

**EGLOSHAYLE, ST. BREOCK & WADEBRIDGE NEIGHBOURHOOD PLAN**  
**Public Consultation (Vision & Land Supply appraisals) 14/15th November 2014**

**SUMMARY OVERVIEW REPORT**

**ATTENDANCE**

The two day consultation at Wadebridge Library was attended by 130 members of the public with 53 completing comment forms detailing 249 issues of importance to them.

*(This compared with 226 members of the public who attended the 3 day April consultation on the WNP evidence report with 92 completing comments forms detailing 263 issues of importance)*

**NOTES ON ATENDEES**

A broad mix of age groups male and female attended. Most were well briefed on vision and land supply issues having been able to appaise details published on the WNP website since August 2014 and having been appraised of land supply maps published in the Cornish Guardian newspaper prior to the consultation

The comment forms were received from the consultation in mid November through to 31st December 2014. The comprehensive nature of responses ( on average 5 issues per form) with specific focus on visionary and land appraisal issues confirmed that the public were well briefed with strong views (for and against) the various objectives and land development options detailed in the WNP's presentation.

Noteably representatives from various organisations also attended including potential developers, land owners, members of the Wild Life Trust, Sports clubs and other community groups representing particular interests including the 'Hub' innovation, opportunity, sports organisations. Further meetings are being arranged to further clarify issues.

**PUBLIC COMMENTS**

The 249 summarised comments have been analysed into broad groups of common interest to help guide further investigation and consideration by the WNP team

	<b>Comments</b>
General natural environment	18
The 'Hub'concept opportunity	5
Development of the River frontage at Trevilling	32
The proposed new access road from St Minver north of the A39	8
Land supply appraisal- comments on various sites identified on the appraisal map and commentary.	102
Renewable energy opportunities	5
General topics (transport, access,town centre, recreation, cycle route etc)	26
Infrastructure issues (Schools,Doctors, Dentists & other public services)	23
<b>Sub total public comments</b>	<b>219</b>
Issues raised in a report from the Wild Life Trust	24
Issues raised in a report by LAD Design Limited (representing a potential developer ay Treworder)	6
<b>Total all comments</b>	<b>249</b>

**SIGNIFICANT COMMENTS / ISSUES**

	<b>Comments</b>
<i>Provision for public access to water front and slipways forwater sports at Trevilling is important</i>	32
<i>Sites (10,24,26,28,29,30) is agricultural land &amp; developments will encroach on Sladesbridge &amp; Bodieve hamlets.</i>	29
<i>We must consider infrastructure need (schools,Doctors,dentists) and other public services.</i>	23
<i>Don't let Wadebridge developments sprawl outside the existing boundary (ie.stay Inside the by pass)</i>	19
<i>Plan must include provision for affordable housing, self build &amp; intergration of elderly &amp; vulnerable</i>	15
<i>Many proposed sites within the town have access problems that will affect potential building density</i>	14
<i>Important to resolve cycle paths, car parking &amp; pedestianisation issues in the town</i>	10
<i>The proposed new road is a good idea but funding will be a problem</i>	8
<i>Sustainable codes for low running costs in building construction is very important</i>	5
<i>A few agree with the 'hub' technology centre at Trevilling but more appraisal &amp; clarification is required</i>	5
<b>Total volume of significant comments</b>	<b>160</b>
<b>Total volume of 'significant' comments as percentage of all</b>	<b>64%</b>

See the following schedules for full details

**EGLOSHAYLE, ST. BREOCK & WADEBRIDGE NEIGHBOURHOOD PLAN**  
**Public Feedback (Vision & Land Supply appraisals) 14/15th November 2014**

**ISSUES & COMMENTS RECEIVED IN DETAIL**

	<b>Number of Comments</b>
<b>General</b>	
Do not turn our 'Community minded & socially spirited' Wadebridge into another commercial town	1
Don't let Wadebridge developments sprawl outside the existing boundary which will damage the natural environment	11
Protect & preserve accessible green spaces, reduce pollution & protect wild life- public education & involvement is imp	4
The land supply map is a green light for property developers	1
Please amend Nat Environment theme to ' We will maintain and enhance the landscape & wildlife value of the area.	1
<b>Sub Total</b>	<b>18</b>
<b>The Hub concept</b>	
Agree with the plan for a hub at Trevilling - (euro money attract high tech industry to town)	4
Existing businesses at Trevilling should be moved at developers expense	1
<b>Sub Total</b>	<b>5</b>
<b>River frontage at Trevilling</b>	
Provision for public access to river frontage at Trevilling is important	8
Keep river front publically accessible	8
River slipways very important and hub should provide facilities for water sports	7
The riverside park at Egloshayle must be protected and maintained to a high standard for the community	3
Let Wadebridge be known for watersports & biking- not just about being close to local beaches	3
The proposed footbridge, if developed, should be high enough to allow sailing vessels through.	3
<b>Sub Total</b>	<b>32</b>
<b>The proposed 'new road'</b>	
Support new road layout proposal (but access between school entrance & Penny- Bryn roundabout should	<b>Sub Total</b>
(Some question how the road will be financed)	<b>8</b>
<b>Land Supply issues</b>	
Sustainable codes for low running costs in building construction very important	5
Please check covenant restrictions related to building on land below Coronation Park and Gonvena House.	1
Who owns the various development areas shown in the plan?	1
Please do not spoil our Wadebridge with over development	1
Housing for older and vunerable should be intergrated to avoid isolation	3
House building should be phased but land allocation should be sufficient to avoid land price inflation	1
Developers must provide reasonable proprtion of Affordable houses (important that allocation is managed)	8
Land needs to be provided for self build opportunities.	4
Worried about high density housing developments planned for Wadebridge sites	1
Site 3 - Too many (165) houses planned for this busy area (ie school, main route, trading estate etc.	1
Site5 - Trevarner Farm - question density of housing proposed given access constraints.	1
Sites 5,6,22,23 have potential access problems that need adentifying and resolving prior to planning approval	1
Site 7 - Bridge View. Additional 100 plus development will add to traffic and access problems at busy junctions from th	1
Sites 8 & 9 - Plans should reflect the traditional maritime trade & industry in this location - not riverside flats & apartme	6
Sites 8&9 - inadequate access to these sites at present. Some industrial sites need to move to a new location to optin	3
Sites 10,26,28&29 - Not preferred to reduce risks of urbanisation and ribbon dev towards Sladesbridge .Must consid	3
Sites 16 & 18b - Concern about road safety issues & green recreation area from residents of Whiterock Residents As	2
Site 18 will have access through 18a. CC will construct road through 18c along 18a/18b boundary. 18b has access fr	1
Site 18c - suggest that this is considered for more residential development	1
Site 21 & 23 - Consideration for wildlife required to compensate for loss of habitat (ie tress, hedges etc)	1
Site 22- ERCCIS map includes a stream & corridor of wildlife importance, suggest that green buffer area on easterd s	2
Site 24 & site 10 land is agricultural & developments will encroach on hamlets	9
Site 24 (Bodieve Hamlet) is inappropriate for more housing development.	9
Site 30 Not happy with current development proposals - needs further assessment rerecreational/housing use	8
Sites 7,8a,14, & 21 are suitable for considerable housing but not sites 24 & 10!	3
Site 32 should not be developed at this stage -excessive ribbon development extending to Sladesbridge village	1
I do not agree with the proposed move of the football ground to the new site at Bodieve	4
Priority should be on developing brownfield sites in or close to the town	4
Land development should be limited to inside the by pass. (outside only if last resort)	8
Approve of industrial zones for local employment (Job creation is important)	1
Land use designations is a good idea. Piecemeal bites of land development not a good idea	1
Edystone Road industrial units need to be relocated & land redeveloped with smaller apartments for older residents	4
How do we intend to encourage job creation.(population grow might lead to increase in crime if there are no new jobs	1
Agree with the provision of additional industrial/commercial zones in the plan	1
<b>Sub Total</b>	<b>102</b>
<b>Renewable energy</b>	
Renewable energy generation owned locally is a good idea	<b>Sub Total</b>
<b>Sub Total</b>	<b>5</b>
<b>General Topics</b>	
Town needs to make more provisions for the younger generation.	1
How do we ensure that transport is sustainable	1
Roads and access problems must be considered as number of cars will increase	1
Egloshayle village access problems re 200 houses plus Foxdown estate development	1
Important to to resolve the Cycle path problems through the town	4
Land adjacent to Treforest & Westerlands Road not suitable for develoment - road infrastructure problems)	1
Concerned about traffic problems at Trevanion Road	2
Plot 17 Dunveth should not be dismissed (Royal Cornwall show car parking area) (We need a park & Ride scheme)	2
With growing population & tourism in mind car parking is an issue to be seriously considered	3

Molesworth street traffic control and pedestrianisation issues need to be resolved to improve town centre shopping ex	3
Egloshayle park area should be maintained and park/sport facilities should be developed in future	3
Important to maintain and further develop cultural activities in the town	1
Important that Wadebridge sports centre and swimming pool is retained and developed for the future	1
Cable car link is thought to be a 'hidious' idea by one and a good idea by another but agreed not a high priority.	2
<b>Sub Total</b>	<b>26</b>
<b>Infrastructure</b>	
We must consider the infrastructure (schools,Doctors,dentists) and other public services (sewage) as population grow	22
Must also consider the infrasctrucure related to the wider population in the area that use the towns facilities	1
<b>Sub Total</b>	<b>23</b>
<b>TOTAL GENERAL COMMENTS FROM PUBLIC</b>	<b>Total</b>
	<b>219</b>

**Cornwall Wildlife Tru** Report from Cheryl Marriott (Conservation Manager CWT) & Wadebridge WL Trust

The Natural Environment theme should be amended to 'We will maintain and enhance the landscape & wildlife value of the area'.	2
The objectves require more focus on " biodiversity (ecology/wildlife)" and should be incorporated as a material consideration in the planning process.	2
The objective of 'advancing our understanding of the local ecology and eco systems' is not a strong statement of intent and it is suggested that the wording is modified to " protect and enhance wildlife species and habitats, leading to a net gain in biodiversity.	2
More specific objectives should include protection of existing habitats, landscape scale habitat connection, intergration of ecology in new development opportunities and compensation & enhancement opportunities.	2
The NPPF mentions ' a net gain for biodiversity' but does not insist on it. It is suggested that local plans should include policies to achieve a net gain to give a steer to developers on how this could be achieved.	2
The paper suggests that the Natural Environment topic should be extended and included in cross cutting themes ie;- Jobs & economy - Brand Wadebridge as an ecological centre based on the rich environment around us.	2
Sports & Recreation - Protect & enhance existing open spaces, make then more ecologically diverse with links to the green infrastructure objectives.	2
Natural resources - support renewable energy locations where ecology and environment is not adversely impacted.	2
Arts & Culture - Natural environment is part of our cultural inheritance. Seek to improve links with the population.	2
Housing & sustainable development - codes for sustainable dev to include ecological credentials	2
CWT are keen to participate in the policy development phase with specific proposals related to installation of Swift and barn owl nest boxes, planting local species and mainrenance of local hedgerows, ditches, tree lines as ecolgical links through developments.	2
Suggest that sustainable and significant green spaces be incorporated in all large developments not only for wildlife value, but also value to the population's health as sated by defre (2010) ie "High quality, accessible green spaces are are highly valued by the public. In addition to their intrinsic value they provide considerable benefits to quality of life, health and wellbeing.	2
<b>Sub Total</b>	<b>24</b>
<b>Total all</b>	<b>243</b>

**LDA Design Ltd (representing Aurora Land & Design Ltd who are in partnership with a national house builder who wish to develop theTreworder site (site 10 map ref)**

The 'non preferred' Treworder site (ref10) on the eastern side of Wadebridge presents a more sustainable and deliverable option than those to the South West of the town.	1
Preferred sites create clear infrastructure gaps and recognising public budget constraints there are likely to be significant problems. (ie. Limits on the town's transport infrastructure and limited scope for significant enhancements.	1
Sites 12, 13,22, & 23 are isolated from employment sites to the north of the town and the wider strategic road network. Access throughexisting residential neighbourhoods will add to local traffic problems and the general increase in traffic movements will potentially add to further congestion and gridlock situations as experienced in the past particularly the holiday season.	1
The Treworder site has good access to both the town centre and wider strategic network (A389 bypass) The A389 should be seen as an artery rather than a concrete collar that limits the town settlement and logical development.	1
The Treworder opportunity will allow the town to grow in a sustainable way as a natural addition to the existing built form which protects the unique character of the town centre.	1
This site will allow the town to sensitively connect with it's natural surroundings via improved pedestrian and cycle access to the Allen Valley and Camel Trail	1
<b>Sub Total</b>	<b>6</b>
<b>Total All</b>	<b>249</b>