitor economy', is therefore important to the parish and to the wider county. Tourists support our shops and hospitality businesses, and visit our local attractions and events. A hotel, a number of guesthouses, holiday cottages, Airbnbs and a campsite provide visitor accommodation in town and around the parish. A range of restaurants, cafés, coffee shops, takeaways and public houses are furthermore used at least weekly by 56% of the respondents in our survey as well as visitors. 67% believe that hospitality offers the town 'very important' business and employment opportunities, second only to our shops and retail facilities.

The visitor economy is however regarded as 'low productivity' with seasonal peaks and troughs. Our priorities for the parish therefore seek to develop the economic opportunities of the sector through supporting sustainable year-round tourism, thereby improving employment opportunities.

Community Facilities and Activities

The town possesses numerous community venues which accommodate antique fairs, car boot and plant sales, a food market and sport and leisure activities.

Established street festivals and events appeal to parish residents and visitors from around the county and beyond. Volunteers at Lostwithiel Museum lead guided walks around the town and the Lostwithiel Town Team has developed

award-winning themed 'trails' in heritage and nature, all of which help to showcase the best of our historic town and its natural environment. The church accommodates music concerts and Restormel Castle has provided an idyllic location for open-air theatre productions.

Our survey indicates that approximately 15% of respondents believe that events and social activities are a key strength of the town, second only to 'community spirit'.



Christmas lantern parade



Characterful houses on Bodmin Hill with the characteristic green vista beyond

Housing today

Lostwithiel embodies a sense of organic growth through the centuries. The town is compact and contains a wealth of architectural styles ranging from key medieval structures to more modern housing developments, with all historical periods being well represented.

Properties range from small studio flats to large detached houses. While many of the larger buildings in the conservation area have been maintained as businesses or private homes, others have been sympathetically converted into apartments. This is welcome redevelopment where business premises have become redundant and where the conversion adheres to the town's historical integrity and there is no detrimental effect upon the local economy and the high street.

Second-home and holiday rental ownership is not as high as in hotspots such as nearby Fowey, but it is increasing. In 2021, second homes in the parish were estimated at between 9% and 14%, significantly higher than the county average of 5%. The Neighbourhood Plan of 2018 indicated that holiday accommodation was provided by roughly 30 holiday cottage operators, most owning single properties. In 2025, there were in the region of 90 Airbnb holiday rentals alone.

The relationship between housing and the visitor economy is complex. As housing is converted to holiday accommodation, availability of stock to people who want to buy or rent here diminishes, and prices increase. The ratio of average house prices to average annual earnings is now higher in Cornwall than in the rest of the country, and the implications are clear. If people can't afford to live here, then they can't work here either. It goes without saying then that a healthy economy is dependent not only upon employment opportunities but also upon the working population having accessible, affordable homes to live in.



Heading west into Lostwithiel on the A390 Liskeard to St Austell road

Transport and travel today

- The town is located on the A390 principal trunk road.
- The town has a station on the Penzance to London Paddington main line which facilitates access to commercial, retail, social and health resources at either Truro or Plymouth. Smaller centres accessed by a combination of rail and bus services are in Bodmin, Liskeard and St Austell.
- A school bus service operates to schools and colleges in Bodmin, Liskeard, St Austell, Fowey and Truro.
- There is a limited bus service to St Austell only, Monday to Saturday.
- A daily National Express Service operates to London and Penzance.
- Tourists and day visitors are generally car based.

Our 2025 survey highlighted too many cars within the town centre, narrow roads, a lack of car parking and frequently dangerously high traffic speeds. Large commercial vehicles often have to mount narrow pavements and have been known to cause damage as well as present a hazard to pedestrians. Survey respondents have prioritised the need for speed limits, traffic calming and better provision of pedestrian crossings and pavements. A Cornwall Council initiative to reduce traffic speeds in built up areas to 20mph is being introduced in Lostwithiel towards the end of 2026. There is no cycle route at present.

The four existing car parks in the town provide approximately 90 spaces in addition to the limited on-street parking (*see map on page 28*).

These are located at:

1. Community Centre and Cattle Market.
2. Quay Street – alongside the River Fowey, with on-street parking.
3. Coulson Park, located a 5-minute walk from the town centre, provides parking for a play area and access to Shirehall Moor.
4. Railway Station. There is a small car park for rail users on the ‘forecourt’ of the station. A number of vehicle spaces are maintained by and provided for the use of rail users by GWR.

The local hotel offers additional pay-and-display parking out of season.

Elsewhere, visiting traffic must rely on on-street parking where it competes with the needs of local residents. 82% of residents have at least one car per household with a significant percentage having more than one. The lack of on/off street parking has a negative impact on town life including its economic viability. 9% of respondents in our survey have cited this as a major concern.



On-street parking in Quay Street

Infrastructure today

A number of services and resources in the parish are at near capacity or are already overstretched. These would include:

Lostwithiel Medical Centre

The surgery caters for over 5000 patients. With numbers predicted to keep rising, the surgery will have to expand to meet NHS regulations.

Carriage Works Dental Practice

A dental practice at Brunel Quays provides private dentistry and is now once again offering NHS appointments.

South West Water

Their main treatment works is positioned south of the town beside the river on the edge of Shirehall Moor and a pumping station is sited in Coulson Park. Neither facility can cope with the current volume of sewage and discharges into the river occur frequently and for very long periods.

Digital Connectivity

The town has some of the slowest speeds in the UK, which are below the government's minimum acceptable speed.

Travel /Transport

As indicated, there are limited bus links to neighbouring towns/commercial centres and parking provision within the town is already inadequate.

There is no permanent Post Office and there are no banks in the town.

Our strengths

- History and heritage.
- Natural environment.
- Green public recreational spaces.
- Strong community spirit and multiple social activities.
- Mainline railway station.
- Provision of most day-to-day needs without the requirement to travel.
- Local amenities include shops, cafés, pubs and restaurants.



The vulnerabilities

- Steep valley sides and susceptibility to flooding constrain development.
- Lack of parking.
- Bus services are very limited.
- The ratio of average house prices to average annual earnings is now higher in Lostwithiel than in the rest of the country.
- The visitor economy is regarded as ‘low productivity’ with seasonal peaks and troughs, impacting upon employment and earnings potential.

Opportunities

- To build sustainable new housing that meets local need in the future.
- To further the town’s appeal as a base for new business.
- To promote the town as a heritage, cultural and artistic destination.
- To develop sustainable year-round tourism.
- To enhance biodiversity.
- To increase the cycle path network linking to other communities.
- To preserve the remaining deciduous woodlands and to promote the planting of strips of woodland.

Threats

- Increased threat of flooding.
- Loss of the panoramic green ring of fields below the skyline.
- Infrastructure is at or near capacity.
- Loss of woodland (sometimes described as ‘amenity land’) to development.
- The loss of housing to visitor accommodation/second homes.
- Additional pressure on inadequate sewerage systems and overstretched water supply.

3. Key data

PARISH OVERVIEW	DATA
Number of dwellings	1,541
New homes built (2014-2024)	171 (a 12.4% increase)
New homes built of which were affordable	49.1%
Commitments (homes with consent not yet built)	72 (22 affordable)
Households on HomeChoice with local connection	91 households
Population	3,066
Over 65s	892 (29.1%)
Working age (16-64)	1,704 (55.6%)
Under 16s	470 (15.3%)
Existing Neighbourhood Plan?	Yes (dated 2018)

Data Source: Cornwall Council Data Profile March 2025

Housing data

Housing stock

Lostwithiel's present housing stock comprises approximately 1500 homes, 85% of which are either detached, semi-detached or terraced houses; of these, the 466 detached homes form the largest group. The most common size household comprises two people (565 homes); there are 600 homes with two or more excess bedrooms. (Occupancy data is based on the number of households rather than dwellings; no data is available for homes with no usual residents).

In the 10 years to 2024, 171 new homes were constructed in the town, of which 87 were open market and 84 affordable housing. The number of holiday rentals has risen from 102 to 122 properties in the last year.

Lostwithiel's rental market

Data provided by Cornwall Council suggests that 75% of private rental properties in the area comprise one or two bedrooms, with average monthly rents ranging from £550 for a one-bed property and £650 for a two-bed property. While this may be accurate for the wider local area, prices within Lostwithiel itself are significantly higher, with average rental figures in excess of £200 more pcm, as shown on the following chart:

Number of bedrooms	Number of properties available	Rental price range PCM Lostwithiel	Average rent PCM Lostwithiel	Average rent PCM county
Studio	1	£595	£595	£500
1	10	£535-£1200	£764	£525
2	14	£750-£1200	£930	£660
3	10	£850-£1650	£1140	£795
4-5	4	£1300-£1500	£1423	£1150-£1795

Chart showing Lostwithiel rental data

Data Sources: (in yellow) The Best Price Guide by Rightmove (available to Estate Agents only), kindly supplied by Jeffreys Estate Agent, Lostwithiel; (in blue) Cornwall Council Data Profile March 2025

Housing need

Affordable housing need in the parish (March 2025) was 91 households. This figure would have been closer to 140, were it not for the completion of the Bartholomews Meadow development in 2024, which provided 47 affordable new homes.

Lostwithiel has an ageing population, in line with national and county population trends. However the 2021 census suggests that Lostwithiel's age disparity is accelerating more rapidly with 29% of residents within the 65+ age band compared to 25.3% within the authority as a whole. Data collated from Cornwall Council indicates that within 10 years more than one in three Lostwithiel residents will be over 65. Many of these older residents may wish to downsize from family homes to smaller and more manageable properties in the coming years.



Housing developments spreading northwest either side of Bodmin Hill

Lostwithiel 2025: The housing market

Snapshot research into the open housing market within Lostwithiel parish in August 2025 showed a total of 59 residential homes for sale, with a further 25 under offer. The prices ranged from £70,000 - £1,325,000 encompassing a wide variety of properties. While this would indicate a healthy stock and turnover of property within Lostwithiel, some recent open market developments in the town remain unsold and it must be assumed that these properties are either overpriced or not the size and type needed by the local population.

Employment and economy data

What do people in Lostwithiel do?

The employment distribution of the parish population aged 16 and over in the 2021 census was as follows:

- 54.4% were economically active, excluding full-time students.
- 56.1 % were economically active, including full-time students.
- 43.9% were economically inactive.
- 70.8% of those in employment worked full-time; the remaining 29% were part-time.
- 31.5% worked in excess of 49 hours.
- The retired population increased from 20% in 2011 to 28%.
- The student population dropped from 7% in 2011 to just fewer than 2%.
- Unemployment or long-term sickness was slightly below the national average.

The Cornwall Good Growth Plan 2024-35 sets out the three sectors of the economy in Cornwall. These are:

- **The core sectors:** Agri-Food and Fishing, The Visitor Economy and The Creative and Cultural Sector.
- **The foundational sectors:** Health and Care, Retail, Education, Construction, Waste, Water, Professional Business Services, Administrative Services, Transport and Logistics, Public Administration and Manufacturing.
- **The distinctive sectors:** Critical Minerals, Renewable Energy, Space and Marine.

60% of employment in Cornwall is in the foundational sectors and of these 50% are within two broad spheres. These are:

- Retail and hospitality 77,500 (31.4%)
- Public services 59,000 (23.9%)

Lostwithiel would seem to be typical of the county as a whole, with Health and Care and Education providing employment in:

- 2 schools.
- 2 care homes.
- A small unit for adults with learning disabilities.
- Daycare for under 5's.
- A medical practice, a pharmacy and a dental practice.
- 2 complementary health centres offering services such as osteopathy, chiropody and a health and wellbeing psychologist.
- A veterinary practice.

How far away is work?

The 2021 census shows that 30% of those who were economically active in the parish were working from home and a further 9% were working within 2km of the town. 34.5% travelled between 5 and 60km with only 3.6% travelling over 40km.

The Covid-19 pandemic will have 'skewed' data: more people worked at home and fewer people travelled. It is however reasonable to suggest that the pandemic illustrated that remote access working is now a feasible alternative to office-based employment for many, thus confirming the desirability of high-speed broadband and/or local hub space accommodation.

Support for business /hub space in our community survey is a healthy 58%. Whilst seemingly not as important as shops, pubs, cafés or leisure, it should be noted from the data above that only 54.4% of the population is economically active and 28% are retired.

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4. Community survey

Our community consultation process is described in Appendix 2 – Community Consultation. Selected feedback is described below.

Q: What do you like most about living in Lostwithiel?

- Good community spirit/friendly 81%
- Activities for all ages/events/social activities 23%

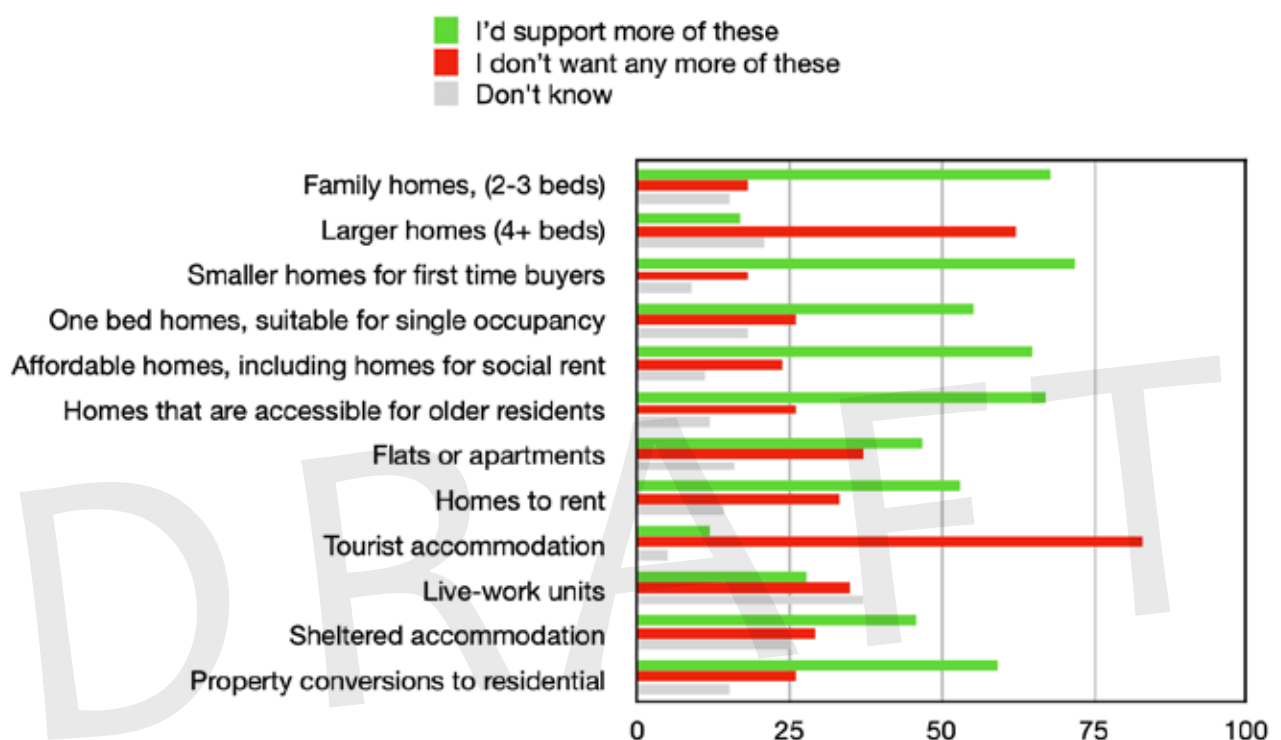
Housing feedback

55% of respondents were in favour of ‘more homes’ being built; 45% were against further development. Many commented on the need to cap or control the increasing number of properties being used as holiday lets or second homes.

Types of homes

When asked to consider what type of new homes should be built here:

- 72% of responses supported smaller homes for first time buyers.
- 68% supported family homes.
- 67% supported accessible homes for older residents.
- 67% supported affordable homes, including homes for social rent at 65%.
- Only 17% supported larger homes of 4-plus bedrooms. These were unpopular with 62%.



Location of potential new housing

This section of the survey generated a wealth of data and it was evident that many people had given their responses considerable thought, with a broad consensus of opinion in key areas. The majority of respondents believed that new homes should be built on:

- brownfield sites.
- outskirts but within walking distance.
- not on farmland.
- ‘infill’ was seen as preferable to wider development.

There was similarly a strong consensus that green spaces, parks, the river valley and farmland should all be protected.

Employment and economy feedback

Residents were asked which businesses and employment opportunities they believed were important to the town/parish.

	Very important and important to some extent	Very important
Shops	98%	81%
Tourism	96%	34%
Pubs and cafés	93%	67%
Leisure	93%	37%
Community Services	91%	51%
Crafts	87%	36%
Food and Drink	79%	28%
Financial Services	75%	21%
Light Industry and Manufacturing	71%	19%
Business Hub with Office Facilities	58%	24%
Social Enterprise	55%	14%
Offices	56%	10%
Transport and Storage Distribution	43%	13%

The community clearly considers our shops, pubs and cafés to be extremely important, thereby endorsing the value placed in the high street and town centre. Our shops provide one of the most important reasons why people like living in Lostwithiel with 74% of respondents using these daily or weekly. 96% of respondents believe tourism to be either very important to the town, or important to some extent.

Food and drink, leisure, and crafts-associated enterprises are also all highly valued by the community. A diverse selection of businesses has been identified which would be welcome additions to the community.

- A Post Office
- A Banking Hub
- An Optician
- An NHS Dentistry provision
- Sports and Leisure Services
- More Shops

Where should new business be located?

86% of responses in our survey were supportive of the development of additional business in the parish. However, only 4.6% believed that new housing might encourage new business/employment opportunities. An even fewer 3.9% believed that the creation of new business space would reduce concerns regarding the negative impact of new housing upon the infrastructure.

Residents were asked where new businesses might be located.

- 60% supported the expansion of existing sites or the clustering of new business developments near existing sites.
- 33% supported new business development on brownfield sites.
- 6% supported new business development on greenfield sites.

Consultation with Local Businesses

Survey questionnaires were distributed to approximately 140 local businesses but only 8 were returned. It is therefore impossible to be emphatic that the views of the business community are accurately reflected in such a small sample.

Respondents were positive about being based in around the town, praising its strong community spirit and beautiful location. Parking and internet limitations were identified as infrastructure vulnerabilities. Labour and energy costs, recruitment/retention and weather considerations were identified as the non-infrastructure challenges of running a business in the parish.

Respondents believed the following businesses could do well here:

A Post Office, an optician, a weekly food/craft market, farm shop, greengrocer, book shop, community charity shop/café, florist, food and drink manufacture, gym and swimming pool.

The most popular locations for new business were identified as:

- The Industrial estate, including the old milk factory building.
- Queen Street.
- Around the station.
- Town Council premises.

Transport and travel feedback

Q: What do you like most about living in Lostwithiel?

- Mainline train station 17%
- Public transport links 5%

Q: What do you think can be improved in Lostwithiel – what are its weaknesses?

- Parking improvements 41%
- Poor public transport 17%
- Better traffic management needed 7%

Q: What changes would you like to see?

- Parking improvements both in provision and control: 70%
- Traffic calming / speed limits / parking restrictions: 10%
- Better bus services: 7%
- Improved road maintenance and accessibility: 5%

Other challenges identified in the survey were:

- Barriers to accessibility for the disabled.
- Travel in and around Lostwithiel.
- Lack of bus routes 37%

Green spaces, environment, nature and landscape feedback

Q: What do you like most about living in Lostwithiel?

- Rural/walks/open spaces/access to nature 27%
- Historic/unique character/identity 26%
- Safe/peaceful/small/clean/tidy 15%
- Natural beauty 9%
- Preservation of green spaces 5%

Q: *What opportunities do you see to improve Lostwithiel?*

Multiple comments and observations included:

- Open up walking areas.
- Wildflower meadow on Second Island and King George V Park.
- Conserve green nature and not lose it to development.
- Think what the river could offer/river hygiene.

Q: *Where should be protected from development?*

- All green field areas 15%
- Parks and playing fields 10%
- Anywhere near the golf course and Millham Lane 6%
- Visual of Lostwithiel should not be impacted 5%
- No buildings in flood zones or farmland 4.5%
- In the town 4.5%
- Fowey valley (flood risk) 4.5%

There is a strong will to retain a green ring of fields between the town and the skyline.

Infrastructure feedback

Q: *What do you like most about living in Lostwithiel?*

- Good medical facilities 13%
- Good local amenities 12%
- Mainline railway station 17%

SEE ALSO: Transport and Travel feedback and Employment and Economy Feedback with regard to infrastructure shortcomings and requirements as identified by the community.

It is of particular note that 70% of respondents have stated the need for improvements in parking provision. Public services including sport and leisure facilities feature most prominently in the town's 'wish list'.

Numerous concerns have been raised regarding the potential impact of new development on local services and infrastructure such as the GP surgery, schools or the sewerage system.



5. Vision

We aspire for Lostwithiel to be a town where ‘community’ and pride in the town are maintained. One where sustainable housing opportunities meet the needs of a diverse local populace and are not ‘disconnected’ or separate from the town and its facilities. Where younger families and single people can afford to live and contribute to the town and county economies and where the older population can remain in the parish in homes appropriate to their changing needs.

We welcome visitors but are determined that our town should not be ‘hollowed out’ by tourism and the visitor economy as has arguably occurred in nearby Fowey or Polruan. We therefore consider that it is vital that new development must meet the need for primary homes.

Our priorities for the parish will therefore support development opportunities in locations acceptable to the community, but we recognise that new sites are likely to be limited by the town’s unique topography. Likewise, as growth in new housing meets the needs of a growing population, infrastructure must expand accordingly. This will involve an increase in local health and public services, an upgrading of the sewerage system and more retail, sports and leisure services, all of which have been strongly supported in our community survey.

The creation of opportunities for a diverse workforce of all ages should be central to our aspirations for the economic future of the parish. To this end, we would hope to see Lostwithiel develop as a year-round tourist destination, reducing economic dependency upon seasonal peaks and increasing employment/productivity in the visitor sector. We hope to ensure that our shops, hospitality, events and activities appeal to visitors, but so too, we must retain and expand upon the essential day-to-day services required and valued by a resident population.



Looking from Shirehall Moor across the river to Madderly Moor; Lostwithiel in the distance

The natural beauty of the setting of our parish and the value placed upon it by the community cannot be overstated. Respondents have made it clear that the green spaces and landscapes surrounding the town – all within the designated AGLV – should be preserved and enhanced. We aim to protect our panoramic green vistas, public recreational spaces and deciduous woodlands from development and to maintain and create nature corridors which link habitats where possible. We anticipate discernible increases in biodiversity in all our habitats – green and blue – championed by the Town Council’s biodiversity policy.

Lostwithiel Town Council’s long-standing aim is to reduce the carbon impact of private cars by encouraging use of public transport, walking and cycling. We envisage a better-connected Lostwithiel within which it is easier and more pleasant to move around and which will act as an important stimulus to the social, economic and environmental well-being of individuals and the town as a whole.

6. Objectives

Growth and location for new homes

Over the last 10 years 171 dwellings have been built in Lostwithiel, equating to an average build rate of 17 per annum.

In response to Cornwall Council's request for potential development sites to be put forward, 32 pockets of land around the town have been assessed by the Town Council's steering group against a set of criteria which support or restrict potential development. These criteria were based on feedback from community consultation in 2025. (See Fig. 3 and Appendix 3 for details).

Additionally, although we acknowledge the call for sites as per the Cornwall Council initiative, we would maintain that the existing capacity of services in Lostwithiel, such as doctors and dentists, sewage treatment and water supply, coupled with the serious shortage of available parking within the town, places serious limitations on any proposed large-scale development without a coordinated expansion of infrastructure and essential resources. Furthermore, the topography of the town with its steep valley hillsides and wide floodplain – as well as its built heritage – impacts significantly upon where new homes can be built.

Since Lostwithiel is a town which floods – most recently in January 2026, it is imperative that new sites are carefully assessed, with special attention being paid to onsite flood mitigation measures to prevent run-off from slopes and drain/culvert capacity. Without this careful consideration the risk of severe flooding is increased in the historic centre of the town.



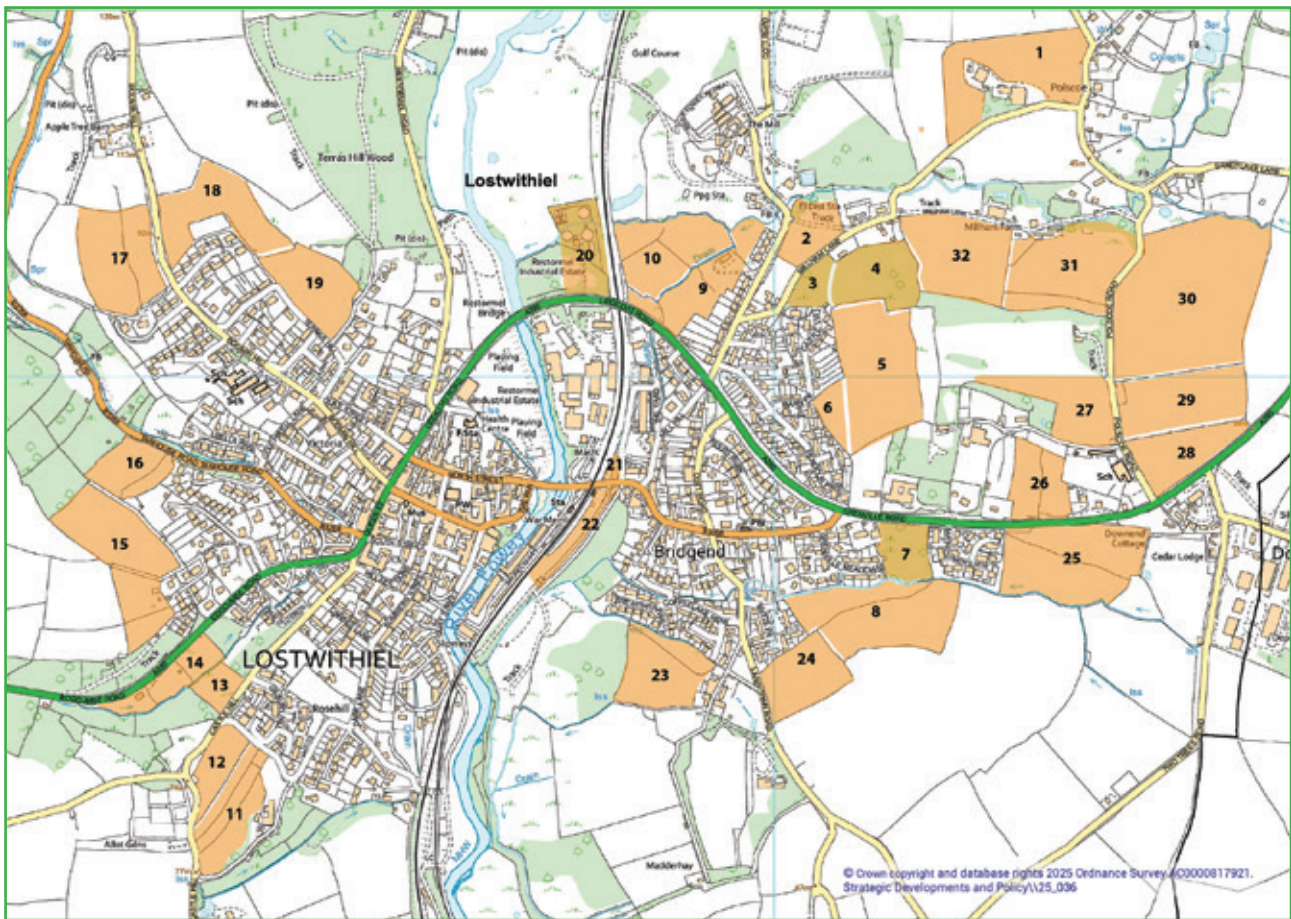


Fig. 3: Plots of land assessed for potential development

Housing objectives

1. The design of new buildings and the materials used in their construction will be expected to be in keeping with the character area in which they are proposed or to which they are adjacent. (See AECOM Guide, Appendix 1).
2. New housing development will not increase the town's flood risk.
3. New housing will reflect need and include a proportion of affordable housing where required.
4. New open market housing will be 'principal residence' only.
5. Brownfield and qualifying infill sites will be used in preference to greenfield sites and will not be 'disconnected' or separate from the town and its facilities.
6. New housing development should mitigate parking problems.
7. New developments, including affordable housing, will be of high standard in terms of energy efficiency and sustainability to keep the carbon footprint of the building to a minimum.

Employment and economy objectives

1. A vibrant town centre with retail and commercial businesses will appeal to residents and visitors alike, whilst observing the historic character of the town.
2. A thriving industrial estate will contribute to business/employment opportunities.
3. The town and parish will be an 'all year round' sustainable tourist destination, promoting growth in the visitor economy.
4. Sustainable business and employment initiatives will capitalise on the natural assets in and around the parish, contributing to growth.
5. The availability of business space within the town centre will be increased and will include home office live/work schemes and office space hubs.
6. Superfast broadband will be increased to all areas.

Transport and travel objectives

1. The A390 and other routes through the town and surrounding rural area will be safer for all users.
2. The provision of on- and off-street parking space will be increased and improved (see map below). A possible park-and-ride scheme, festival overflow parking and future self-drive and 'pool' cars will help alleviate parking difficulties.

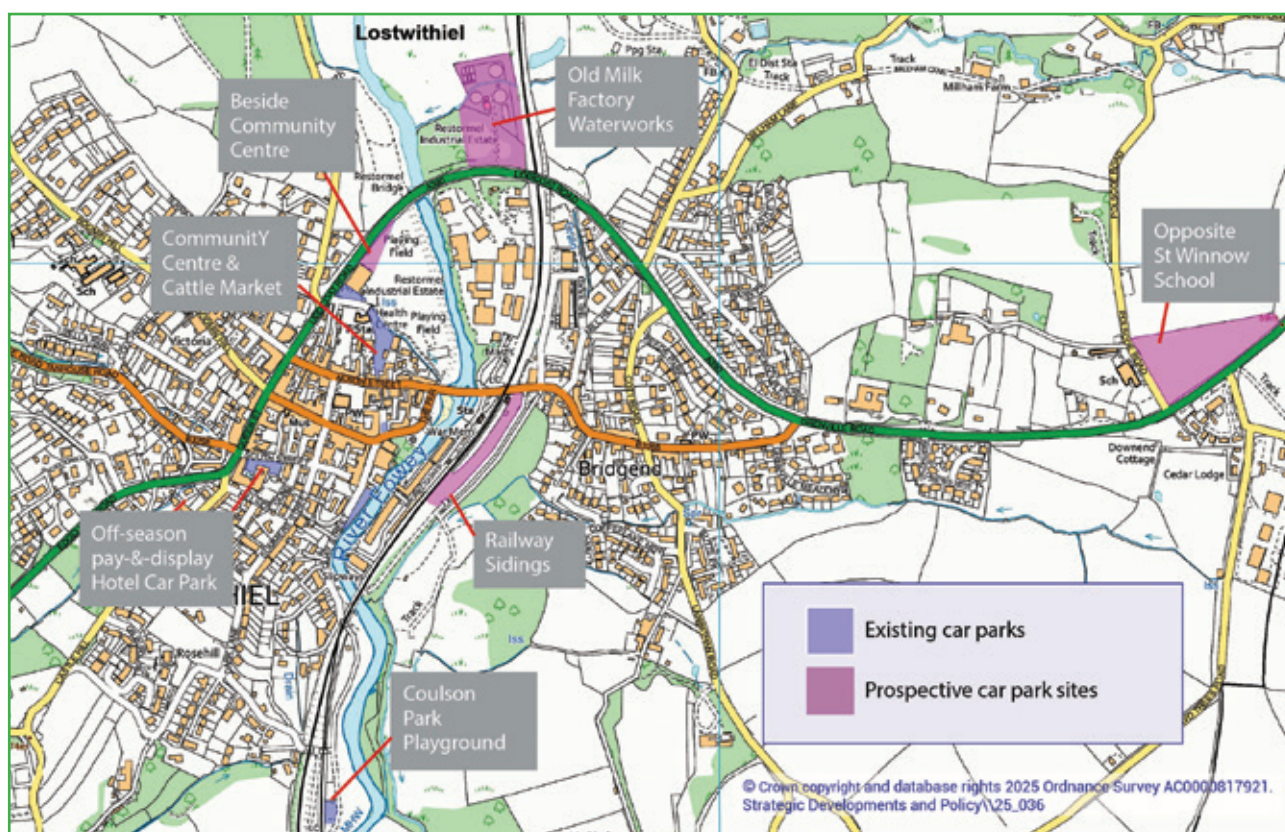


Fig. 4: Map showing existing and proposed potential parking

3. New local bus routes and an improved frequency of services will improve connectivity around the county.
4. Rail connectivity throughout the county will be improved, particularly to and from Plymouth, Par, Falmouth, Newquay and Truro, to include the early morning and late evening.
5. The facilities at the railway station will be improved, to include a permanent footbridge with a lift for disabled people, additional car parking and new sheltered waiting provision.
6. Active modes of travel such as walking and cycling will be increased, with new provision for footways, footpaths and cycle routes.
7. Street furniture will be enhanced and improved to include passenger shelters, improved pedestrian and visitor signage, litter bins and information boards.

Heritage, character and design objectives

1. Lostwithiel's heritage assets will be conserved, protected and enhanced, i.e. those buildings and places with historic value which contribute to and characterise our town and its surroundings. (See Fig. 59, page 56 of the AECOM Guide – Appendix 1).



View up Church Lane with St Bartholomew's Church beyond

Green spaces, environment, nature and landscape objectives

1. The natural environment of the town will be improved for the benefit of people and nature. Wildlife sites and connectivity through nature corridors will be protected and biodiversity will be increased.
2. The panoramic vista of green fields between the town and the skyline which defines Lostwithiel's character will be preserved (See Fig. 6, page 34).
3. Our local green spaces and corridors will be protected and preserved, with improved access for recreation and enjoyment, thereby promoting positive health and wellbeing for residents and tourists alike. (See Fig. 2, page 4).
4. The water quality of the river will be improved, reversing the decline of its wildlife.
5. Existing deciduous woodland will be preserved and new woodland created where possible. (See Fig. 2, page 4).



The river flowing through Coulson Park with Shirehall Moor in the distance

Infrastructure objectives

1. Housing delivery will be aligned with necessary improvement/growth in infrastructure such as healthcare and public services. Sports, leisure and retail facilities will be developed at locations supported by the community where possible.
2. The capacity of the already overburdened sewerage system will be increased to serve the current and future population.
3. Digital connectivity will be increased with superfast broadband rolled out to all areas.

SEE ALSO: Transport and Travel Objectives.

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7. Our priorities for the future

Housing priorities

1. All development proposals must adhere to the guidance stipulated within the AECOM Design Guidance and Codes document (see Appendix 1). Proposals that provide a mix of housing types to suit a range of needs, including a proportion of affordable housing where required, will be supported. Priority would be given to developments accessible to the town centre, suited to those downsizing and/or with mobility issues, as well as starter homes and small to medium-sized family homes.
2. New homes should be for primary use only thereby promoting sustainable development and local economic wellbeing.
3. Development proposals will normally be expected to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms. Proposals for developments of four or more units will also be required to provide one further off-street visitor parking space per four dwelling units.

Employment and economy priorities

4. Lostwithiel should be promoted as an 'all year round' destination for visitors who wish to experience its heritage, natural environment, local culture, community activities and local businesses.
5. Proposals that contribute to a vibrant and sustainable commercial and visitor centre in the historic heart of the town, including the enhancement of retail premises, restaurants, cafés and pubs will be supported, subject to being sympathetic to the character areas in which they are located. Betting shops and amusement arcades will not be supported in the town's historic conservation area.
6. The building or redevelopment of properties suited for retail, small business services, or light industrial or engineering activities will be supported where they are sympathetic to the area and character areas in which they are located.
7. We will support sustainable business and employment initiatives, including sport and leisure, which capitalise on the natural assets in the parish subject to there being no significant harm to the Area of Great Landscape Value (AGLV).

Transport and travel priorities

8. The Town Council will explore opportunities for additional parking. All new and existing car parks should be provided with adequate heritage lighting and secure cycle parking.

9. The Town Council will press for a new and improved frequency of bus services to neighbouring towns such as St Austell, Bodmin and Liskeard. We will support the upgrade of existing recognised bus stops to include the provision of bus stop 'flags' and semi-enclosed shelters and real-time passenger information displays. The Town Council will liaise with the Local Planning Authority to seek the provision of developer-funded new and enhanced bus services to the nearby towns.

10. The provision of a recognised cycle path link to Lostwithiel from the cycle networks at Lanhydrock will be encouraged, as will further cycleways to other communities.

Heritage, character and design priorities

11. Development proposals must adhere to the design and build guidance set out in the AECOM report (Appendix 1). Signage, fascias and hoardings on shop fronts within the conservation area must be in keeping with the character or appearance of the town and its designated character areas. (See Fig. 5 below and Character Areas 1, 2 and 3 in the AECOM Guide – Appendix 1).

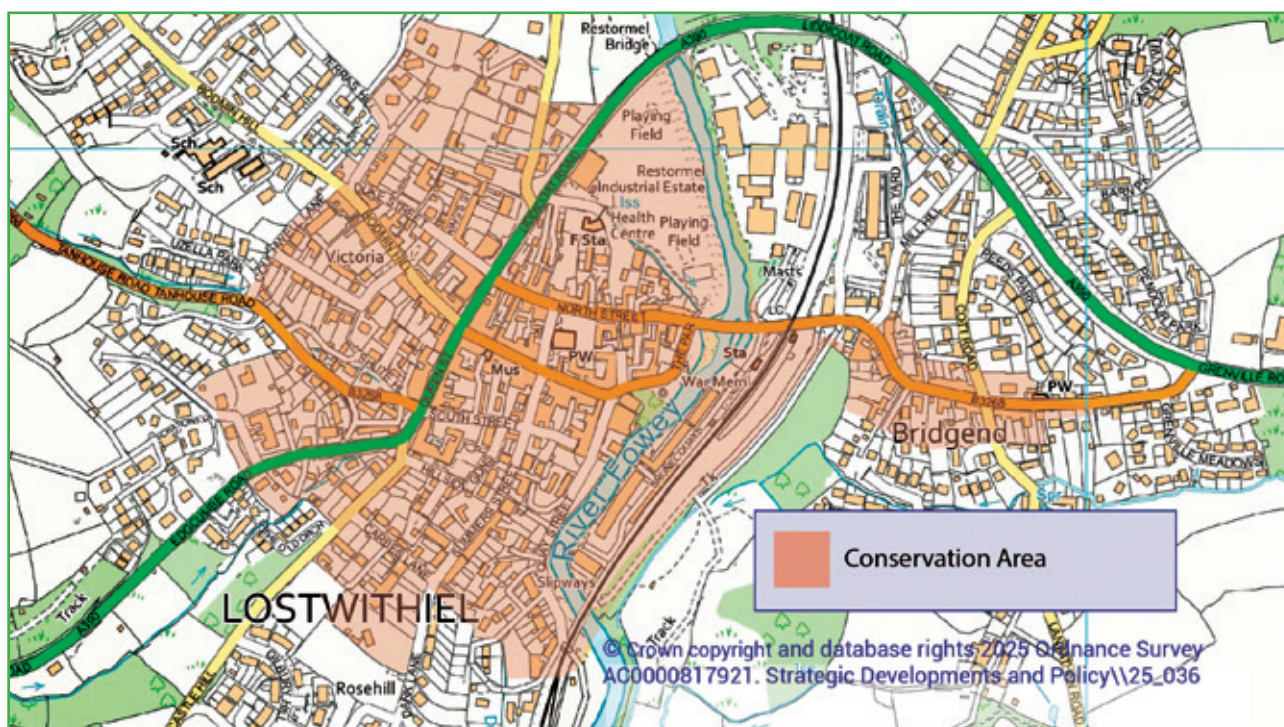


Fig. 5: Map showing Lostwithiel's Conservation Area

Green spaces, environment, nature and landscape priorities

12. Developments including renewable energy developments should not be located in sensitive landscape areas. The community does not wish such developments to impact key views, biodiversity or agricultural land. When a renewable installation reaches the end of its operational life it must be removed. Where development does occur, our preference would be that the biodiversity net gain (BNG) should be on site or within the parish rather than through out-of-area credits.
13. Proposals should not adversely impact upon cherished views and vistas, including the panoramic ring of green fields below the skyline. (See Fig. 6).

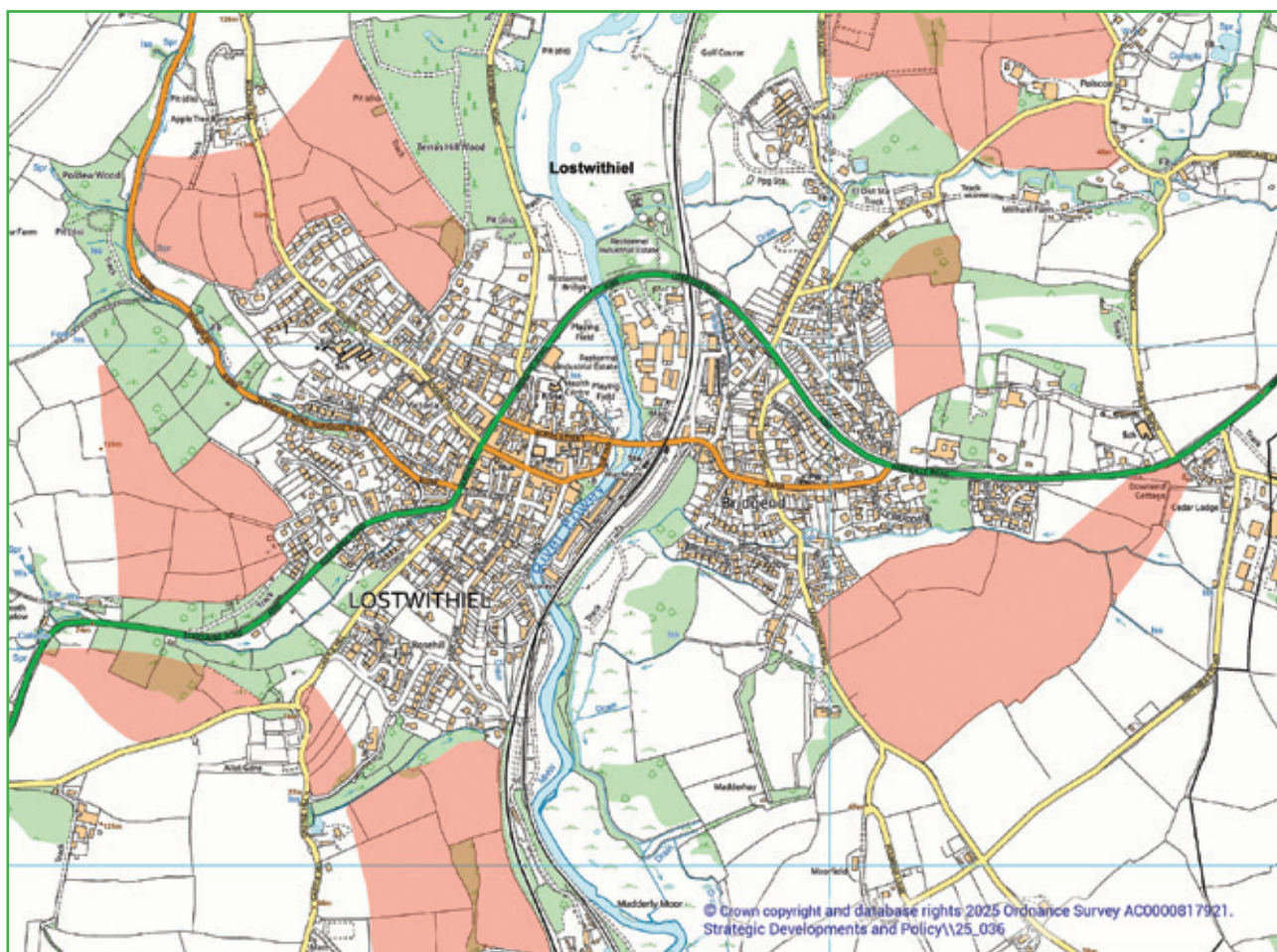


Fig. 6: Map showing tracts of land which form the panoramic green ring below the skyline

Infrastructure priorities

14. The development of new public services and community-identified resources, such as a Post Office or an NHS dentist, will be strongly supported. Expansion of existing services, including schools and the medical practice, will also be supported to ensure capacity aligns with population growth.

15. Development proposals should have due regard to the existing pressures on the already overburdened sewerage system.

See also: Transport and Travel Priorities.

Appendices

Appendix 1: AECOM Design Guidance and Codes

90-page document on Town Council website lostwithieltowncouncil.gov.uk.

Appendix 2: Consultation Assessment

How we carried out our community consultation process and assessed the responses. See Town Council website lostwithieltowncouncil.gov.uk.

Appendix 3: Potential Development Sites *(see following pages 37-41)*

How we assessed potential tracts of land for possible development.

Appendix 4: 11-page 2025 Community Consultation Questionnaire

See Town Council website lostwithieltowncouncil.gov.uk.

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Lostwithiel Town Council

NEIGHBOURHOOD PRIORITIES STATEMENT

Appendix 3 – Potential Development Sites



2026

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The seal of Lostwithiel Town Council is circular. It features a central illustration of a building, likely a church or town hall, with a clock tower. The year '1189' is inscribed above the building. The Latin motto 'SIGILLUM LOSTWITHIEL ET PENKNEHT' is written around the perimeter of the seal.

Introduction

Lostwithiel Town Council's steering group has been required by Cornwall Council to include potential development sites in our Neighbourhood Priorities Statement. Taking account of feedback from the community, we have assessed over 30 tracts of land around the town against criteria which might support, limit or prohibit potential development.

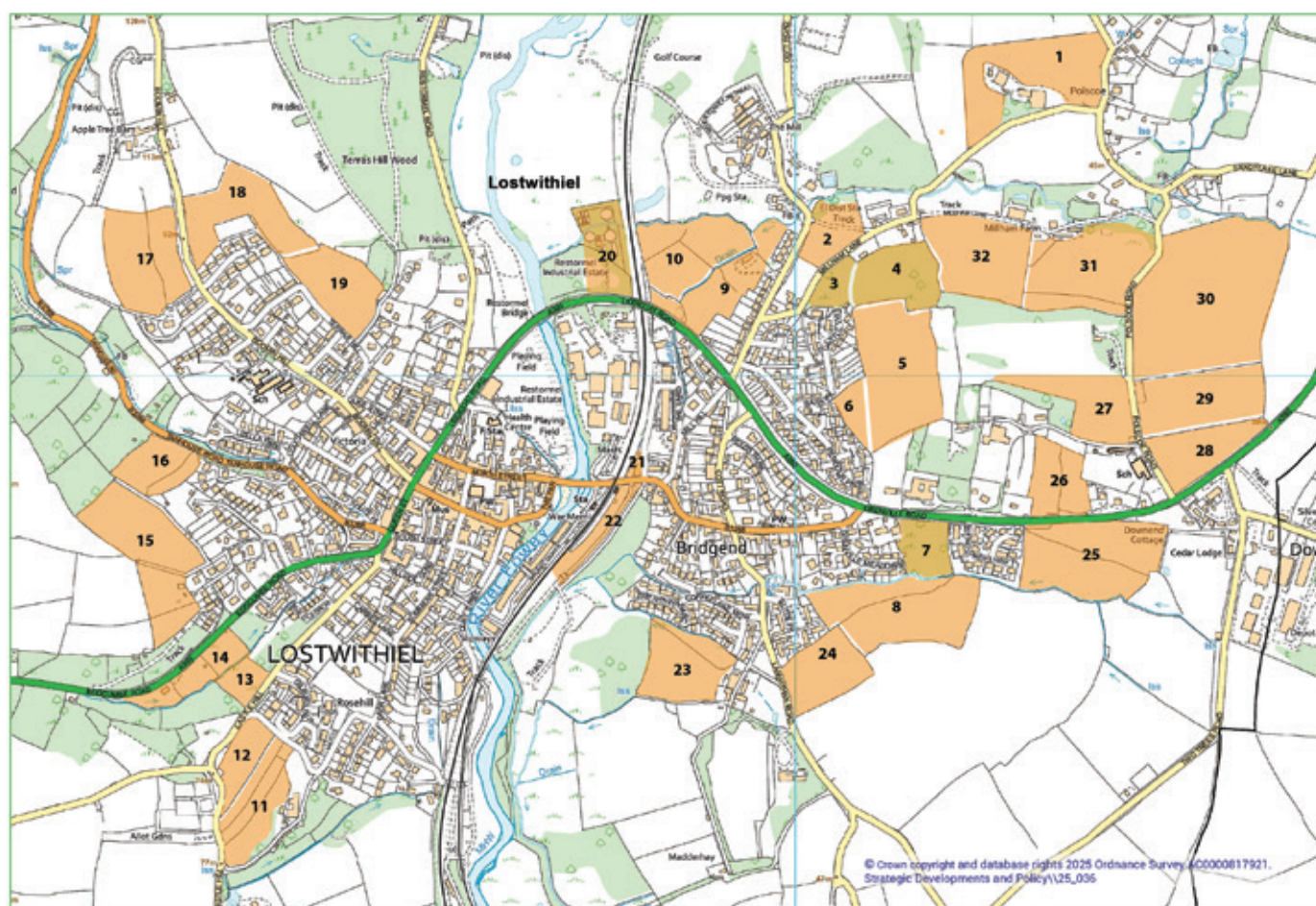
Environmental audits are a necessary requirement of any planning application. Nature and biodiversity considerations of the sites have therefore not been assessed by the steering group.

Some of those sites considered to be potentially suitable for development might ultimately need to be rejected as a result of more specialist knowledge or on technical grounds such as site access or impact upon the highways network. Feedback from statutory consultees might also provide additional information with regard to a site's potential for development which has not been known to the steering group at the time of preparing this NPS.



Photo © Marthi Surgey

The 32 sites assessed are shown on the following map.



KEY TO SITES

1 Polscoe	12 Upper Castle Hill	23 By Coffee Lake
2 Shelstone	13 Mid Castle Hill	24 By Butts Park
3 Lower Castlevew Wood	14 Cober Woods	25 Downend
4 Upper Castlevew Wood	15 Upper Scrations	26 Grenville Road
5 Upper Pendour	16 Tanhouse	27 Beside Peregrine
6 Lower Pendour	17 Below Bodardle	28 St Winnow School
7 Adjacent Bartholomews	18 Below Delancy	29 Old Football Grd.
8 By Grenville	19 Terras Hill	30 Above Polscoe
9 Opposite Kolar 1	20 Old Waterworks	31 Above Millham
10 Opposite Kolar 2	21 By Industrial Estate	32 Millham Field
11 Above Cowbridge	22 Sidings	

Charts showing the criteria used and the assessment of each site

CRITERIA CHART 1

✓ = OK; X = fail

SITES	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Has no flood risk (excludes zones 2 and 3)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Has no drainage or slope problems	✓	✓	X	X	X	X	X	X	✓	✓	X	X	X	X	X	X
The green skyline is not impaired	✓	✓	✓	X	X	✓	✓	✓	✓	✓	X	X	✓	✓	X	✓
Has easy site access	✓	✓	✓	✓	✓	✓	✓	X	✓	✓	X	✓	✓	X	X	X
No protected features (PROW*, v. trees)	✓	✓	X	X	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓
Has infrastructure access (drainage, etc)	✓	✓	✓	✓	✓	✓	X	✓	✓	✓	✓	✓	✓	✓	✓	✓
Is connected to current built area	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Has no apparent contamination risk	✓	✓	✓	✓	✓	✓	X	X	✓	✓	✓	✓	✓	✓	✓	✓

*PROW = Public Right of Way

Development? Car parking? Commercial?

CRITERIA CHART 2

✓ = OK; X = fail

SITES	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
Has no flood risk (excludes zones 2 and 3)	✓	✓	✓	✓	X	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Has no drainage or slope problems	✓	✓	X	✓	✓	✓	✓	X	X	X	✓	✓	✓	✓	X	X
The green skyline is not impaired	X	X	X	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Has easy site access	✓	✓	X	✓	✓	✓	✓	X	✓	X	✓	✓	✓	✓	✓	X
No protected features (PROW*, v. trees)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X
Has infrastructure access (drainage, etc)	✓	✓	✓	✓	X	✓	✓	✓	X	✓	✓	✓	✓	X	✓	X
Is connected to current built area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	X	X	X
Has no apparent contamination risk	✓	✓	✓	X	X	X	✓	✓	X	✓	✓	✓	✓	✓	✓	✓

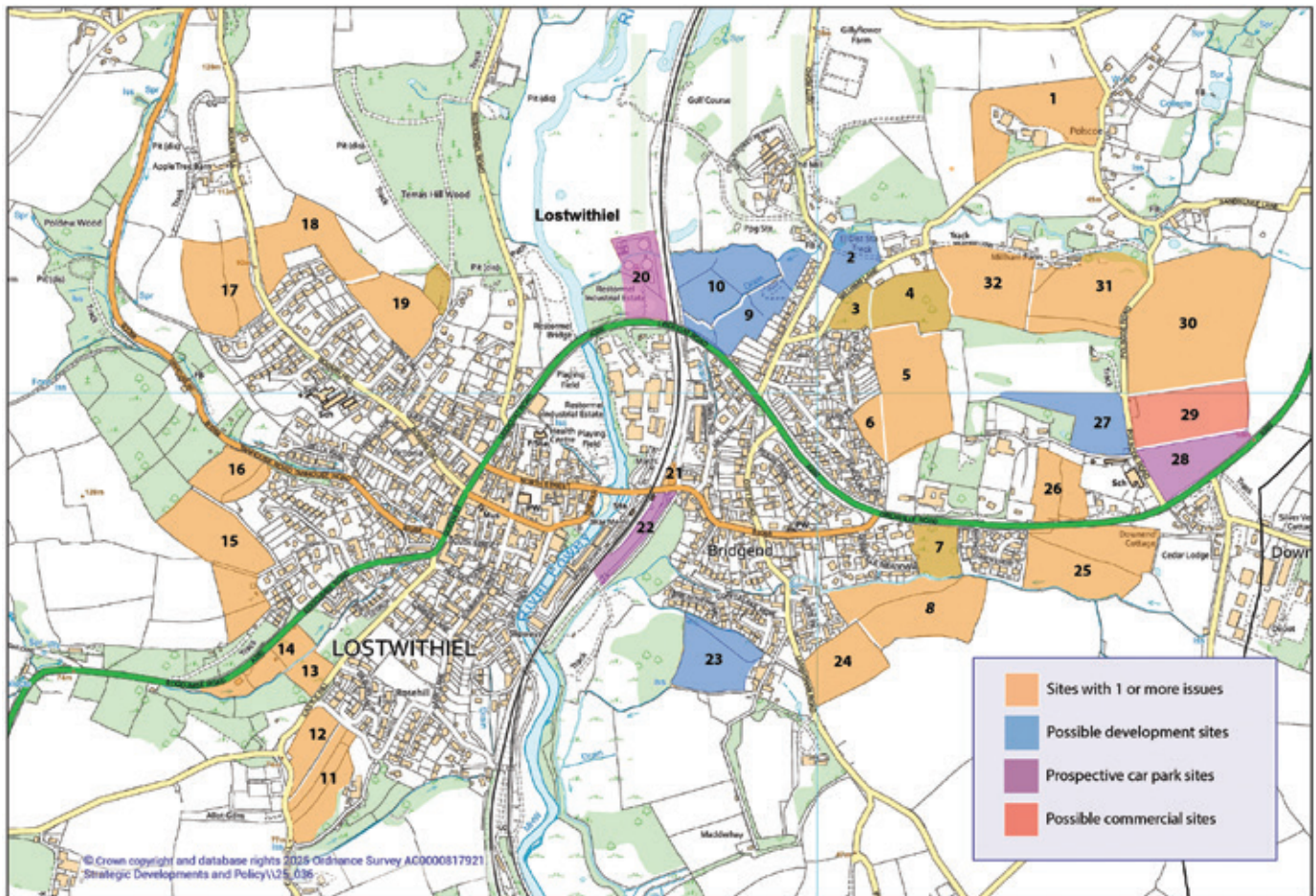
*PROW = Public Right of Way

Development? Car parking? Commercial?

KEY TO SITES

1 Polscoe	12 Upper Castle Hill	23 By Coffee Lake
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9 Opposite Kolar 1	20 Old Waterworks	31 Above Millham
10 Opposite Kolar 2	21 By Industrial Estate	32 Millham Field
11 Above Cowbridge	22 Sidings	

The grading of each site is shown on the following map.



Approx. size of possible development sites (blue)

2	Shelstone	0.9 hectare	2.20 acres
9	Opposite Kolar 1	1.42 hectares	3.50 acres
10	Opposite Kolar 2	1.91 hectares	4.75 acres
27	Beside Peregrine	1.43 hectares	3.55 acres
23	By Coffee Lake Meadow	1.63 hectares	4.00 acres

TOTAL	7.3 hectares	18 acres

Approx. size of possible car parks (purple) and commercial site (orange)

22	Railway sidings	0.50 hectares	1.20 acres
28	Opposite St Winnow School	1.25 hectares	3.10 acres
20	Old Waterworks	1.35 hectares	3.35 acres
29	Old Football Ground	2.20 hectares	5.5 acres

TOTAL	5.3 hectares	13.2 acres



Download your
Consultation Response Form
<https://form.jotform.com/262523416512046>

LOSTWITHIEL NEIGHBOURHOOD PRIORITIES STATEMENT 2026

