

EGLOSHAYLE, ST BREOCK AND WADEBRIDGE AREA NEIGHBOURHOOD PLAN



Pre-Submission Version



**Egloshayle Parish Council
St Breock Parish Council
Wadebridge Town Council
September 2017**



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Foreword

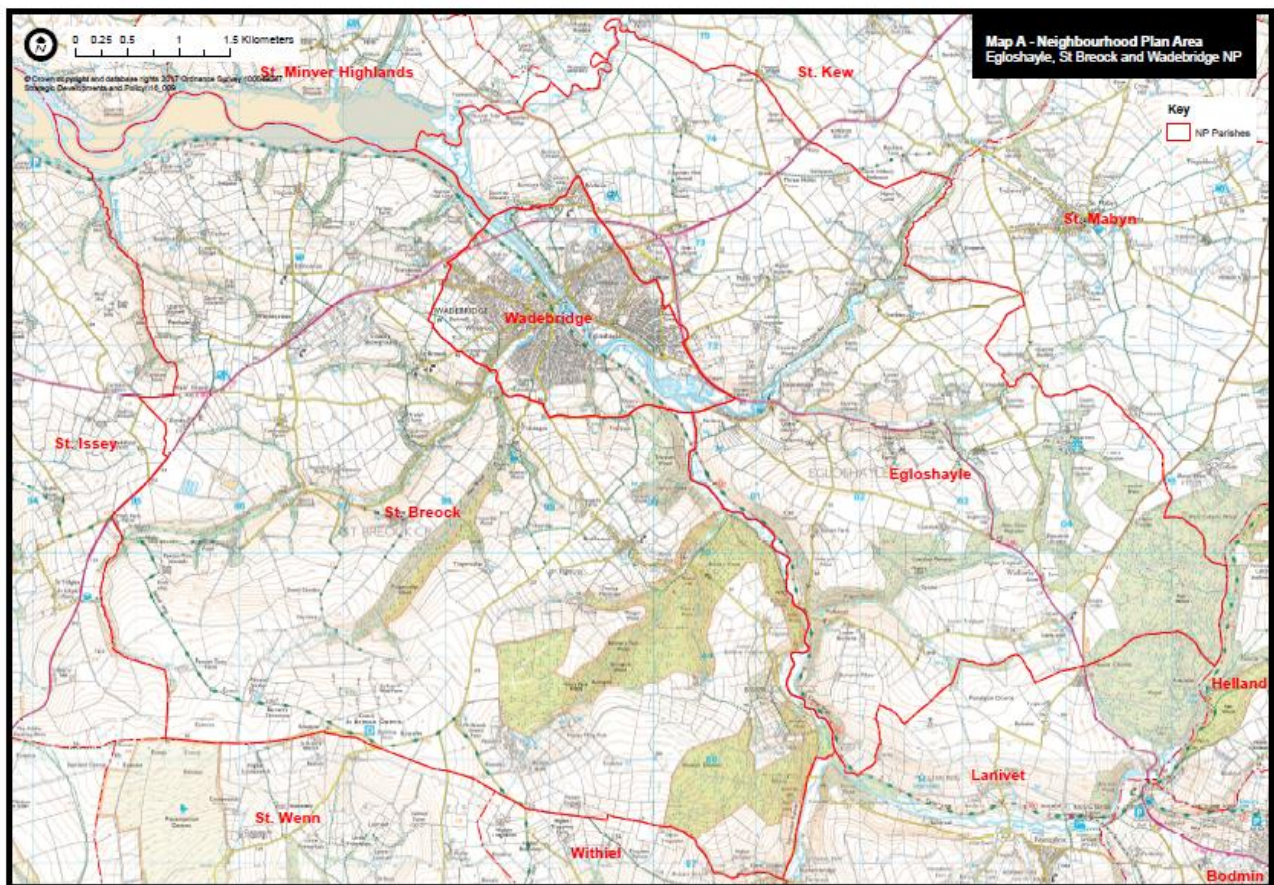
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1. Introduction

- 1.1 This Neighbourhood Plan is the community's plan. It is a collaborative effort by the communities of the three 'parished' areas of Egloshayle, St Breock and Wadebridge which together form the Wadebridge Neighbourhood Area.
- 1.2 It presents a joint vision and priorities for how we would like to see the local area develop in the coming years, and in doing so sets out local, neighbourhood, planning policies which will be taken into account as and when any proposals for development come forward in the Wadebridge Area.
- 1.3 The Wadebridge Area Neighbourhood Plan is not a plan which can cover every issue identified as being important to the community; it has a focus on responding to proposals for development and the appropriate use of land. It puts us, the community, in the driving seat when it comes to having a say over what, how and where development should take place whenever it requires planning permission.
- 1.4 The Neighbourhood Plan covers the period up to 2030, and is in alignment with the Local Plan produced by Cornwall Council as the local planning authority.

The Plan Area

- 1.5 The three parish areas of: Egloshayle, St Breock and Wadebridge was designated as a neighbourhood plan area by Cornwall Council on the 8th February 2013. Map A below shows the extent of the area that is the subject of this Neighbourhood Plan and its policies.



2. The Wadebridge Plan Area in Three Parishes

- 2.1 **St Breock** is a largely rural parish and, covering 4,740 acres (1,918 hectares). It is the largest parish in North Cornwall. It is bounded on the north by the River Camel which separates it from St Minver and Egloshayle; on the east by the same river and its tributary, from Egloshayle and Bodmin; on the south, it is bounded by Withiel and St Wenn, and on the west by St Issey.
- 2.2 The main settlements within the Parish are the villages of Burlawn, Polmorla, Whitecross, Edmonton and St Breock village in which is situated the parish church. The church was dedicated to St Briocus in 1259 and was constructed in a cruciform shape. However, all that remains of this in the present-day church are parts of the tower, the walls at the west end and possibly part of the wall to the right of the High Altar. During the 15th Century, the Church was substantially enlarged and it was extensively rebuilt in 1677. In 1965, a major flood damaged the church, the waters rising to nearly five feet. Other notable buildings in the parish include St Breock Place (formerly the rectory), Pawton Manor and a (now converted) nineteenth century mission chapel in Burlawn.
- 2.3 The Parish also covers the upper part of West Hill and therefore includes Dunveth Business Park, The Falcon Hotel, Tregonings Garage and a large Tesco supermarket. Opposite Tesco's site is land for which planning permission has been granted for four new retail units. There are over thirty farms within the Parish, the majority of which are owner-managed.
- 2.4 Also within the Parish is The Royal Cornwall Showground which hosts the annual Royal Cornwall Show, attracting thousands of visitors and exhibitors. Other significant sites in the Parish include the county's largest and heaviest monolith, on St Breock Downs, the iron foundry at Polmorla, Hustyns holiday complex, The Quarryman public house at Edmonton, the Hay Studio in Burlorne Tregoose and a small stretch of the Camel Trail which constitutes the eastern edge of the parish boundary. St Breock enjoys a significant proportion of woodland, all accessible to the public, to the west of the River Camel including Bishops Wood, Hustyn Wood and Hustyn Downs where there remains evidence of iron and tin mining.
- 2.5 The recently completed Linden Homes development on West Hill lies within St Breock. It accounts for a substantial part of the allocation of dwellings assigned to the neighbourhood area by the Cornwall Local Plan.
- 2.6 Like St Breock, **Egloshayle** parish pre-dates the establishment of Wadebridge. The village lies $\frac{3}{4}$ of a mile from Wadebridge, and the Parish is bounded on the north by St Minver and St Kew, on the east by St Mabyn and Helland, on the south by Bodmin, and on the west by St Breock from which it is separated by the River Camel.
- 2.7 The settlement dates back to the Bronze Age. Tin, clay and wool were traded from its port, which rivalled Padstow in the eighteenth century. The parish church, named after St Petroc, comprises a chancel, nave, south aisle and a short north aisle or transept. The tower, which is 80 feet in height, was built around 1490. The church was in existence in 1258, and evidence suggests there was a church here before the Norman Conquest of 1066.
- 2.8 The Church at Washaway, adjoining the Pencarrow estate, was built in 1882. Dedicated to St Conan, it sits beside the main road but still retains its own distinctive character.
- 2.9 Significant settlements within the Parish include Bodieve, Gonvena, Washaway and

Sladesbridge in which are located The Slades Inn and the highly successful Trelawney Garden Centre, which employs over forty staff.

- 2.10 The Trenant Vale Industrial Park lies within Egloshayle parish. Its position allows easy vehicle access as it avoids the Town Centre's traffic congestion. The firms present on the estate range from local to national, manufacturing to service and distribution.
- 2.11 Egloshayle is under greater development pressure than St Breock as, within its boundaries, lie various sites which might be suitable for large-scale residential and a site that could be allocated as employment land. More information about these sites can be found in the Wadebridge Area Land Supply Assessment Report¹.
- 2.12 The town of **Wadebridge** stands at the head of the River Camel estuary; about eight miles from the North Cornish coast, and provided, historically, the first inland crossing point of the river. The magnificent bridge, constructed in 1485, remains the town's iconic structure. The town owes much of its development to the river; during the eighteenth-century Wadebridge was one of the country's leading corn exporting ports and large boats could navigate as far as Polbrock, a further three miles upriver.
- 2.13 The town's growth was also boosted by the considerable mining and quarrying activity in the area and by the arrival, in 1834, of one of Britain's earliest railways, which linked the town to Bodmin and beyond. The railway carried lime rich sand, brought by tidal barges, to inland farms, for fertilizer. Granite from De Lank and Delabole slate were moved by rail and shipped from the Town quay. The arrival of the railway precipitated considerable housing development in Whiterock Terrace, Park Place, Molesworth Street and its surrounding lanes and streets. The topography of the three valleys and the river largely dictated the shape of the emerging town and parishes and, to this day, remain an important feature of the natural environment.
- 2.14 Towards the end of the 19th century the town of Wadebridge was growing fast, and was straddling the parishes of St Breock and Egloshayle, causing problems with the day-to-day running of the town's affairs. In 1898, the two civil parishes united to form the Wadebridge Urban District Council.
- 2.15 Over the last thirty years there have been enormous changes in Wadebridge, contributing to the thriving, vibrant town that we know today. The demise of the town's port and railway was major economic setback for Wadebridge and left the town somewhat cut off but, in 1984, the sewage farm was installed and an embargo on building was lifted. The town was given an opportunity to grow and prosper.
- 2.16 Since 1971 the town's population has grown from 3,500 to over 6,500. By the early 1990s significant housing development took place at Marshall Avenue, St Matthew's Hill, Trevanion Road, Southern Way, Guineaport Parc and West Hill. Industrial development took place at Trenant Vale (now in Egloshayle Parish) and, later, Dunveth (St Breock Parish). The opening of the A39 bypass and the Egloshayle bypass considerably eased the town's reputation as a traffic bottleneck. A lengthy catalogue of investment followed. The town gained a new library, two new primary schools, a sixth form at the comprehensive school, a Sports Centre, two new bridges over the River Camel, improved flood defences, a link road established, Molesworth Street part-pedestrianised, a mains gas supply, and communications improved... and so the list of improvements continues!

¹ Wadebridge Area Land Supply Assessment, WANPTaskGroup www.wadebridge-tc.gov.uk/nhp

The Wadebridge Neighbourhood Area by the Numbers²

NB. Numbers on this page were the latest available at the time of drafting - they will be up-dated for the Submission Version of the Neighbourhood Plan

7,860	people in Plan area
6,700	people in Wadebridge
436	increase in population 2001-2011
29%	increase in proportion of population aged 60+ between 2001-2011
25%	projected population increase by 2030
23%	proportion of population aged 65 or over
23%	projected increase in residents aged 75 or more by 2030
£347,000	the average price of houses sold in Wadebridge in 2016
261	local residents on housing waiting list seeking a 1- or 2-bedroomed property
1,100	dwellings required by Local Plan to be built in area between 2010 and 2030
0.03%	increase in households renting social housing 2001-2011
9%	of 6th-form children that expect to live in Plan area aged 30
73%	of 6th-form children that think they will never be able to afford to buy a house in the Wadebridge area
32%	of households contain a sole-occupant
68%	of dwellings are owner occupied
42%	of owner-occupied dwellings that are owned outright
5%	percentage of dwellings that are second homes (11% in St Breock)
12%	of school leavers that expect to study in Cornwall
57	number of unemployed residents aged 16-24
27%	proportion of full time job vacancies paying £22,000 or more
24%	proportion of adults with a long-term health problem or disability
50%	of residents aged 16-64 are in full-time employment
2	designated Sites of Special Scientific Interest
3	supermarkets in the Plan area
£6m	annual Income to Wadebridge from tourism
£14m	annual spend on energy in Plan area
215	children living in poverty
0 sqm	additional office space and employment space required by Local Plan to 2030
72%	of businesses support the development of a Business Innovation Centre
34	farms within the Plan area
85%	of locally-owned businesses employ fewer than ten employees
350,000	annual users of the Camel Trail
Community Survey results (2012):	
81%	of area's residents believe there should be more affordable housing
58%	residents expressing dissatisfaction with parking and traffic in Wadebridge
62%	residents feeling there should be no further out of town retail development

² From WANP Evidence Report - Information sources include: Census 2011, Chamber of Commerce Members' Survey 2013, Cornwall Local Plan 2016, Homechoice Register 2014, Wadebridge Community Survey 2012, Wadebridge School Survey 2013, WREN 2014, Visit Cornwall 2014, Zoopla 2016

3. The Wadebridge Plan Area and its Community

- 3.1 Planning for the future of the Wadebridge Area is as much about responding to the hopes and aspirations of the local community as it is about building on the past. Much of our focus during the first year of neighbourhood planning was on understanding what local people wanted and needed through research, dialogue and surveys. This included an area-wide consultation. Based on the response we received we distilled a list of key messages that we believe fairly reflects the views and aspirations of local people. The list below was used as the basis for developing the aims and objectives for the Neighbourhood Plan and informing the contents of the Wadebridge Area Investment Action Plan.

	Messages from the Evidence	Feedback from the Community
Natural Environment	<ul style="list-style-type: none"> maintain and increase bio-diversity protect the most precious natural landscape and habitats value and protect open land and countryside extend the green infrastructure accommodate more tourism where possible facilitate more use of public rights of way and footpaths 	<ul style="list-style-type: none"> protect our countryside
Built Environment	<ul style="list-style-type: none"> control the impact of new development protect and enhance the special character of our built environment encourage high standards of design and finish establish an adequate code for sustainable design 	<ul style="list-style-type: none"> consider access issues when locating new development sites develop within the by-pass if possible
Energy	<ul style="list-style-type: none"> reduce carbon emissions increase role and range of renewable energy resist large wind turbines developments Support micro-generation of renewable energy encourage greater energy efficiency in existing and new buildings 	
Housing	<ul style="list-style-type: none"> take a proactive approach to local housing provision make housing affordable to local people focus on unmet local needs introduce more flexibility into housing stock to meet changing needs work in partnership with developers explore the potential for initiatives and innovation 	<ul style="list-style-type: none"> must get number and value of affordable housing correct
Crime	<ul style="list-style-type: none"> help discourage crime improve our public realm 	
Education	<ul style="list-style-type: none"> help local education facilities and campuses develop and grow provide better youth facilities maximise routes and linkages to and from education facilities 	<ul style="list-style-type: none"> facilitate growth and development of local schools provide a new skate park

Economy & Jobs	<ul style="list-style-type: none"> • increase supply of local jobs to meet local employment needs • recognise links with Bodmin employment market • provide the right mix of land and buildings to facilitate growth • meet the aspirations of young people • help the farming community • develop a more viable town centre • plan for sustainable economic growth • harness the area's tourism potential 	<ul style="list-style-type: none"> • innovation centre is a good idea • increase local job opportunities • no more big supermarkets • local job supply must increase as population grows
Traffic & Transport	<ul style="list-style-type: none"> • improve access essential services and facilities • make our transport routes safer • improve parking arrangements to the benefit of local people • establish better town centre service arrangements • provide for cyclists and cycling 	<ul style="list-style-type: none"> • tackle town centre traffic and parking • re-route Rock Road
Leisure & Recreation	<ul style="list-style-type: none"> • develop water-borne recreation • develop the riverside for public access and leisure pursuits • find a role for the town centre • provide more safe cycle routes • serve the leisure and recreation needs of the wider area • provide additional facilities for young people • recognise leisure demands of active elderly residents • develop local opportunities for arts and culture activities and events • provide more for tourists 	<ul style="list-style-type: none"> • extend the Camel Trail
Health & Wellbeing	<ul style="list-style-type: none"> • recognise the town's role in serving the wider area • encourage and support healthy lifestyles • improve access to specialist health and hospital-type services • plan for an ageing population • help existing health service providers to meet the growing and changing needs and demands • facilitate the provision of more care services and facilities • make easier access to local services and facilities • improve access to health services for young people • serve the needs of the disadvantaged and those at risk 	<ul style="list-style-type: none"> • ensure health facilities and service meet future needs and demands
Sustainable Development	<ul style="list-style-type: none"> • identify the most suitable sites for development • increase community cohesion and stability • increase the overall sustainability of our community • maximise the benefits to the area and the local community 	

4. The Strategic Context

- 4.1 In preparing the Neighbourhood Plan we are obliged to:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
 - ensure the Plan is in general conformity with the strategic policies contained in the Local Plan

National Planning Framework

- 4.2 We have been cognisant of the current national planning framework as set out in the 2012 publication³ and supplemented by the Planning Practice Guidance relating to neighbourhood planning matters which is published by the Department for Communities and Local Government via a dedicated website⁴.

Wadebridge Town Framework

- 4.3 Cornwall Council pursued a town framework approach for several years for many of the towns in the county, including Wadebridge. A town framework is designed as a consensus view of how best for the town to grow and help inform and guide future development over a 20-year period (i.e. 2010 to 2030). A completed framework document was intended to:
- Set out the vision and aspirations for the area
 - Develop a spatial strategy that highlights appropriate locations and scale of development
 - Set out the infrastructure that will need to be delivered to ensure it meets the needs of the existing and future population
- 4.4 The Wadebridge Town Framework exercise was aborted. However, several evidence-based documents and options papers, on matters such as housing and commercial growth, were produced⁵ and, together with the dialogue that took place between local people, the town and parish councils and Cornwall Council, have proved very useful in understanding the background, carrying out an appraisal of the land supply and generally preparing the Neighbourhood Plan.

Cornwall Local Plan

- 4.5 The Cornwall Local Plan was formally adopted on the 22nd November 2016. It includes a set of strategic policies that provide the planning policy framework for Cornwall for the period up to 2030. In preparing the Neighbourhood Plan we have been mindful of the strategic policies and their implications for the Wadebridge area. The most significant of these policies, perhaps, is Local Plan Strategic Policy 2a, which sets the key targets i.e. the minimum numbers of housing and employment floorspace to be achieved through development to 2030. (See the most relevant part of Policy 2a in the text box below.) The Local Plan, it is stated *“takes an approach to growth that encourages jobs and homes, where they best deliver our strategic priorities and allows for more organic development where it supports or enables the provision of appropriate services and facilities locally.”*⁶

³ National Planning Policy Framework, Department for Communities and Local Government, Mar 2012

⁴ <http://planningguidance.planningportal.gov.uk/>

⁵ <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/place-based-plans/wadebridge-and-padstow-community-network-area/>

⁶ Cornwall Local Plan: 2010–2030, Adopted Version, Cornwall Council, Nov. 2016

- 4.6 Local Plan Strategic Policy 3 names Wadebridge as one of 18 locations where “*strategic scale housing, community, cultural, leisure, retail, utility and employment provision will be managed through a Site Allocations DPD or Neighbourhood Plans*”.
- 4.7 The Neighbourhood Plan is required to be in general conformity with the strategic policies of the development plan for the area i.e. the Cornwall Local Plan. We have prepared the Wadebridge Area Neighbourhood Plan in liaison with Cornwall Council, the local planning authority, with the intention of meeting the strategic targets of the Local Plan, but determining locally how best the targets can be met.
- 4.8 The Local Plan Strategic Policies document confirms that Cornwall Council “*is committed to supporting the development of Neighbourhood Plans to ensure delivery of the spatial strategy and key targets*”. However, it does make the point that “*should these plans not reach submission stage within two years of the adoption of this Plan, the Council will undertake the necessary site allocations documents to support the delivery of the targets set out in the Local Plan*”.
- 4.9 How the Neighbourhood Plan and its policies conform to the strategic policies of the Local Plan will be set out in a Basic Conditions Statement that accompanies the submission version of the Neighbourhood Plan.

Cornwall Local Plan Policy 2a - Key Targets

The Local Plan will provide homes in a proportional manner where they can best meet need and sustain the role and function of local communities and that of their catchment.

Development proposals in the period to 2030 should help to deliver:

1. 52,500 homes at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements. In particular, meeting affordable housing needs; and
2. At least 318 permanent pitches for Gypsies and Travellers, 60 transit pitches and 11 plots for Travelling Show-people; and
3. Provide for 38,000 full time jobs and 704,000 sq. metres of employment floorspace to help deliver a mix of 359,583 sq. metres of B1a office and 344,417 sq. metres of B1, B2 and B8 industrial premises by 2030.
4. The provision of bed spaces within purpose-built student accommodation commensurate with the scale of expansion of the university in Falmouth with Penryn.

Required totals for Wadebridge and Padstow CNA

Housing Allocation	2,100
B1 employment space (sq. m)	0*
Other B employment space (sq. m)	0*

* No specific allocation in the Local Plan - Cornwall Council has acknowledged that the Wadebridge Area is to produce its own Neighbourhood Development Plans that will include allocations and/or policies to address how the Cornwall Local Plan Strategic Policy targets will be delivered.



Site Allocations DPD

- 4.10 Cornwall Council is preparing a supplementary development plan document to accompany the Local Plan and provide an additional layer of strategic policy. The Site Allocations Development Plan Document (DPD) will form part of Cornwall Council's suite of planning documents, which are under the umbrella of the Local Plan: Strategic Policies document. To support the delivery of the Strategic Policies document, the Site Allocations DPD will allocate sites to meet the housing provision identified in the Strategic Policies document for the main Cornwall towns and to allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. The Site Allocations DPD only allocating medium/large/strategic sites.
- 4.11 The Site Allocations DPD "Preferred Options" consultation document of March 2017 states that Wadebridge along with five other towns *"do not have specific sections within this document.... Five of these towns informed Cornwall Council that they wish to produce their own Neighbourhood Development Plans that will include allocations and/or policies to address how the Cornwall LP:SP targets will be delivered."*

Position Statement

- 4.12 Wadebridge, like all towns and cities, is in a continual process of change and development. Someone living in Wadebridge in 1915 would be astonished to see the changes that have resulted in the Wadebridge that we know today. And yet they would, after a little reflection, recognise the many good features of the town and value them - a town with a thriving economy and a strong sense of belonging and a strong and active community. A safe and pleasant place in which to bring up a family and to grow old.

- 4.13 Wadebridge has coped with change in the past. The town was an early adopter of the railway system, which opened in 1834 to link the town with its agricultural and mining hinterland. Further change came with the linking of the local line to London. For many years, Wadebridge thrived as a market town. In common with other towns this part of its function had evolved and declined by the 1980s with the changing patterns of farming and food distribution. The by-pass was opened in 1994 and, despite dire predictions by some at the time, it has enabled holiday makers and shoppers to visit the town more easily. The Cycle Trail opened in the 1990s has contributed significantly to the local economy.
- 4.14 So now the town must look forward again, accommodating the growth expected of it (by Cornwall's Local Plan) whilst at the same time ensuring the preservation of those aspects which make Wadebridge such a good place to live - pleasant and safe with a good and active community. It cannot afford to turn its back on developments that are either inevitable, such as the continuing demand for more housing; or on initiatives which have the potential to create high tech business and employment opportunities with the potential to create sustainable economic growth and prosperity for the town. Nor must it neglect the needs of any group within the population, most notably the young, many of whom wish to settle here if they can earn a decent living and afford somewhere suitable to live.
- 4.15 The Wadebridge area has several very positive features that we can build upon. We are surrounded by stunning natural landscapes. We have a large tidal river flowing through our town. The Gonvena side of the river, long neglected and derelict along much of its length, can be reclaimed for the benefit of the town. The town is midway on a bespoke cycle track linking coastal Padstow to inland Bodmin - 500,000 people a year cycle through Wadebridge. We can improve facilities for them at the same time enhancing road safety. We have a thriving town centre shopping area much appreciated by visitors. With vision, Wadebridge can build upon these assets to enhance the town's reputation as a wonderful place to both live and visit. Looking forward with vision, and utilising the drive and commitment of local people, Wadebridge is ideally placed to capture the economic and social benefits of the new energy economy as it develops. New housing, if thoughtfully designed, laid out and located in the right places, can create new and successful neighbourhoods that will all be part of a thriving, sustainable Wadebridge neighbourhood area.
- 4.16 This is reflected in the mission statement we have agreed for our Neighbourhood Plan (page 18) and the themes, aims and objectives that emanate from it.

5. Purpose of the Neighbourhood Plan

- 5.1 Neighbourhood planning is intended to give communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The National Planning Policy Guidance says that in accordance with the Localism Act 2011 we can – *choose where [we] want new homes, shops and offices to be built, have [our] say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings [we] want to see go ahead.*
- 5.2 We approached the task with an open-mind as to what the Neighbourhood Plan would cover and what its themes and purposes would be. We understood from the outset that it would have to meet the basic conditions of:
- having regard to national policies and advice contained in guidance issued by the Secretary of State
 - contributing to the achievement of sustainable development
 - being in general conformity with the strategic policies contained in the development plan for the area - the Cornwall Local Plan
 - not breaching, and otherwise being compatible with, EU obligations
- 5.3 Within these constraints we have consulted widely and engaged with the local communities to understand what is needed and what it is possible to influence and effect via a set of neighbourhood planning policies. The Wadebridge Area Neighbourhood Plan sets out how we would like to see the area developed up to 2030 and, through its policies, aims to guide sustainable development to provide the maximum benefit to those that live, work or visit in our area.

The Neighbourhood Planning Process

- 5.4 The development and preparation of the Neighbourhood Plan was undertaken by an Advisory Group comprised of representatives of organisations in the town along with Town and Parish councillors. Their work has been overseen by a joint Steering Committee made up of members from Egloshayle and St Breock Parish Councils and Wadebridge Town Council.
- 5.5 It was understood from the outset that for the Plan to be truly representative of the planning issues of relevance in the area and to be *the community's plan*, we needed to carry out a thorough and on-going consultation process with those who live and work in the area. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub- regional or national remit and an interest in the area.
- 5.6 The process and the types of consultation exercise and discussion that we have gone through is documented in detail in a **Consultation Statement**⁷ which accompanies the Submission Version of the Plan. The key methods we have used have included:
- Public exhibitions, meetings and events
 - Regular articles in the Cornish Guardian and North Cornwall Advertiser
 - Website
 - Town Hall noticeboard
 - A community questionnaire delivered to all households
 - Focus groups and workshop-type meetings
 - Survey and discussion with local businesses

⁷ Consultation Statement (still in course of preparation)

- Directly contacting wider-than-local organisations and agencies (strategic stakeholders) which have an interest in planning issues in the area
- Consultation ‘windows’, following each significant phase, during which comments have been invited on draft documents

5.7 The development of the Neighbourhood Plan was based on a desire to be open and to welcome comments and contributions from all quarters. Our aim has been to encourage discussion and debate within the community about the issues and opportunities that face us and strive to achieve a community consensus. This Neighbourhood Plan represents the product of this process.

The Plan’s Status

- 5.8 The Neighbourhood Plan, once ‘made’, will be a statutory development plan. This means that its policies will have significant weight (or real teeth) when it comes to being used by the local authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy in the three parishes. It sits with the County-wide Local Plan, produced by Cornwall Council (also a statutory development plan) and underneath the umbrella of national planning policy in the Government’s National Planning Policy Framework (NPPF) as the main planning policy documents relevant to our area. Other important planning documents which govern specific issues are the Minerals and Waste Plans produced at the county-wide level.
- 5.9 However, this Plan should not be treated as a blueprint. When this plan is ‘made’ (adopted) its policies will be used by the local planning authority when it considers decisions that need to be made about development proposals submitted through the planning application process. The Neighbourhood Plan’s policies, cannot guarantee that a proposal will be refused nor be granted permission, but the policies will carry significant weight, alongside policies of the NPPF and Local Plan when weighing up the appropriateness of the development proposal in question.

6. The Structure of Our Plan

- 6.1 Our Plan begins with themes, aims and objectives for the neighbourhood area, which have been developed following a thorough dialogue with the community and shaped by existing planning policies, plans and the contributions of key organisations and agencies.
- 6.2 Having explained our rationale for these, the Plan sets out our local planning policies on a topic by topic basis. The topics and the themes we have adopted have been derived by pulling together common aims and common key issues arising from consultation.
- 6.3 For each topic we provide a summary of the local situation and the key issues identified during the development of the Plan; and we list the aims and objectives that the planning policies are seeking to respond to. The policy statements follow, accompanied by a statement of justification for the policy with reference to supporting evidence and strategic planning policies, national and County-wide, which relate to or provide context for that policy.
- 6.4 It is important to note that, while we have packaged policies under topic headings, when development proposals are being assessed, the whole plan (i.e. all policies) should be taken into account, as policies for one topic may apply to proposals which naturally fit under another topic heading.
- 6.5 The Plan finishes with an explanation of how we will monitor and review the Plan, a glossary which seeks to demystify some of the planning terminology used in our Plan and a bibliography which lists documents referred to during the preparation of the Plan.

Companion Documents

- 6.6 Several supporting documents have been prepared to accompany the Plan. We are obliged to produce a:
 - Consultation Statement
 - Basic Conditions Statement
 - A Strategic Environmental Assessment
- 6.7 The Consultation Statement must satisfy the requirements of the Neighbourhood Planning Regulations 2012, Part 5 section 15, and provide a document which:
 - a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) explains how they were consulted;
 - c) summarises the main issues and concerns raised by the persons consulted; and
 - d) describes how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 6.8 The Basic Conditions Statement must be submitted alongside the draft Neighbourhood Plan. We are required to demonstrate how our Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.
- 6.9 A first version of the Neighbourhood Plan was assessed by the local planning authority to consider whether it should be subject to a Strategic Environmental Assessment (SEA). In circumstances, where a neighbourhood plan is considered likely to have significant environmental effects, it may require a strategic environmental assessment and/or a habitat regulations assessment. This process is commonly referred to as a ‘screening’

assessment⁸. It was concluded that “*due to the quantum of development in the Wadebridge neighbourhood plan and the land allocations around Wadebridge, which have the potential to impact on the historic environment, an SEA is required. the Plan could result in significant environmental effects, and therefore an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those regulations. One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive.*” Based on the first version of the Neighbourhood Plan, an HRA however is not required.

Neighbourhood Action Plan

- 6.10 The parishes of Egloshayle and St Breock together with Wadebridge Town Council have agreed to produce a **Wadebridge Area Neighbourhood Action Plan**. As the Consultation Statement demonstrates, our aims and objectives have been developed through an extensive local consultation programme. Rather than try to constrain community debate solely to planning issues, our dialogue with the community was open and wide-ranging. Many of the issues which proved to be important to local people were not necessarily planning-related. We felt however it would be wrong to prohibit further consideration of them merely because the planning system is unable to deliver action in response. They were taken into account as the community planning objectives were developed.
- 6.11 Thus some of the objectives derived through the neighbourhood planning process, we find cannot be delivered through planning policies. We have, therefore, developed a series of ‘community actions’ under the same topic headings as the Neighbourhood Plan which the Town and Parish Councils will work to deliver with the community and other partners. In many cases, they are complementary to the planning policies in the Neighbourhood Plan.
- 6.12 The agreed community actions have been brought together in a Neighbourhood Action Plan. These community actions *are not* planning policies and *do not form part of the statutory development plan* for the Wadebridge area. They are nevertheless important to local people and to the future well-being of the area.
- 6.13 The Neighbourhood Action Plan will help identify priorities for local investment through the Community Infrastructure Levy.

⁸ Screening requirements are set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004

7. Our Mission

To grow and create a more vibrant, resilient and sustainable community that reflects the unique character of the area in which we live.

To achieve this, we need to plan with sensitivity, develop carefully, with adequate infrastructure, and integrate new projects into the current settlement pattern, thereby protecting and enhancing all that is precious about our area.

8. Themes, Aims and Objectives

- 8.1 The Neighbourhood Plan reflects an ambition to ensure that future development brings about positive change for the long-term benefit of the community and the area within which we live. The planning themes we have chosen for each of the key topics are as follows:

Sustainable Development: *Development should be of the right type, in the right place and make a positive contribution to the neighbourhood and community.*

Natural Environment: *We will maintain and enhance the value of the countryside around us.*

Jobs & Economy: *We will improve employment opportunities.*

Town Centre and Retail: *The town centre must remain a focal point for shopping, social and leisure activities.*

Housing: *We want to ensure housing that meets the long-term needs and demands of the community living in the Wadebridge area.*

Natural Resources & Energy: *We will realise the worth of our natural resources.*

Traffic & Transport: *Car use is important to us, but its impact should be reduced.*

Arts & Culture: *We shall extend the cultural offer and activity of the area.*

Sport & Recreation: *We shall remain an active and healthy community.*

Community & infrastructure: *Services and facilities must meet the community's needs and demands.*

- 8.2 The **Aims** are our planning goals and present a summary of what we want to realise via the Neighbourhood Plan. The **Objectives** are how we intend to achieve them.
- 8.3 The process to arrive at our aims and objectives began with a Workshop in July 2014 and was followed by a community consultation event during the autumn of 2014. How we arrived at a set of agreed aims and objectives is described more fully in the Consultation Statement⁹ that accompanies the Submission Version of the Neighbourhood Plan.

⁹ Consultation Statement (still in course of preparation)

9. Sustainable Development

- 9.1 The National Planning Policy Framework (NPPF)¹⁰ sets out the Government’s planning policy to which all plans and proposals for development should comply. The NPPF includes, at its heart, a “*presumption in favour of sustainable development*”.
- 9.2 Translating what this means for the Neighbourhood Plan, it states that plans should “...*support the strategic development needs set out in Local Plans, including policies for housing and economic development...*” and “...*plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan*”. The NPPF goes on to say that “*the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.*” We are also advised that neighbourhood plans should reflect these Local Plan policies and plan positively to support them, while not promoting less development than set out in the Local Plan or undermining its strategic policies. Outside of strategic policies, we are encouraged to shape and direct sustainable development in our area through the Neighbourhood Plan.
- 9.3 Whilst recognising that we are setting policy to facilitate sustainable development we do feel that there is a need for some local influence and control to be applied. Cornwall Council’s Site Allocation Document has declined to allocate land in the Wadebridge area to accommodate the required growth targets of the Local Plan, which could lead to a great deal of uncertainty. Following consultation with the local community, we have taken the opportunity to establish limits by: delineating a current built-up area boundary for Wadebridge, defining exceptions and identifying through site allocations those areas where Wadebridge’s strategic growth should take place; all in the interests of ensuring that development meets our expectations and contributes to the overall sustainability of the area.
- 9.4 The purpose of our policies is to ensure that we grow as expected and in a sustainable manner in accordance with the community’s agenda for protecting natural resources and retaining local character and distinctiveness. As such, the policies are consistent with the strategic Policy 2 ‘Spatial Strategy’ and strategic Policy 3 ‘Role and Function of Places’ of the Local Plan.
- 9.5 Throughout the consultation process the most common area of public feedback and concern is about how the area’s infrastructure is going to cope with the growth in population inherent in the additional dwellings required by the Local Plan. There are significant worries that the existing provision of education and health services, the transport network, community facilities and the sewage system will all come under unacceptable strain. Many of these issues lie beyond the remit of a neighbourhood plan but it was felt that our Plan should at least reference these concerns and make it clear that we regard Local Plan Policy 28 ‘Infrastructure’ to be very important. Development should only will be permitted where it is supported by appropriate infrastructure that is provided in a timely manner.
- 9.6 We shall work with Cornwall Council to ensure that the infrastructure needs are recognised and development proposals include a realistic assessment of their impact on local infrastructure, services and facilities and demonstrate how any such impacts will be addressed.

¹⁰ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- 9.7 The Town Council and parishes of St Breock and Egloshayle will have some influence over the investment in community infrastructure. We address this opportunity in Section 18 of this Plan.

Sustainable Development	
Theme	<i>Development should be of the right type, in the right place and make a positive contribution to the neighbourhood and community</i>
Aims	<ul style="list-style-type: none"> • Identify a range of development sites • Develop the right sites in the right order • Ensure that new development is properly integrated with the uses and activities around the site • Ensure new development has adequate infrastructure and service arrangements provided at the time of development • Ensure that all new development is well designed, built to a high standard and meets the required code for sustainable buildings
Objectives	<ul style="list-style-type: none"> • Define the limits of development • Define a new development boundary for Wadebridge • Protect the minor village status of Burlawn and Whitecross • Encourage growth and development but not at the cost of the local environment • Take the character of the immediate vicinity into account when planning new development • Ensure adequate infrastructure is in place

Our Policies and their Justification

Built-Up Area Boundary

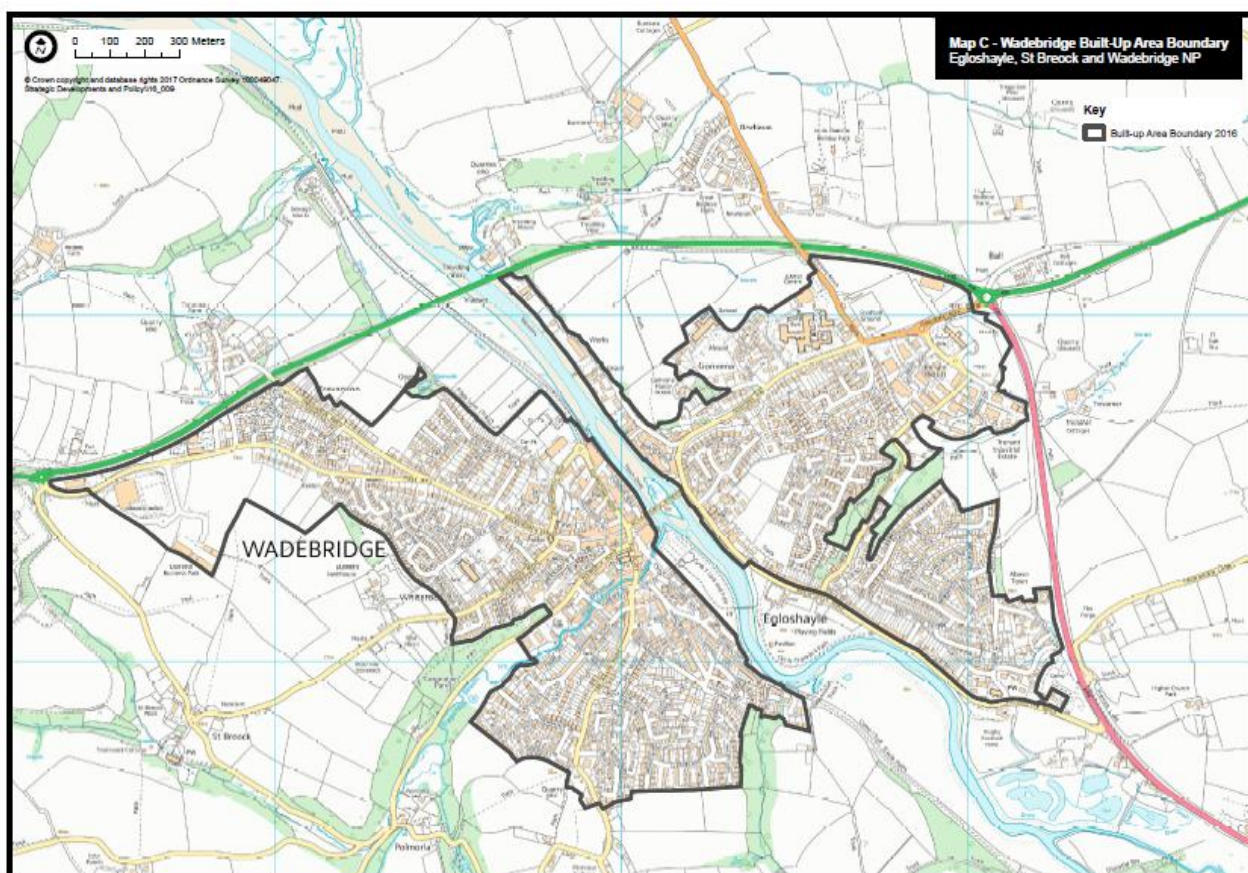
- 9.8 On sustainability grounds, we have no doubt that major development in the neighbourhood area, in accordance with the Local Plan's requirements, should occur in and adjacent to the town of Wadebridge. Our purpose in accommodating this strategic requirement is to facilitate the organic growth of the town, in a direction and at a pace that investment in infrastructure can keep pace with, and avoid sporadic and/or isolated development. To help achieve this, we have defined a revised built-up area boundary for Wadebridge (see map C), within which we will support development that is suitable and appropriate.
- 9.9 The previous built-up area boundaries in the neighbourhood area, for Wadebridge, Burlawn and Whitecross, were defined in the North Cornwall Local Plan in 1999. They were used for over a decade to help control development in the neighbourhood area but were lost when the new Cornwall Local Plan was adopted.
- 9.10 The Neighbourhood Plan can re-introduce built-up area boundaries as a policy device. The Neighbourhood Plan Steering Committee appointed a task group of local people with relevant expertise, the 'Land Supply Group', to consider land availability within the neighbourhood area and its potential to accommodate the scale of development required by the Local Plan over the period to 2030. As part of its work, the Group also considered the potential relevance of built-up area boundaries, in the local context, to influence future development and growth and to what extent it should be re-aligned to take account

of developments and commitments¹¹.

- 9.11 The Land Supply Group identified that through the period since the adoption of the North Cornwall Local Plan (1999) most of the approved developments were within the development boundary. Cornwall Council's statistics confirm a total 474 dwellings were completed between the years 2000 and 2016, of which 422 (90%) were within the former development boundary. A further 174 dwellings had planning approval within this boundary. In terms of employment land, there have been no significant developments within the development boundary over the past few years. Only three substantial development sites have received planning approval to build outside the boundary. Evidence suggests that, for Wadebridge, a built-up boundary has value in containing development.
- 9.12 A revised built-up area boundary for Wadebridge that reflects the current situation in terms of the extent of development and commitments is delineated on map C. Within this area suitable and appropriate development proposals will be supported.
- 9.13 As regards other settlements such as Whitecross, Burlawn and Sladesbridge, based on the reasons why a settlement has a built-up area boundary, it is not considered necessary to designate built-up area boundaries for any of the settlements outside of Wadebridge in the neighbourhood area. We are not encouraging major development in these locations. There is no good reason to take them out of the policy category of 'countryside' under which they will enjoy protection from large scale development.

Policy SD01 Built-up Area Boundary and Development Within Wadebridge Town'

Inset Map C defines the built-up area boundary of Wadebridge. Development or redevelopment proposals within the built-up area boundary will be supported, subject to compliance with the other policies in the Neighbourhood Plan.



¹¹ See BUAB report - <http://wadebridge-tc.gov.uk/nhp>

Development in the Countryside

- 9.14 Land that is not part of the defined built-up area by Policy SD01 is regarded as countryside unless it is allocated for development in the development plan. The countryside within the neighbourhood area includes the small rural settlements of Burlawn, Whitecross and Sladesbridge where it is considered that growth would not be sustainable and ribbon development should be resisted.
- 9.15 A significant portion of the local countryside, particularly within the two parishes, of Egloshayle and St Breock, is within the AONB¹² or national statutory designated areas. The intention of our sustainable development policies is to ensure that growth and major development does no harm to the essential character of the countryside area. Policy SD02 seeks to take a positive approach to sustainable development outside of the built-up area as long as the type and scale of development is appropriate to the location and its setting.
- 9.16 Any development that does take place in the countryside area must be fully justified and bring clear benefits either to the local economy through local employment, or meeting a clearly identified local demand, or enable the re-use and enhancement of existing structures. In all cases the development must be shown to preserve or enhance the rural nature of the setting in which the development is take place.
- 9.17 Within the existing rural settlements policy SD02 supports extensions to existing buildings of an appropriate scale. There may be opportunities too for infill housing development. These are addressed by policy HSO3 of the Neighbourhood Plan, which seeks to ensure that an infill development proposal complements and enhances local character and does not have a negative impact on its rural location. The design and character issues relating to development in the countryside are covered by policy SD05.
- 9.18 There will also be a presumption that applications for housing or employment development outside the areas designated in policy SD01, unless they fall within the exceptions provided for in policies SD02 and SD03 or comply with policy HSO3, will be considered unsustainable and inappropriate.

Policy SD02 Development in the Countryside

Development proposals on land outside the built-up area boundary will be supported where they propose:

- i. small-scale business/commercial schemes which will benefit the local rural economy; or
- ii. housing that meets an identified rural housing need conforming to Local Plan Policy 7 or affordable housing need on an exception site conforming to Local Plan Policy 9 or
- iii. tourism and recreation related development appropriate in terms of scale and type in accordance with Neighbourhood Plan Policy SR7; or
- iv. re-use of redundant or disused buildings for agricultural or business purposes in accordance with Neighbourhood Plan Policy JE3; or
- v. the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset; or
- vi. extensions to existing buildings, including extensions to dwellings, which are subservient to and respect the scale and appearance of the existing building.

In all cases the development proposal must demonstrate that its location, scale, design and construction materials will protect or enhance the rural nature of its setting.

¹² AONB = Area of Outstanding Natural Beauty

Major Development Site Allocations

- 9.19 Following consultation on proposals in the 1st 'draft' version of the Neighbourhood Plan in early 2017, the Steering Committee commissioned a review of the current development situation. It wished to ensure that policies in the Neighbourhood Plan reflected the consultation and took account of community reaction to the cluster of planning proposals (applications and pre-applications) that had been made for key development sites around Wadebridge.
- 9.20 The starting point of the Review was the up-dated development target. The accepted strategic target of the Local Plan for the Wadebridge Area is the provision of 1,100 dwellings in the period between 2010-2030. The situation at September 2017, according to Cornwall Council is as follows:
- 248 dwelling completions and under construction since 2010
 - 285 dwellings on developments with planning approval, not yet constructed
- Along with an allowance for development on sites within the 2016 BUAB of 100, we calculate the minimum balance that needs to be provided on sites outside the BUAB to be 467 dwellings i.e. the target growth of 1100 - 633.
- 9.21 The Review¹³ focused on a re-appraisal of several areas of land outside of the BUAB that had previously been identified in 2016 by the Land Supply Group as having the necessary development potential. The Land Supply Group's 'Objective Technical Review'¹⁴ used the findings of the 2012 Town Framework Study and the 2016 SHLAA¹⁵, together with information on planning applications in progress and local knowledge of additional sites assessed, by the Land Supply Group, as having some development potential. The Town Framework Study took account of landscape setting, environmental impact, urban design, ecology and flood risk issues; strategic open space assessments, site accessibility factors relating to the town's various services (schools, health, shops etc.) and sustainable movement routes. The SHLAA focused more on the developability and availability of sites, which had not been 'sieved out' because of environmental or landscape reasons.
- 9.22 Much of the land that was subject to this Review lies in prominent locations to the north and east to the town of Wadebridge. As with most of the larger potential sites in the area, there is the possibility of a negative impact on the landscape that will need to be addressed. In terms of accessibility however, land to the north/east of the town, with reasonable development potential in landscape and development appraisal terms, was identified as being better placed. The Review enabled the Steering Committee to address community concerns and agree a proposed Growth Strategy for Wadebridge. This includes a re-affirmation of the proposed BUAB, protection for the countryside and valuable open spaces, and the allocation of land for housing and employment development during the Plan period on the most appropriate land outside the BUAB.
- 9.23 The position taken by Wadebridge Town Council about the value of open space in and around the town has been of particular relevance. This has influenced amendments to the open space policies in the Plan and lead to the conclusion that the land shown on maps D-G together have the capacity to meet the strategic target of the Local Plan and are the preferred locations for future development outside the BUAB, subject to criteria to ensure that development is appropriate and sustainable and there are adequate controls and safeguards in place to limit the adverse impact of major development.

¹³ See Wadebridge Growth Area Site Review 2017 - <http://wadebridge-tc.gov.uk/nhp/148-documents.html>

¹⁴ See Technical Review - http://wadebridge-tc.gov.uk/images/council_pdfs/NHP_Documents/WANP_Wadebridge_Area_Land_Supply_Assessment-Technical_Report.pdf

¹⁵ SHLAA = Strategic Housing Land Availability Assessment

- 9.24 **Land at Trevarner and at Higher Trenant** are sites that abut the BUAB. They are considered to be acceptable for housing development. They have been the subject of unsuccessful planning applications for residential development largely because of the adverse effect on the current highway network (assessed on the basis of extant planning applications, including one for a supermarket). We expect their design and layout to be particularly cognisant of the sites in commercial use nearby. The resultant scheme should provide a high standard of design and amenity comparable with other residential areas of Wadebridge. Policy SD03 allocates these sites on the basis that a high-quality scheme is achievable and the assessed capacity of the network has increased sufficiently to enable the development to be approved. This could involve the phased release of land for housing. A planning application for major residential development on these sites will require a Transport Assessment which assesses the cumulative impact of the development to demonstrate the traffic impact on the surrounding highway network, and propose any mitigation measures needed.
- 9.25 Following a presentation by Cornwall Care regarding the potential for development of a **site at Keston/Dunveth**, south of West Hill for a 72 bed-roomed nursing home and 75 extra care units clustered together in a care village (C2 use class), both St Breock Parish Council and Wadebridge Town Council resolved to support a scheme for those that need such a care facility, which allowed them to continue to live independently, whilst having the benefit of a range of on-site facilities such as allotments, bowling green, gym and a café/bistro.

Policy SD03 Housing Site Allocations

The following sites are allocated for housing purposes:

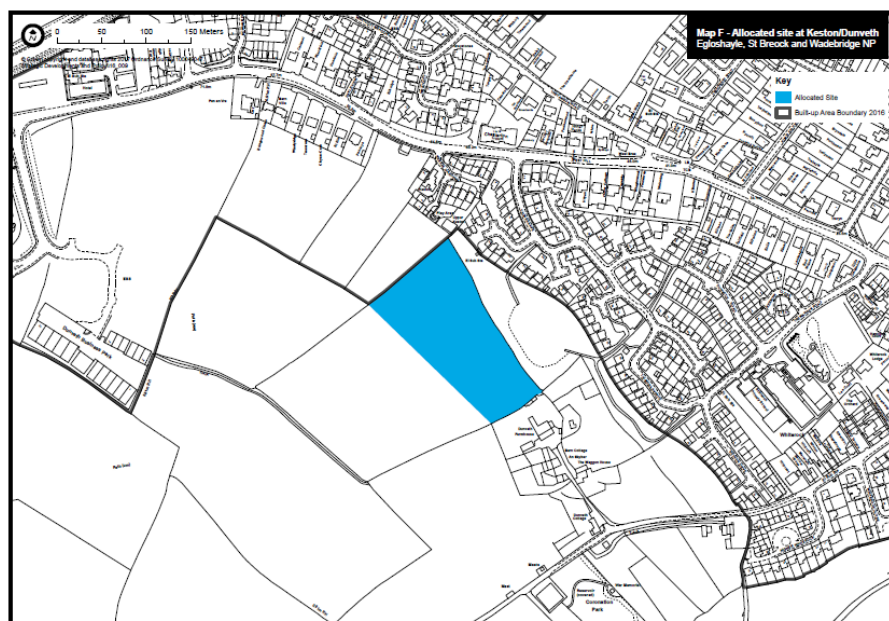
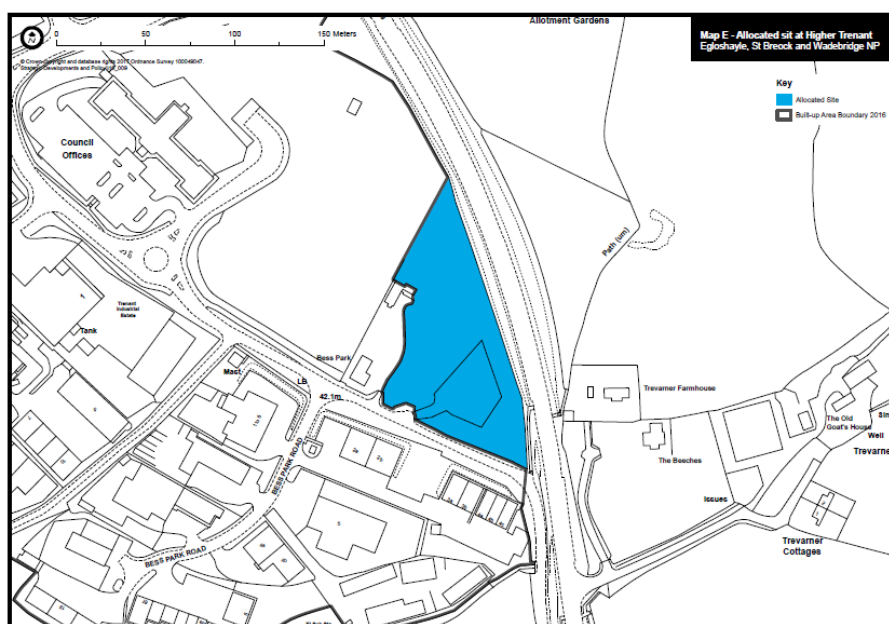
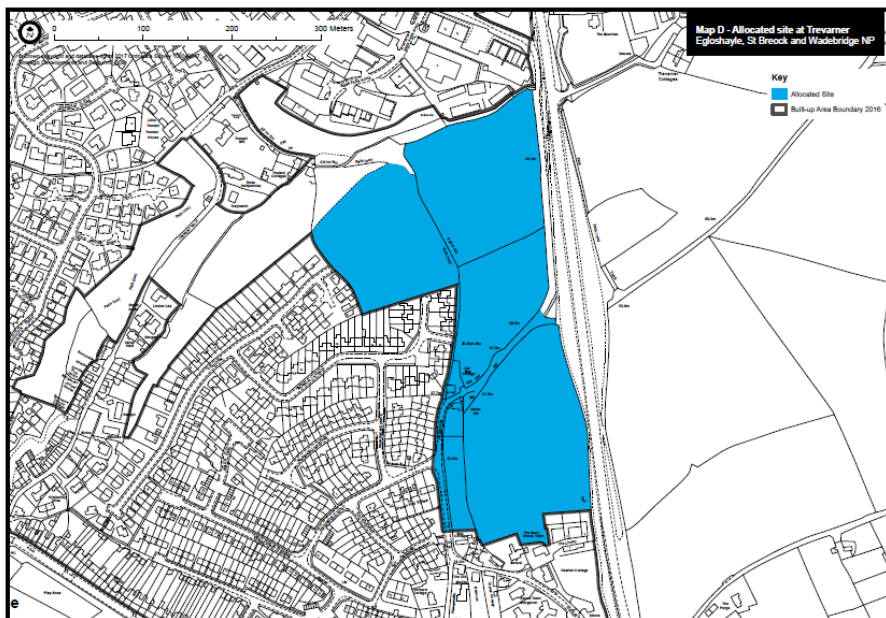
Land at High Trenant (as shown on inset Map D)

Land at Trevarner (as shown on inset Map E)

Proposals for residential development will be supported provided that:

- i. they are of an appropriate scale, design and layout, including landscaping proposals and boundary treatment, which take account of the relationship with adjoining and nearby properties and uses, to ensure it achieves an acceptable standard of residential amenity, character and access;
- ii. the development would not have an unacceptable impact on the local highway network; and
- iii. the development meets the requirements set out in the Neighbourhood Plan and the Local Plan.

Land at Keston/Dunveth (as shown on inset Map F) is allocated for the development of specialist accommodation that meets the independent housing and care needs of elderly and disabled persons.



- 9.26 **Land to the east of Bodieve** has the potential to meet the outstanding housing target for the Wadebridge area up to 2034, and provide sufficient space to achieve a high quality sustainable mixed-use development. It is situated on high, beyond the by-pass, and presents a significant challenge to achieve a development that is appropriately integrated into the landscape and suitably connected to the town. This will require the provision of attractive, safe and accessible pedestrian and cycle links to local services and facilities in the town. It will necessitate an access road from Ball roundabout, which has the potential to serve as a relief road (for out-of-town traffic travelling to Rock), thereby easing highway capacity issues on Gonvena Hill and provide a by-pass for Bodieve.
- 9.27 The preference for a mixed-use development is consistent with the NPPF's core principles (para.17). It reflects the community's desire to ensure opportunity remains for creating more and better jobs for local people and the Local Plan's objective for the community network area, of creating a more balanced economy. Local Plan Policies 3 and 5 acknowledge that employment land can be allocated in neighbourhood plans.
- 9.28 Any development proposal at Bodieve is expected to realise the objectives set out in the NPPF (para. 58). Our expectation is for a neighbourhood that functions as a part of Wadebridge, not a separate settlement, which:
- adds to the overall quality of the area;
 - establishes its own sense of place, using streetscapes and buildings, providing attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and the necessary support local facilities and transport networks;
 - responds to local character and history, and reflect the identity of local surroundings and materials;
 - provides safe and accessible environments where crime and disorder, and the fear of crime, does not undermine quality of life or community cohesion; and
 - is visually attractive and, because of good architecture, design and landscaping, has a limited and acceptable impact on the environment and the area's landscape.
- 9.29 The 2010 Employment Land Review identified four employment sites for Wadebridge. The site at West Hill is now well established with a mix of light industrial and retail activities and space for future expansion. The site at Trevilling, with its mix of maritime and general manufacturing businesses along the banks of the Camel, is the subject of Neighbourhood Plan policy TR04 that reflects the community's supports for its redevelopment to provide riverside recreation, leisure and cultural uses. The two other employment sites were allocated in the 1999 North Cornwall Local Plan, on land that included the current Wadebridge Football Club site off Bodieve Road, and land adjacent to the former Cornwall Council Office at Higher Trenant. Both areas have been the subject of potential residential development applications in recent years. Both are subject to policies in the Neighbourhood Plan.
- 9.30 The potential of land in the vicinity of Ball Roundabout to provide additional and strategic land for employment purposes has long been recognised. The 2012 Town Framework review anticipated that it might be favourable to provide for employment at land north of the A39 to provide an 'out of town' business park opportunity given that employment land nearer to town might be better utilised for housing need. Including a zone for business development as part of a new neighbourhood should help create a more sustainable community through the availability of local job opportunities. It is calculated that an area of about 10 hectares of employment land would be needed to replace the Wadebridge Football Club site and the Land at Trenant, as well as accommodate businesses currently

occupying land along Trevilling Quay, which have indicated during discussions they would like to relocate, if the opportunity arose. Policy SD04 replaces the saved policies in the Local Plan (policies Wad 6 and Wad 7 of the North Cornwall Local Plan). It is consistent with Neighbourhood Plan policy SR01 that protects Wadebridge Football Ground from development and Neighbourhood Plan policy SD03 that allocates land at Higher Trenant for residential development.

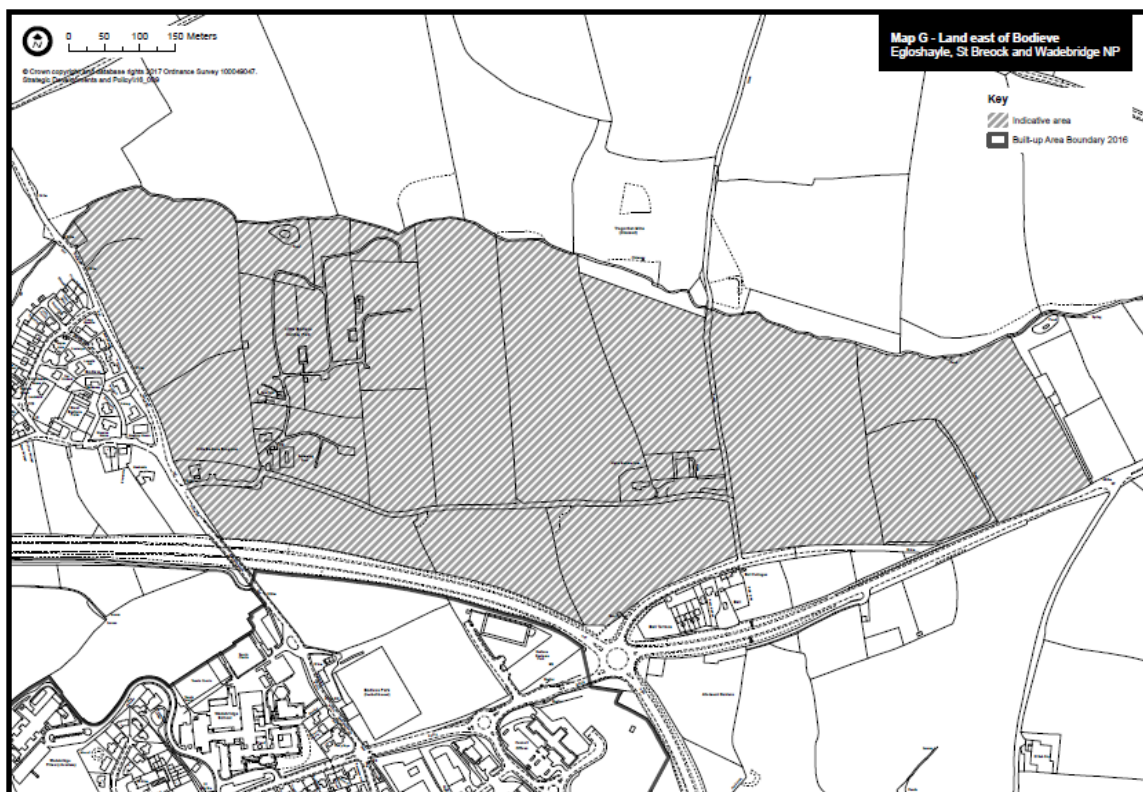
- 9.31 Policy SD04 supports the development in principle of land east of Bodieve, subject to a comprehensive masterplan being prepared that satisfactorily addresses the objectives of the NPPF, the policy criteria of the Neighbourhood Plan and the Local Plan and defines the extent of land needed to achieve a sustainable mixed-use development during the plan period.

Policy SD04 Mixed Use Site Allocation

Land east of Bodieve (as indicated on map G), is allocated for a mixed-use development to:

- i) create a neighbourhood of high quality design and unique character within an outstanding natural environment;
- ii) deliver a mix of housing types, tenures and designs, that meet high standards of sustainable living and primarily serves identifiable local needs;
- iii) foster and facilitate integration between the neighbourhood and Wadebridge (including bridges, roads, pedestrian links, cycle paths and public transport);
- iv) include open spaces and facilities that will help foster a sense of community;
- v) embrace the principles of accessibility for all;
- vi) include a zone for businesses development; and
- vii) address satisfactorily any issues relating to: access, traffic and highways, flooding, visual intrusion in the landscape and infrastructure capacity.

Development proposals should be subject to a comprehensive masterplan that should set out the proposed 'phasing' (expected completion years for different aspects of the development), taking into account the capacity of local infrastructure to meet residents' needs.



Local Character

- 9.32 The NPPF (para. 58) makes it plain that in promoting sustainable development we should recognise the different roles and character of different areas and our policies should be based on an understanding and evaluation of an area's defining characteristics. Wadebridge is a historic and distinctive market town that retains many heritage-features as detailed in Cornwall Council's Conservation Area Appraisal and Management Plan¹⁶. The surrounding villages also have their own special character and identity and, for all of these settlements, connection to and views of the surrounding landscape are important to the population.
- 9.33 The Area Appraisal for Wadebridge Conservation Area identified three distinct character areas within it. Egloshayle, The Riverfront and Wadebridge town are recognised as being different from each other by "*their varied historic origins and functions, which is apparent in the urban settlement we see today*". We expect development to pay heed to the distinctions as detailed in the Conservation Area Appraisal and ensure that development does not detract from the established character of the local area whilst contributing positively to sustainability objectives.
- 9.34 Local Plan Policy 2 requires us to consider the impact of development on the character and setting of settlements and protect, conserve and enhance the natural and historic landscape and heritage. Policy SD05 sets criteria for development across the whole neighbourhood area to ensure that the different roles and character of different areas are recognised and, whenever appropriate, reinforced.

Policy SD05 Local Character

Development proposals should:

- i. respect and relate to local character;
- ii. utilise sustainable building techniques and materials; and
- iii. include the use of locally appropriate materials wherever possible.

Development proposals will be supported where they achieve all of the following:

- a. protect, conserve and enhance the natural, built and historic environment;
- b. protect, conserve or enhance the setting and most typical or characteristic public views of landscapes and townscapes;
- c. minimise the loss of trees and hedgerows;
- d. incorporate features connected with sustainable design; and
- e. meet all other policy requirements in the Plan.

¹⁶ Wadebridge Conservation Area Management Plan, Cornwall Council, 2013

10. Natural Environment

- 10.1 The Rivers Camel and Allen are the dominant features that run through the landscape and they influence the wide range of habitats and rich biodiversity that is a feature of the area. Apart from, and between, the steeply incised valleys of the rivers and smaller tributaries the land is predominantly agricultural.
- 10.2 Agricultural intensification has resulted in the loss of several Cornish hedges, other hedgerows and pieces of woodland. The increased use of pesticide and fertilisers has caused damage to biodiversity and wildlife. So, too, has the increased emphasis on monoculture crops such as maize. The damage has however been limited by the extent to which many of the more sensitive areas enjoy effective statutory or local protection.
- 10.3 Human activity has affected many parts of the plan area. The lowland heathland of the St Breock Downs, an important and sensitive habitat, has been reduced; whilst conifer plantations have replaced some of the deciduous woods above the Camel Valley. Over the past two decades the installation of a large wind farm and several tall individual wind turbines have detracted from the sweeping horizons of this area; but this will likely have had little impact on ground species although there is anecdotal evidence of destruction by the blades of some birds and, possibly, bats.
- 10.4 One welcome development has been an improvement in water quality of the rivers, despite the ‘run-off’ of nutrients from fields. We have seen, as a consequence, an increase in the previously endangered otter population and that of bullheads. The spawning in the Allen of salmon and sea trout has been more problematical.
- 10.5 Whilst the building of apartments along the Egloshayle bank of the Camel through Wadebridge has reduced the ‘connectivity’ for wildlife of the riverbank, restoration by the Environment Agency of former wetlands and water meadows around Guineaport upstream of Wadebridge and similar work to allow flooding of the river when in spate into water meadows around Trewornan has benefitted wildlife. There are several bird and wildlife reserves in this area.
- 10.6 With the prospect of ever increasing numbers of visitors to the area, the challenge will be how to manage the resulting growth in numbers and the facilities to cater for them, as well as promoting access to and enjoyment of the natural world, whilst ensuring that all this does not have an undue impact on the most important and at-risk elements of the environment. Achieving a planning balance is likely to be critical.
- 10.7 In 2012 Cornwall Council conducted a thorough survey of the ecological assets of our area and recommended the following guidelines to protect and enhance the more important of these:
 - *All development design should aim to maintain and enhance the ecological resource which includes the following; protected sites such as SAC’s & SSSI’s, designated sites such as County Wildlife Sites, habitat designated under the BAP system and the semi-natural habitats of ecological value which link these sites.*
 - *New development should seek to de-fragment the landscape, by retaining the existing ecological resource, re-linking habitats and providing new biodiversity opportunities¹⁷*

¹⁷ Ecological Survey, Cornwall Council, 2012

- 10.8 The Neighbourhood Plan reflects these guidelines and in certain respects provides additional protection to what is a particularly rich and sensitive natural environment.
- 10.9 The following are the most significant facts established from the evidence base:
- Our neighbourhood has a wealth of important natural habitats which contribute to the health and sense of well-being being of the community
 - The neighbourhood has a rich biodiversity; the importance of which is recognised nationally in a number of SSSIs and internationally in the Special Area of Conservation
 - Species such as the otter and giant bullhead indicate the health of these rivers
 - There is still a reasonably distinct boundary to the town of Wadebridge with little development having been permitted to creep beyond this
 - Despite tourism and population increase, the potential for growth in access for recreation and leisure in this beautiful area remains largely untapped save for the Camel Trail
- 10.10 The purpose of the policies is to ensure we grow, but not at the cost of our precious natural environment which contributes so much to defining what we are and who we are as a community; and must continue to do so. Our policies put protection in place for the most sensitive of local areas and habitats. They seek to ensure development is not at the cost of character and facilitates further actions to extend the network of wildlife corridors and green infrastructure. As such, they are consistent with the strategic Policy 23 'Natural Environment' of the Local Plan.

Natural Environment	
Theme	<i>We will maintain and enhance the value of the countryside around us</i>
Aims	<ul style="list-style-type: none"> • Recognise that the countryside contributes to the overall image and amenity of the area • Our countryside is precious and needs taking care of • We should be able to enjoy the countryside on our doorsteps • Our countryside can be used to attract visitors
Objectives	<ul style="list-style-type: none"> • Recognise and protect the sensitive areas • Protect and enhance local wildlife habitats • Provide for public access to natural spaces

Our Policies and their Justification

Protection of the Natural Environment

- 10.11 The planning system should contribute to and enhance the natural and local environment (NPPF para.109). Local Plan Policy 23 states that development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance. Our policies for the natural environment are directed towards maintaining and where possible enhancing our special, highly valued natural environment with its rich biodiversity, including several important habitats and species, known as BAP¹⁸ Priority Habitats as detailed in the Cornwall Biodiversity Action Plan¹⁹.

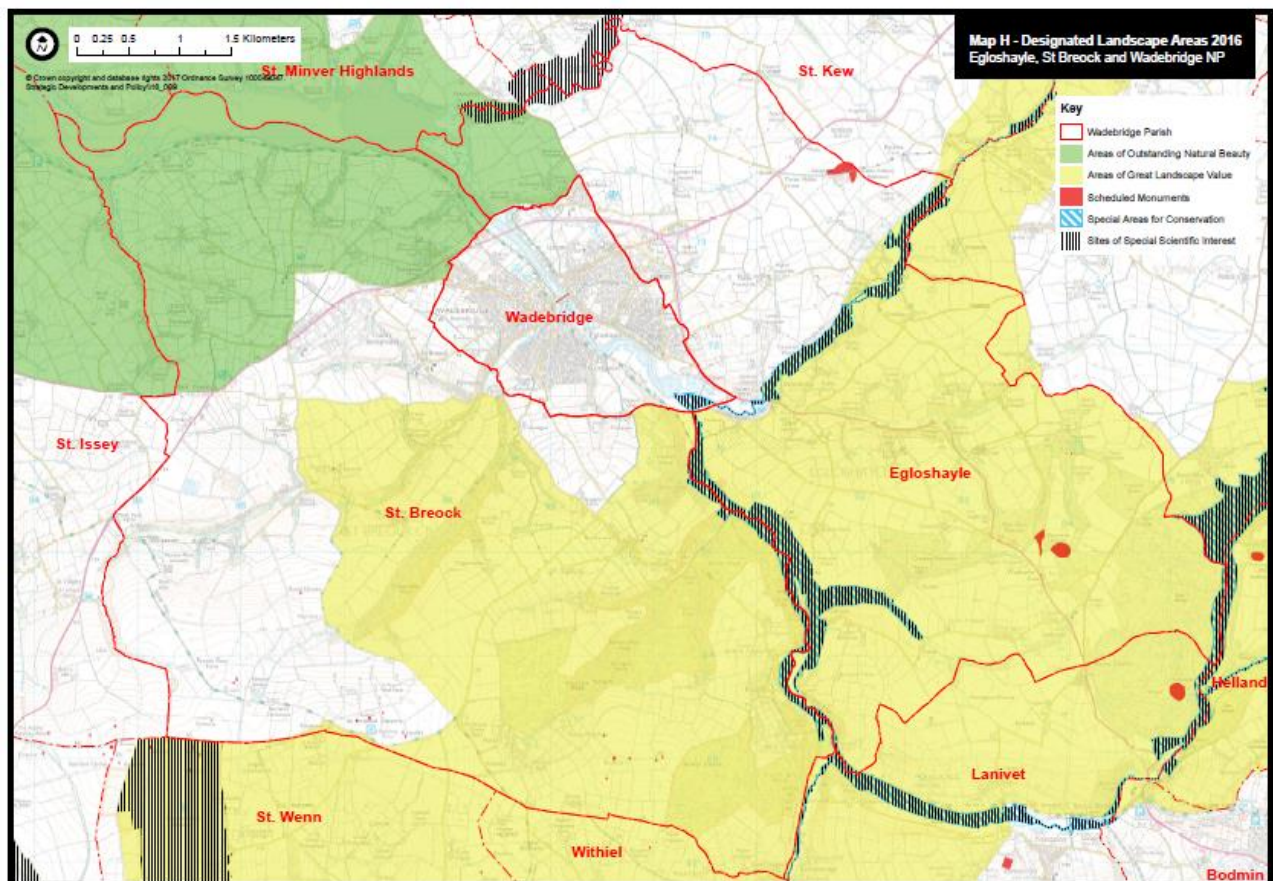
¹⁸ BAP=Biodiversity Action Plan

¹⁹ Volume 4, Cornwall Wildlife Trust 2010 and adopted by Cornwall Council

- 10.12 The areas that we want to afford the greatest protection are those that have been recognised as being special through a statutory designation in recognition of their international or national importance, i.e. the River Camel (an SAC²⁰) or national importance, i.e. The River Camel Valley and tributaries and Amble Marshes (both SSSI's²¹). All these 'designated' areas are delineated on Map H. They all have sufficient landscape or environmental significance to merit protection from development via policy NE1.

Policy NE01 Protection of the Natural Environment

The highest level of protection will be given to sites of European and/or national importance within the area. Development proposals having an adverse impact on the integrity of such sites will not be permitted, other than in exceptional circumstances. Measures to avoid any adverse impacts on these sites will be sought as a first principle. Where mitigating measures are required for development to be acceptable within its setting, they should include the use of planting which will help enrich the biodiversity of the area.



²⁰ SAC = Special Area of Conservation

²¹ SSSI = Site of Special Scientific Interest

Areas of Ecological Significance

- 10.13 the NPPF (para. 109) states that we should minimise impacts on biodiversity and provide net gains in biodiversity where possible. Significant parts of the neighbourhood area bear no statutory designation entitling them to be vigorously protected despite having ecological significance. Much of the rural area however has been recognised as an ‘area of outstanding natural beauty’²² and is afforded some protection by Policy 23 of the Local Plan. Our neighbourhood area contains several non-statutory designated, but ecologically or geologically, important areas that have been assigned a local designation or recognition e.g. county wildlife sites or those identified by the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) as being of sufficient ecological value to merit protection. These include semi-natural habitats, some being BAP habitats recorded in ERCCIS and confirmed by the Cornwall Wildlife Trust. We have introduced a local designation for the neighbourhood area to provide a level of protection from development for these ecologically sensitive areas which form a significant part of the area’s green infrastructure. In accordance with Local Plan Policy 25 relating to ‘Green Infrastructure’, we are seeking to maintain appropriate buffers to natural spaces. We shall only support development taking place in the vicinity of areas of ecological significance if it is shown not to have any adverse effect on the site’s ecology or, satisfactory mitigation can be carried out which would result in a net gain in areas of ecological significance. Where mitigation measures are acceptable, we shall expect a management plan to be agreed that includes an agreed contribution from the developer towards the costs of implementation.

Policy NE02 Areas of Ecological Significance

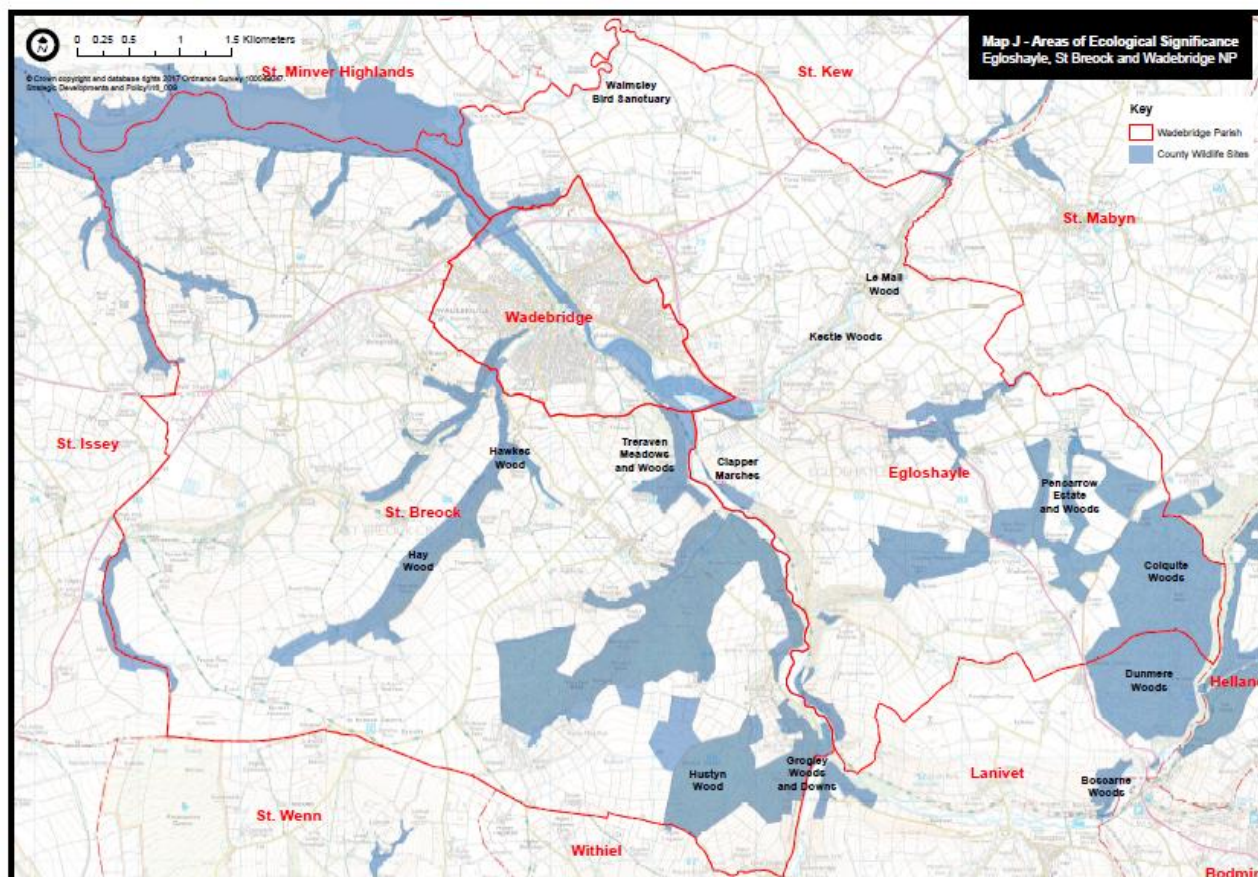
The following areas (listed below and identified on inset Map J) are designated as being ‘areas of local ecological significance’ and should be protected from development and the impact of development:

- A. Treraven Meadows
- B. Walmsley Bird Sanctuary
- C. Clapper Marshes
- D. Hawkes Wood
- E. Colquite to Dunmere Woods
- F. Hustyn to Grogley Woods
- G. Croan Wood
- H. Kestle Wood

Development proposals that may affect ‘areas of ecological significance’ will only be supported where:

- i. there are no adverse impacts on the local ecology; or
- ii. if such impacts are unavoidable, they can be satisfactorily mitigated; and
- iii. if mitigation is required, new additional local areas of ecological significance are created or other existing ones enhanced and agreements made to ensure their future management and maintenance.

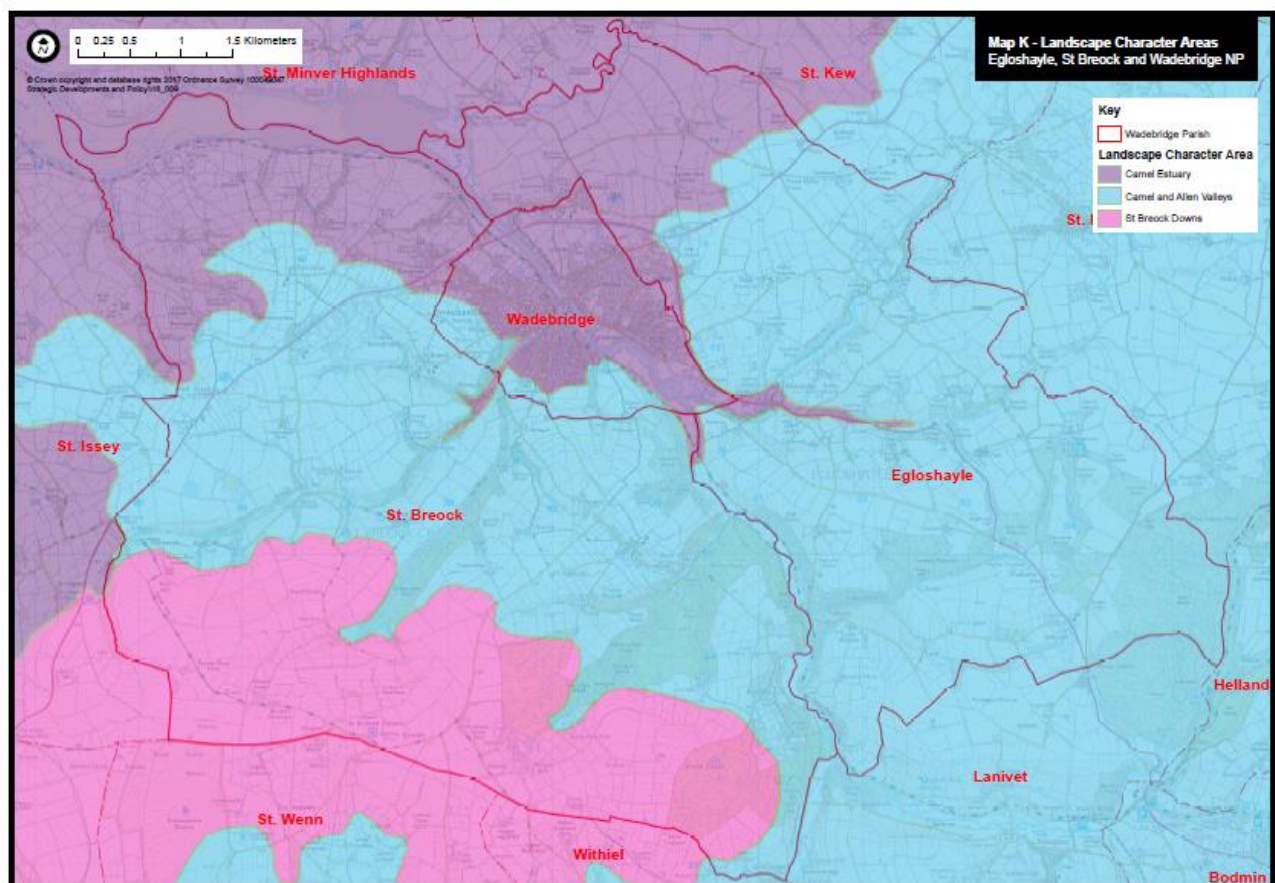
²² First designated as an ‘Area of Outstanding Natural Beauty’ by the Cornwall Structure Plan 2004



Protection of Landscape Character

- 10.14 Local Plan Policy 23 states that development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes. In view of the importance of conserving the essential character of the neighbourhood area as a whole, additional protection is also afforded to the essential landscape features and habitats in the rural areas by policy NE03. Much of the area carries the designation of ‘Area of Great Landscape Value’ (AGLV), which was accorded to it by the former Cornwall County Council (see map K). This covers most of the surroundings of the upstream valleys of the Camel and Allen, and their tributaries.
- 10.15 The Cornwall Landscape Character Assessment of 2007 recognised three different character areas in the plan area. Despite the distinctions that can be made between different parts of the countryside, the integrity of this area requires it to be treated as one entity. Cornish hedges are but one of several important contributory features that help define and characterise all three of the Landscape Character Areas (three of 40 LCAs in Cornwall)²³ of the neighbourhood area (see Map K):
- LCA CA18 St Breock Downs
 - LCA CA33 the Camel and Allen Valleys
 - LCA CA34 Camel estuary

²³ Cornwall Landscape Character Assessment, Cornwall Council, 2007
Pre-Submission Version



- 10.16 Special protection is already provided to remaining areas of Ancient Woodland as one of the BAP habitats. Similar protection is needed for, and will be given to, trees, woodlands and Cornish hedges. Policy NE03 aims to ensure they retain their distinct and unique character by protecting essential features and requiring sensitivity in design. In this way, whilst the Plan aims to meet development needs, it is also minimising the adverse effects on the natural and local environment as required by the NPPF (para. 110).

Policy NE03 Protection of Landscape Character

Development should be of a scale, mass and design that reflects local landscape character.

In particular, where appropriate, development should seek to:

- i. maintain and restore Cornish hedges, stone walls, hedgerows and other boundary features whilst respecting the varying pattern of ancient field systems;
- ii. protect against insensitive development/alterations impact on rural character, ensuring that the massing and materials of the development cause minimal negative impact; and
- iii. include the use of locally appropriate materials;
- iv. ensuring that views and vistas are maintained; and
- v. prevent visually intrusive skyline development.

Nesting Boxes

- 10.17 The NPPF (para. 117) says we should promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. Our policy to increase habitats for certain birds, in particular barn owls and swifts that have declined enormously over recent years in Cornwall²⁴, is intended to increase biodiversity and compensate for any loss of habitat resulting from new development. We are following the example of the Exeter swift project²⁵, which has installed over a hundred nesting boxes for swifts and a swift tower. Swifts are an important migratory species which relies on buildings for its nesting sites. Cornwall Wildlife Trust has advised that we should be providing nesting boxes for swifts at a ratio of one per dwelling.
- 10.18 The decline in the number of unused or abandoned agricultural buildings has had a serious impact on the barn owl population. Today it is standard practice to require nesting boxes to be provided in all conversions of such buildings. This has proved remarkably successful. Policy NE04 requires nest boxes for barn owls to be installed as part of the conversion of any agricultural building that is sited at least a kilometre from an A or B classified road²⁶.

Policy NE04 Nesting Boxes

New developments will be required to provide one nest box or nest brick for swifts on every dwelling and other appropriate building that has an eaves height of 5m or more. Nest boxes for barn owls should be installed during the conversion of any barn or other derelict agricultural building that is 1km or more from main roads.

Wildlife Corridors

- 10.19 Acting on the guidance in the NPPF (para. 109) regarding “*minimising impacts on biodiversity and providing net gains in biodiversity where possible*”, several local wildlife trusts (including Cornwall Wildlife Trust) have referred in their BAP Action Plans to the importance of dispersing and protecting wildlife by creation of wildlife corridors: “*Conservation of the Cornish landscape must therefore consider the connectivity of this stressed network of habitats and populations*”²⁷. The NPPF (para. 117) encourages us to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.
- 10.20 Local Plan Policy 25 states that the existing green infrastructure network in Cornwall, which is important to recreation, leisure, community use, townscape and landscape quality and visual amenity should be protected and enhanced by restoring or enhancing connectivity for nature. As part of the enhancement and management of biodiversity and green infrastructure, it is important that wildlife can move freely through the area to connect with other communities or reach optimum feeding areas. New developments should be designed to accommodate ‘green’ corridors where they already exist. Additional corridors will help to compensate for the loss of habitat resulting from the development.

²⁴ Numbers of swifts have fallen by about 30% in recent years. It is thought that the destruction of nest sites has been a significant factor.

http://www.cornwallwildlifetrust.org.uk/wildlife/wildlife_recording/Help_us_to_help_swifts

²⁵ <http://www.devonwildlifetrust.org/swifts/>

²⁶ From DoT Guidance 2012 on Road Classification – classified roads

A roads – major roads intended to provide large-scale transport links within or between areas.

B roads – roads intended to connect different areas, and to feed traffic between A roads and smaller roads on the network.

²⁷ Cornwall Biodiversity Action Plan, Priority Projects, 2010-15, Cornwall Wildlife Trust

- 10.21 Corridors can include road verges, river and stream valleys as well as fingers of undeveloped land. The current corridors identified for Wadebridge by the BAP Action Plan include:
- the River Camel and tributaries including the SAC and associated habitats of the River Allen
 - the ancient woodland of Hill Wood, Penance Woods
 - the A39 Atlantic Highway road verges
 - the Bodieve Valley with woodlands and good hedgerow systems that connect to the River Camel
 - the extensive woods and rivers of the St Breock/Polmorla Valleys
 - from Egloshayle around the edge of town through wetlands, woods and meadows to Penance Wood
 - Trenant Vale in the centre of town with steep-sided woodlands, fields and hedgerows of high urban value

Policy NE05 Wildlife Corridors

Development proposals affecting wildlife corridors will require an ecological assessment to ensure measures are taken to protect local ecology and, where necessary, mitigation to provide a net gain in biodiversity.

Opportunities to create new wildlife corridors into, through and between housing developments, linking to adjacent corridors and wherever possible out into open countryside should be an important design and layout consideration. Development proposals that fail to make adequate provision will not be supported.

Camel Trail

- 10.22 The Camel Trail is the most important draw for visitors in the neighbourhood area. It is the second most visited tourist facility in Cornwall after the Eden Project²⁸. Visitors are drawn to the Trail in a large part because of its natural beauty. It is also a recreation asset much appreciated by many local residents.
- 10.23 The Camel Trail is important to the well-being and economic vitality of the area. Support for initiatives to improve the experience for residents and visitors is included in our 'wish list' for funding arising from development²⁹. Proposed actions include the removal of invasive species such as Himalayan Balsam and Japanese knotweed alongside the river between Polbrock and Ruthernbridge (and in the Allen Valley near the garden centre) and the development of a new cycle link between the Camel Trail and Sladesbridge.
- 10.24 The Camel Trail is extensively used by cyclists. This does cause traffic congestion in and around the town at peak times and conflict between cyclists, vehicle and pedestrians. These will only increase as cycling becomes an ever more popular leisure pursuit. Measures to ease them and to improve safety will be encouraged and promoted. So, too will schemes to create further links to the Camel Trail, thereby reducing, hopefully, usage of the town centre streets. In particular, a bridge over the Camel to connect the Trail to the existing footpath from Sladesbridge up to Hingham Mill would provide an additional recreational facility for visitors and locals alike and is an amenity that has the support of members of Egloshayle Parish Council.

²⁸ From 'Guidance for organising trail races and events on the Camel Trail', Camel Trail Partnership, 2014

²⁹ As set out in the approved Wadebridge Neighbourhood Area Action Plan

- 10.25 We are encouraged by the NPPF (para. 75) to seek opportunities to provide better facilities for walking and cycling. Policy NE06 provides support to development that will bring about improvements to the existing Camel Trail and additional links that increase its use and foster healthier lifestyles and activities. This is consistent with Local Plan Policy 16, which seeks to maximise the opportunity for physical activity and providing or enhancing active travel networks that support and encourage walking, riding and cycling. Such links will also further the aim of Local Plan Policy 25 to enhance the green infrastructure by providing better links between urban and rural landscapes.

Policy NE06 Camel Trail

Proposals for improvements and new access routes to the Camel Trail, including a link across the River Camel from Sladesbridge, and new walking and cycling routes readily accessible from Wadebridge will be supported.

Local Green Space

- 10.26 The Community Survey 2012, expressed support for measures to protect the more important green spaces in and adjacent to the built-up area. The NPPF (para. 77) gives us the right to designate small local amenity areas that are of “*particular importance to the community*” as ‘local green spaces’ and give them protection in the Neighbourhood Plan.
- 10.27 To be designated as a local green space the site in question must meet the required criteria³⁰, which states that the green space should be:
- *in reasonably close proximity to the community it serves;*
 - *is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - *is local in character and is not an extensive tract of land.*
- 10.28 Sites nominated by the community were subject to an assessment as to whether they met the criteria of the NPPF (para. 77) be designated as ‘Local Green Space’. Based on that assessment, five sites have been designated in recognition of their importance to the neighbourhood and protected from development by policy NE07 for the enjoyment and appreciation by local people and visitors. The Site Assessment report³¹ has established that the following sites adequately meet the criteria to be designated as local green space and subject to policy NE07.
- 10.29 **Burlawn Playing Field** is a vital piece of public green space serving the informal recreation needs of a whole community.
Land rear of Queen’s Park provides a valuable grass play area in a residential estate with limited recreation opportunities.
Talmena Avenue Play Area includes a small well-equipped play area, which extends into an informal grassed recreation area primarily for nearby residents
Trenant Vale is a wooded site with a significant amenity value to nearby residential areas and provides a safe pedestrian route to and from the town centre.
Trevanion Close is also a valuable play area on a residential estate with limited recreation opportunities.

³⁰ The criteria of paragraph 77 of the NPPF

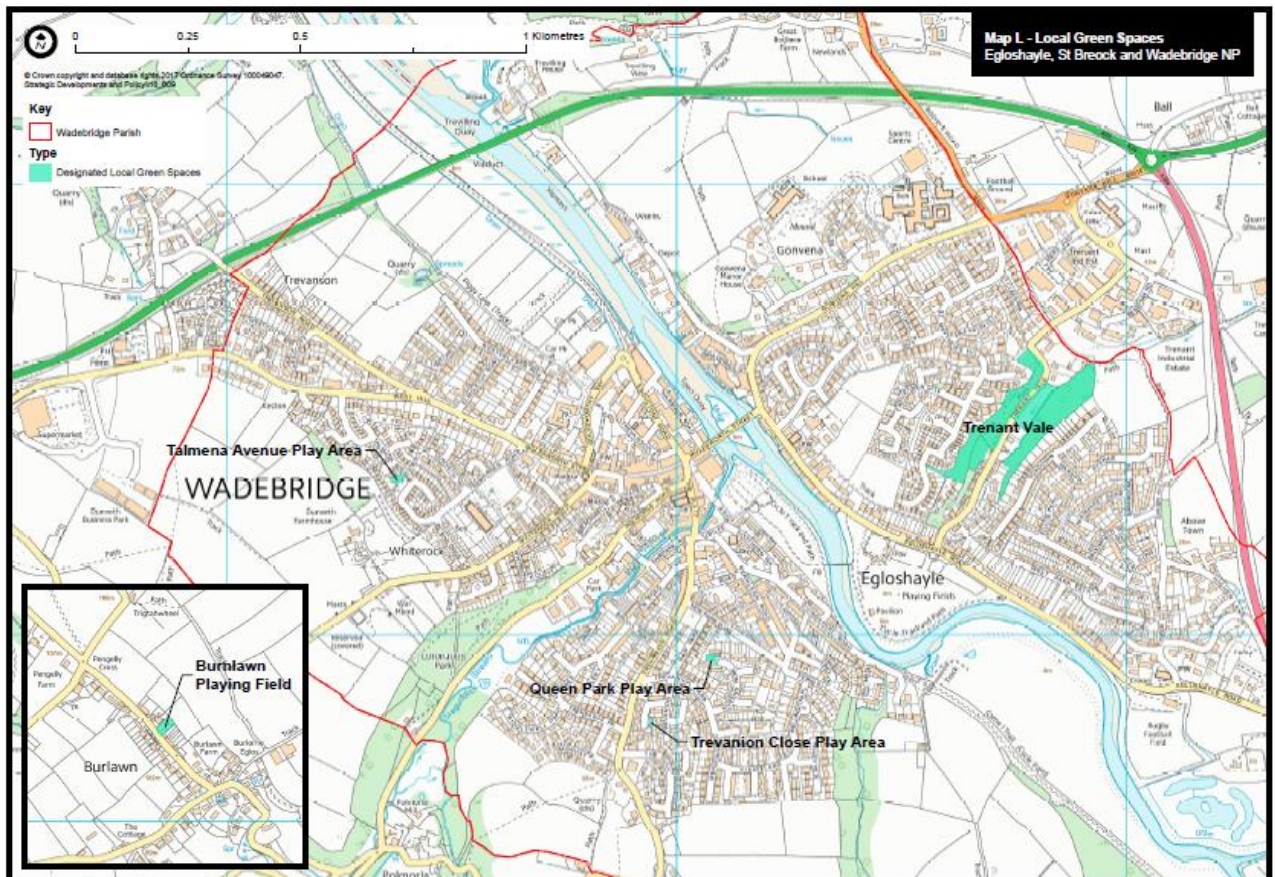
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³¹ See Local Green Space Site Assessment report <http://wadebridge-tc.gov.uk/nhp/148-documents.html>

Policy NE07 Local Green Space

The following areas (listed below and identified on inset Map L) are designated as Local Green Spaces where new development is ruled out, other than in very special circumstances:

- A. Burlawn Playing Field
- B. Land rear of Queen's Park
- C. Talmena Avenue Play Area
- D. Trenant Vale
- E. Trevanion Close



11. Jobs and Economy

- 11.1 Wadebridge is a long-established market town, servicing many smaller towns and rural communities in this part of North Cornwall. Wadebridge's position in the centre of the Camel Trail and the access it provides to beaches on both sides of the Camel Estuary make tourism an important industry. Visit Cornwall say that tourism-related jobs account for 25% of employment in Cornwall. According to Official Labour Market Statistics (NOMIS)³² in 2011, 46% of people in Wadebridge were employed in retail, accommodation and food services, or arts and entertainment. A large part of this will be focused on serving visitors. A much smaller percentage (2%) work in other services such as finance. The construction industry employs 6% of the workforce and motor trades 2%.
- 11.2 As a rural area, we have 30 farms within the neighbourhood area. Around 100 people from the area are employed on farms.
- 11.3 Like the rest of Cornwall, almost a third of our residents (32%) aged 16-74 were not economically active in 2011 at the time of the Census, with well over half of these (60%) being people who had retired. Unemployment was relatively low at 2.5% (also from the 2011 Census).
- 11.4 Settlement areas such as the Wadebridge area are considered vital to the county's economic health. The Taylor Report³³ found that 80% of Cornwall's GVA³⁴ is generated from small scale activity in local economies. Wadebridge and its surrounding parishes are not, and should not be, dormitory settlements populated by people who work elsewhere - the area generates and provides work and earnings for many of its residents, as well as attracting employees from outside. We recognise Bodmin's strategic role as a regional employment centre. However, maintaining a 'healthy' local economy with movement of people, goods and services within the neighbourhood area is far more sustainable approach. We also anticipate that levels of home-working, walking and cycling will be higher.
- 11.5 New homes mean new jobs are needed. At the same time, Cornwall needs better paid jobs that satisfy the aspirations of young people. The Neighbourhood Plan offers the opportunity to consider how we can introduce planning policies that support our efforts to ensure the local economy is improved and made more resilient.
- 11.6 A broader ambition is to provide support for additional, better quality employment with the long-term aim of reducing the numbers of academically well qualified young people who leave the county to further their studies and careers.
- 11.7 Our evidence base on the economy tell us:
- Many of our young people are leaving the county for studies and careers
 - There is a high level of economic inactivity amongst the local population
 - Recent growth in employment has been predominantly in low paid/low value sectors
 - The gap between average earnings and average house prices is significant and a barrier to local people affording the home they desire
 - There is substantial support for the Innovation Hub proposal
 - There is a potential deficiency of suitable employment land and premises
 - It is important to maintain the town centre's vitality and distinctive character of the town

³² NOMIS Business Register and Employment Survey 2011

³³ Living Working Countryside, The Taylor Review of Rural Economy and Affordable Housing, 2009

³⁴ GVA=Gross Value Added is a measure in economics of the value of goods and services produced in an area

- 11.8 The purpose of the neighbourhood plan policies is to protect existing employment space, to enable local businesses to grow and facilitate new enterprise within the built-up area in the interest of better jobs and a healthy, modern local economy. As such, they are consistent with the strategic Policy 5 ‘Business and Tourism’ of the Local Plan. Specific sites for employment development have not been allocated although policy SD04 acknowledges that there may be the need for a strategic development site outside of the defined development boundaries, if the benefits for the local community and economy are clear.

Jobs and Economy	
Theme	<i>We will improve employment opportunities</i>
Aims	<ul style="list-style-type: none"> • Increase the range of employment land and space available • Provide suitable spaces for innovative new businesses to develop • Link training to new developments • Support employment growth in the key sectors and with responsible employers • Improve linkages with job and business opportunities elsewhere
Objectives	<ul style="list-style-type: none"> • Protect existing employment land and support existing businesses • Substantially increase land allocation for employment use • Develop the site to the North West of the Ball roundabout to provide new employment space • Develop the Innovation Hub • Support farm diversification in the interests of overall viability

Our Policies and their Justification

Existing Business

- 11.9 We aim to protect existing employment locations and to facilitate growth and development, where possible, in the interests of sustaining the health of the local economy and retaining local job opportunities. We will resist the change of use of any existing premises that provides employment unless it can be satisfactorily demonstrated that the existing use is no longer economically viable and acceptable efforts have been made, unsuccessfully, to market the building or land for employment purposes. In accordance with the NPPF (para. 22), we do not want buildings left vacant for overlong; but we do want the proposed change of use to be justified. We expect the business premises to have been actively marketed to seek alternative buyers, for instance. Without good reason being shown, applications for a change of use from business use to residential will not be supported.
- 11.10 Local Plan Policy 5 requires a developer to demonstrate properly that there is no market demand for at least a period of 9 months. Policy JE01 requires a 12 months period, to take fully into account the seasonal impact on many businesses, in a local economy that depends so much on visitors. If an existing use is not found to be viable over a whole tourist season, then we may support its change away from employment use.
- 11.11 To encourage local business and protect local jobs we are supportive of development proposals that would enable existing businesses to grow and remain at their current location if this can be achieved without causing harm or undue nuisance to neighbouring uses and residential amenity in the area.

Policy JE01 Existing Business

Proposals for change of use of existing business premises from employment use will be supported only if they have been empty for over 12 months and during that time actively marketed at the current market rate without securing a viable alternative employment use.

Development proposals which lead to the improvement, modernisation or upgrading of current employment sites and premises will be supported where:

- i. they will not have an unacceptable impact on residential amenity through noise, lighting, hours of operation etc.
- ii. they will not have an unacceptable adverse impact on the transport network and parking conditions
- iii. they will not have any other unacceptable environmental impact.

New Employment Opportunities

- 11.12 We welcome new businesses and will support the development of new business units in appropriate locations so long as the benefits of additional employment opportunities are not at the cost of unacceptable impact on neighbours and the surrounding environment. The NPPF (para. 21) places great emphasis on the need to support economic growth and facilitate flexible working practices. The Community Consultation 2012 established that residents of Wadebridge were supportive of business development in the form of offices (74%) and manufacturing (70%). As a community, we are supportive of enterprise and innovation in the interests of boosting the local economy and improving the quality of job opportunities.
- 11.13 Local Plan Policy 5 requires a continued supply of appropriate business space. Policy JE02 is supportive of development within the defined built-up areas that provides additional business space or leads to more and better local employment opportunities. It does however put safeguards in place to ensure that the development does not have an unacceptable impact on either the living or the natural environment.

Policy JE02 New Employment Opportunities

Development proposals to provide new business space and/or employment opportunities within the built-up area boundaries will be supported where:

- i. they will not have a negative impact on residential amenity through noise, lighting, hours of operation etc;
- ii. they will not have an adverse impact on the transport network and parking conditions; and
- iii. any other environmental impact can be appropriately mitigated.

Farm Business

- 11.14 Farming is still an important component of our local economy and its wellbeing is a vital facet of looking after the countryside. There are still 30 farms in the plan area and most are family-owned. Our evidence gathering revealed that many are interested in diversification to sustain the farming business. The scope to diversify into renewable energy is necessarily limited. The NPPF (para. 28) requires us to promote the development and diversification of agricultural and other land-based rural businesses. Local Plan Policy 5 recognises the potential need for farm business diversification.
- 11.15 Policy JE03 is aimed at helping ensure that farms can remain viable by supporting the conversion or redevelopment of existing farm buildings for commercial purposes where it can be shown that it will make a difference to the farming business, in terms of viability. Such development should not however be at the cost of the rural character of the area in which it is located, nor have a negative impact on neighbouring and nearby uses and users. Our policy is supportive of those conversion and diversification proposals that can demonstrate that no harmful impact will occur. Development proposals judged not to conform with the requirements of policy JE03 will need to be considered on a case by case basis along with the mitigation proposed.

Policy JE03 Farm Business Diversification

The conversion of existing agricultural buildings for commercial purposes to support farm diversification in the interests of viability will be supported where the proposal can demonstrate that there would be:

- i. no harmful impact upon the surrounding rural landscape;
- ii. no unacceptable conflicts with agriculture and other land-based activities;
- iii. no harmful impact on the local road network;
- iv. no harmful impact on the amenities of neighbouring residents or businesses; and
- v. no requirement for rebuilding or substantial extension.

12. Town Centre and Retail

- 12.1 Wadebridge town centre serves both locals and visitors, fulfils many shopping needs from food and clothing to household and electrical goods, as well as services such as dry cleaners and solicitors. It is also a centre of entertainment, with a cinema, theatre and events in the town hall, and music in all the town centre pubs and some of the cafes.
- 12.2 Whilst we do not underestimate how hard it is to run a town centre shop, we celebrate the fact that we still have a town centre of, almost entirely, independent shops, which creates a distinctive shopping experience and not simply a clone of other towns. These are reasons for people to come to Wadebridge, and reasons to set up and maintain retail outlets here.
- 12.3 The town centre's 150-plus shops cover a wide range of goods and services, from hairdressers, household goods and food, to gifts, cafés, pubs and restaurants. We have four bank branches, but 85% of retailers are local or non-national brands. About 75% have been in business for over 10 years, and we currently (in the spring of 2015) only have a couple of empty shops and about a half-dozen charity shops.
- 12.4 95% of our shops and other outlets are in the town centre, or just 'over the bridge' [on the River Camel] from the town centre.
- 12.5 Our evidence base tells us:
- The town's retail offering has changed significantly over the past ten years, towards tourism- related retail
 - Opinion is divided on the need for further out of town retail development
 - Local people recognise the importance of maintaining town centre vitality and the distinctive character of the town centre
- 12.6 The NPPF states that we should recognise the town centre as being at the heart of the community and pursue policies to support its viability and vitality. The purpose of our policies therefore is to help facilitate development to ensure that Wadebridge town centre continues to be relevant and accessible, and able to provide the facilities and services required to meet the ever-changing needs and demands of the local community and from the town's hinterland. As such, they are consistent with the strategic Policy 4 'Shopping, Services and Community Facilities' of the Local Plan.

Town Centre and Retail	
Theme	<i>The town centre must remain a focal point for shopping, social and leisure activities</i>
Aims	<ul style="list-style-type: none"> • Help maintain the town's role in serving a wide catchment area • Support changes in the town centre that enhance or reinforce its role • Support development that enhances the viability of established town centre businesses
Objectives	<ul style="list-style-type: none"> • Strengthen town centre retail function • Resist further out-of-town retail development • Pedestrianise Molesworth Street

Our Policies and their Justification

Town Centre Development

- 12.7 Wadebridge is recognised in the Local Plan, Policy 3, as one of the strategic growth areas. This confirms its continuing status as one of Cornwall's important towns, which should have a town centre sufficient that provides a vibrant focus for retail, commercial, leisure and community activity, both for local people and visitors. In accordance with Local Plan Policy 4, we are keen to ensure that the town centre continues to play an important role at the heart of the area and community. The Community Consultation 2012 showed clearly that local people want Wadebridge Town Centre to remain a focus for trade and commerce by day, and a place to enjoy restaurants and cultural activities during the evening. The community was, at that time, ambivalent about the need for more drinking establishments and hot food takeaway premises.
- 12.8 The NPPF (para. 23) says we should promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres. Accordingly, we welcome new retail development which serves local people and meets the demands of visitors within the area defined as the 'town centre' on Map M and adds variety and vitality to the town centre. Development proposals to provide additional leisure and entertainment facilities that have would a similar positive impact are also welcomed, but they will need to be assessed on an application by application basis. We want to ensure that the town centre remains at the heart of the community by providing facilities that will meet demands from all age-groups for social, leisure and recreation purposes, and, in particular, extends the evening economy.
- 12.9 In accordance with Local Plan Policy 4 the loss of shops and related commercial units in the Wadebridge town centre area will be resisted unless it can be shown that reasonable efforts have been made to secure their continued use for these purposes. We will accept that the use may no longer be economically viable if the premises/site has been marketed at a reasonable price for at least one year.
- 12.10 To help town centre businesses we also have a policy TT03 in the 'Transport and Traffic' section of this Plan that supports the provision of further public parking areas that can accommodate both an increase in demand for short-term visitor parking and provide more day-long car parking spaces in proximity to the town centre.

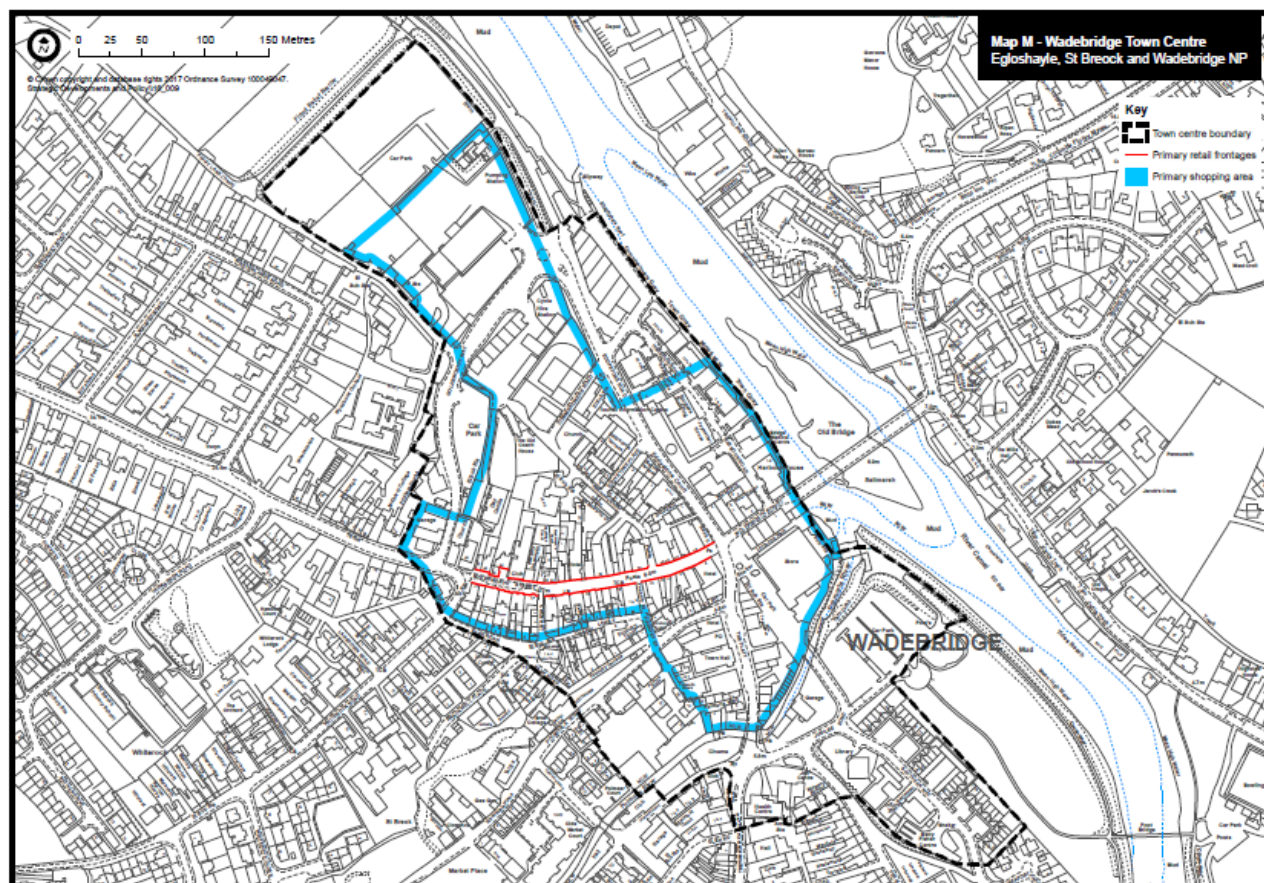
Policy TR01 Town Centre Development

The Wadebridge Town Centre is defined on inset Map M. Proposals for retail and associated commercial development within this area that add to the centre's vitality or community benefit will be supported.

The loss of shops and commercial units, to non-employment uses, within the defined area will not be supported unless it can be demonstrated that:

- i. the use of the premises for these purposes is no longer economically viable; or**
- ii. the proposed alternative use would provide equal or greater benefits for the local economy and community than the current use.**

Residential use of accommodation on the upper floors of town centre businesses will be supported provided that such accommodation is not currently in employment use and that the residential use does not adversely affect the viability of any ground floor commercial use.



Major Retail Development Outside the Town Centre

- 12.11 Development of a new supermarket was approved in 2015 as part of a new retail site at Dunveth (within St Breock Parish), despite objections from St Breock Parish Council on the basis that there were more than enough supermarkets in area already, as well as the threat to the town centre and independent shops in Wadebridge.
- 12.12 The NPPF confirms that we should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality. In the interests of the long-term protection of Wadebridge town centre, further large-scale (over 2,500 sq.m³⁵) out-of-town retail development in Wadebridge or either of the two parishes will only be supported if it can be demonstrated that it will at no time damage the economic vitality and viability of Wadebridge Town Centre.
- 12.13 Applications to expand the floor-space of existing supermarkets including the use of temporary, seasonal retail space will not be supported, unless they too can show that the town centre would not be adversely affected.

Policy TR02 Major Retail Development Outside the Town Centre

Proposals for new large-scale retail development or major extensions to existing retail outlets, including the use of temporary, seasonal retail space, outside of the town centre will only be supported where it can be demonstrated that:

- i. there will be no adverse impact on the economic viability or vitality of Wadebridge Town Centre and of its retail businesses;
- ii. the development will meet an un-met need for such a facility; and
- iii. it cannot be accommodated within or immediately adjacent to the town centre area.

³⁵ The floor-space threshold in the NPPF for large-scale retail, leisure and office development outside of town centres

Pedestrian Priority in the Town Centre

- 12.14 From the response to neighbourhood plan consultations, there seems to be considerable support in principle for extending pedestrian priority in the town centre. 79% of respondents to the Community Consultation 2012 are in favour of the complete pedestrianisation of Molesworth Street, for instance. Only partial pedestrianisation by imposing ‘no waiting at any time’ for most of its length, has been achieved to date, particularly because of the issues associated with providing proper and adequate service arrangements to premises in the town centre.
- 12.15 The Town Council will continue to monitor the potential to further restrict motor vehicular access to the town centre, in the interests of safety and amenity and the overall good management of the town centre environment (as required by NPPF para. 23). Development proposals in the town centre should be mindful of the opportunity to include measures that will help facilitate priority for those on foot, bicycle or mobility scooter over the motor vehicle.

Policy TR03 Pedestrian Priority in the Town Centre

Proposals to pedestrianise further the area of Molesworth Street delineated on Map M will be supported provided that suitable access arrangements for deliveries can be made. All developments should recognise the potential improvements to pedestrian and cycle movement within the town centre and include such measures if possible.

Trevilling Quay

- 12.16 The area shown on map N, known as Trevilling Quay, has long been identified as a potential redevelopment site. It was allocated for “*Waterside Industrial Use*” in Policy WAD8 of the North Cornwall Local Plan 1999. Whilst outside of the defined town centre area, it is close enough to be considered suitable for town centre type uses and activities. The NPPF (para. 23) encourages us to allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available.
- 12.17 Trevilling Quay is also a very important riverside location. There is a widespread belief that the river at Wadebridge is under-utilised for recreational activities. In the light of recent developments, we have been accused of turning our back on the river. However, the river remains a vital recreation resource. Both the Wadebridge Boat Club and the Canoe Club have a membership of more than 100. In the summer season visitors with boats add to the estimated number of users³⁶.
- 12.18 Real problems are being experienced by the Boat Club and other river users on the east bank at Trevilling through the lack of facilities for parking and boat storage and the need for improved and alternative slipway(s). The Padstow Harbour Commissioners have confirmed that Padstow and Rock have reached saturation point in terms of moorings and facilities. A floating pontoon has recently been installed and the slipway has been improved at Commissioners Quay on the west bank of the Camel to provide short term berthing facilities for visiting boats and their crews. Being ‘in town’ there are logistical problems for those wishing to launch larger craft.

³⁶ Wadebridge Town Forum Survey, Mar - Jun 2009

- 12.19 With this as a background the ‘Wadebridge Town Forum’ has, for several years, been in discussion with interested parties including the Padstow Harbour Commissioners, the Duchy of Cornwall, Wadebridge Boat Club, Wadebridge Canoe Club, Sea Scouts, gig racing crews and other interested users of the Camel with the objective of developing a strategy for improving existing and developing new riverside facilities for the benefit of the community. We will expect the launch facilities to be of sufficient width and good access to serve a full range of bona fide river users.
- 12.20 It is recognised that commercial or housing projects along the river banks have appeal to developers. It may well be that a mixed-use development could also be the key to realising the recreational potential of the Trevilling Quay site for the benefit of the community. Policy TR04 is therefore supportive in principle of a mixed-use development that includes significant cultural and leisure facilities. It sets out the requirements that a mixed-use development at Trevilling Quay should meet to ensure that the local area and the community benefit from such a development. Several of them relate to ensuring there is adequate and acceptable public access to the river bank including sufficient usable open space. Most important will be the inclusion of a riverside leisure route that links to the wider network of footpaths and cycle routes. It should be of a high-quality design, in terms of surface, lighting, seating etc and of adequate width. A width of 3 metres is regarded as the minimum effective width for an unsegregated route³⁷.
- 12.21 Redevelopment of Trevilling Quay would be a landmark development. As such we expect it to be of a very high standard of design and visually appropriate to its location. The height of buildings should be restricted to being similar to those presently on the site or no higher than those nearby. Development proposals for the site should be subject to a Design Review. Policy TR04 is not supportive of a predominantly residential development.

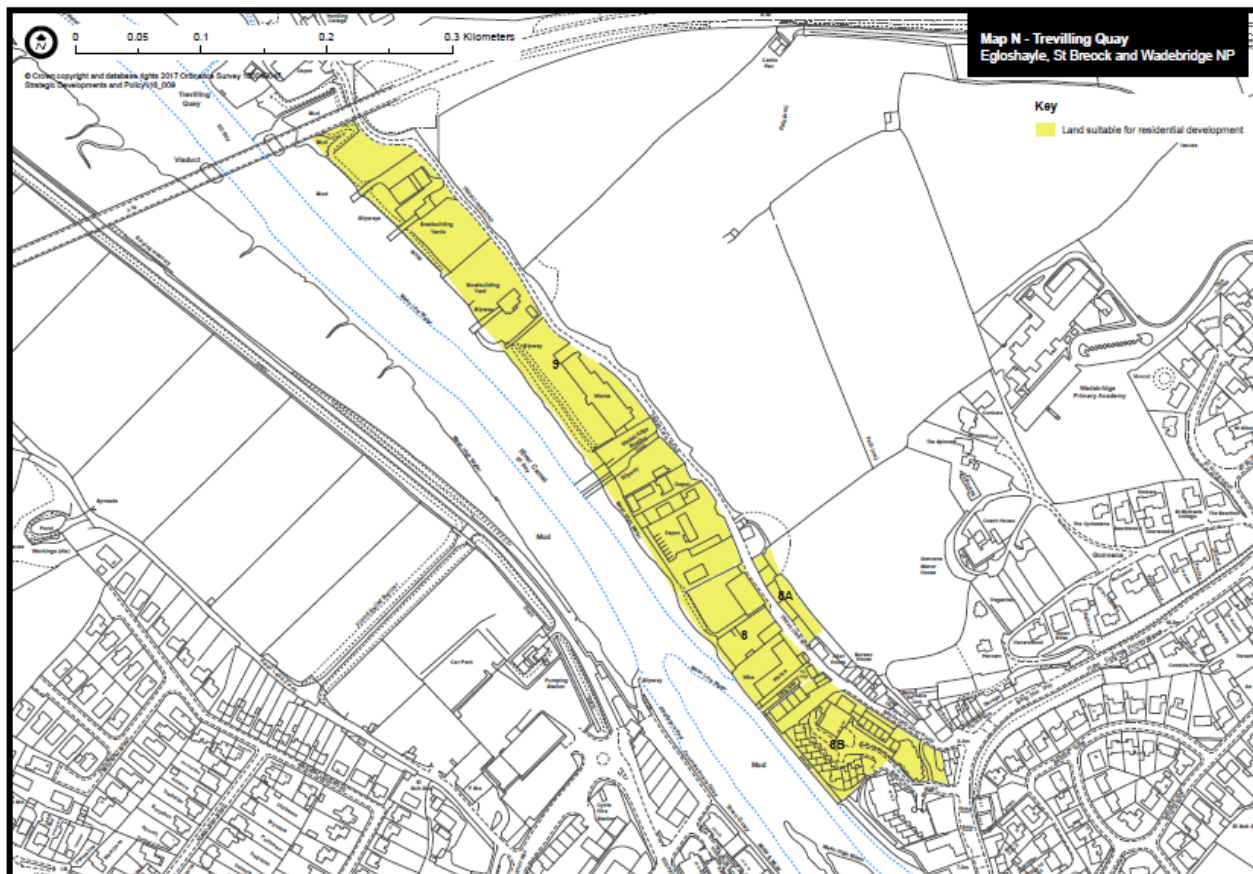
Policy TR04 Trevilling Quay

Development proposals for a mixed-use development at Trevilling Quay that includes cultural and leisure facilities that meet local demands, will be supported provided:

- i. they preserve and enhance the character of the river frontage;**
- ii. public access to the river for maritime activities, including the launching of river craft, is maintained;**
- iii. it includes open space alongside the river and a shared use riverside route for pedestrians and cyclists;**
- iv. any commercial development is compatible with other uses of the site and would not have a detrimental impact on the economic viability of the town centre;**
- v. the height of buildings within 100 metres of the river will be limited so that they neither overpower the area between them and the river, nor obstruct the views of the river from Gonvena Hill;**
- vi. an area at the northern end of the site is appropriately developed and landscaped to provide for a range of river-based activities and for a picnic area; and**
- vii. the proposed scheme is subject to a Design Review.**

A proposal solely for residential development on this site will not be supported.

³⁷ Shared Use Routes for Pedestrians and Cyclists, Local Transport Note 1/12, Dept. of Transport, Sep 2012



13. Housing

- 13.1 The Local Plan has determined that 1,100 additional dwellings need to be built in the neighbourhood plan area during the 20-year plan period up to 2030. These are needed to house the population growth that will occur through the local birth rate, inward migration to the area, and an expected large increase in single person elderly households.
- 13.2 We accept that this scale of housing development needs to take place. It is most important that we build an appropriate range of dwellings to meet varying household types, lifestyles and incomes. Our policies reflect our concerns and our intent to ensure that local people are not excluded from the local housing market. Whilst much of our ‘evidence’ is taken from two good quality local studies, which are now 10 or more years old³⁸, the trends and issues identified in them are still relevant today. This is largely because, in the ten-year period up to 2015, there has been no drop in local house prices, income levels have not increased, especially through the recession and, furthermore, there has been a small loss in the number of social housing units.
- 13.3 The Strategic Housing Market Assessment³⁹ (SHMA) identifies a requirement across the north Cornwall housing market for a substantial growth in the supply of affordable housing particularly smaller homes for single households and smaller, more manageable homes, for older people. There is only a limited projected need for three- or four-bedroom houses. We believe the local housing need to be similar.
- 13.4 The following are the most significant facts and issues established from the evidence base:
- House prices in the area have remained relatively buoyant through the recession. The trend for inward migration from the South East and Midlands has continued; resulting in a constant demand for housing to purchase.
 - There is a lack of smaller housing units (terraces and flats) in the local housing stock which provide an entry point into renting or buying.
 - Demographically, there has been a steady loss of younger households, which may reflect the lack of housing that can be afforded by those in this age group
 - The absolute numbers of social rented housing units declined slightly between 2001 and 2011. Newly introduced Government policy introduces ‘right to buy’ for social housing tenants at heavily discounted rates. This will further reduce the stock of social rented housing. Replacement revenue is ‘unlikely’ to be sufficient for like for like replacement.
 - There will be a significant increase in the number of people of pensionable age in the local population, together with a decrease in the proportion of young adults in the population. The number of one-person older households is projected to increase substantially
 - There are significant numbers of ‘concealed households’ in the local population. These are mostly adult children living with their parents as they cannot afford rental or purchase prices Purchase or rental was found to be out of reach of 98% of this group. Only a small minority of them are registered on waiting lists that would qualify them for social housing
 - High house prices combined with low local wages mean that many local people cannot purchase or rent even at the price levels that are officially calculated as ‘affordable’
 - Across the neighbourhood area the rate of outright ownership of houses (41% in 2011)

³⁸ Studies commissioned by the former North Cornwall District Council

³⁹ Strategic Housing Market Assessment for the Northern Peninsula, Housing Vision Consultancy, 2008

is well above the national average of 32%

- 13.5 The purpose of our policies is to enable provision of the most relevant and flexible mix of homes, in a manner that creates mixed communities, with adequate living space and with the least negative impact possible on the environment. As such, they are consistent with the strategic Policy 6 ‘Housing Mix’ of the Local Plan.

Housing	
Theme	<i>We want to provide housing that meets the long-term needs and demands of the community living in the Wadebridge area</i>
Aims	<ul style="list-style-type: none"> • Build dwellings suitable to meet local demands • Provide for a wide range of housing needs • Facilitate improvement and modification to existing dwellings
Objectives	<ul style="list-style-type: none"> • Provide for 1,100 new dwellings between 2010 and 2030 in accordance with the strategic targets and criteria of the Cornwall Local Plan • Provide new dwellings to meet a wide range of local need • Develop new housing within town area • Explore development options for affordable and alternative tenure housing • Dwellings to be constructed of highest quality and design - including energy efficiency at appropriate price • Ensure new housing developments have adequate parking arrangements • Provide adequate outdoor space in new housing developments and ensure biodiversity is increased • Ensure new dwellings are energy efficient • Ensure new dwellings contribute to creating a healthy living environment

Our Policies and their Justification

Meeting Local Housing Need

- 13.6 The NPPF (para. 50) requires us to help deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. The population of the neighbourhood area is diverse and so requires a wide range of housing options. There are current housing needs that are poorly or completely unmet at either end of the age range. The North Cornwall Housing Needs Survey (2003) noted that there was a scarcity of small housing units such as flats or small terrace housing which would provide an entry point into either renting or home ownership for younger people. The 2011 Census showed that only 12% of the total housing stock was 1-bedroomed accommodation and a further 28% was 2-bedroomed.
- 13.7 A recent report of Price Waterhouse Cooper⁴⁰ concluded that nationally the number of households in the private rented sector has more than doubled since 2001. They predict that this trend will continue to the extent that by 2025 almost one in four households in the UK will be privately renting. They emphasise that the trend is particularly strong in the 20-39 age group where more than half will be renting privately by 2025. We expect these national trends to be reflected in the local housing market. However, renting in the

⁴⁰ UK Economic Outlook, 3 - Housing Market Outlook: the continuing rise of Generation Rent, PWC, 2015

private sector is inherently unstable, with tenants having no rights to occupy their homes in perpetuity.

- 13.8 The three councils will continue to monitor the situation by liaising with the Affordable Housing Team of Cornwall Council and remaining fully aware of their assessment of local housing needs, which is informed by the Council Homechoice Housing Register and the Help to Buy South West Register. From information received from Cornwall Council and our public consultations, our current housing needs are believed to be:
- I. Housing that enables older people to downsize into smaller homes
 - II. Sheltered-type housing for older people
 - III. An adequate supply of smaller housing at the lowest price point of the rental and owner- occupation markets
 - IV. One bedroomed properties for sale
 - V. Social housing for those in greatest need by virtue of health or social vulnerability who cannot access the open housing market
 - VI. Aspirational housing for those wishing to upsize
 - VII. Intermediate housing for those needing to move on from ‘affordable’ housing
- 13.9 We will expect development proposals for new housing to include a report on how they are helping address these, and any other locally identified need, and bringing greater stability and more variety and flexibility to our housing stock. The Homechoice Register (at Sep 2017) has 295 persons on the Register that have a “*Wadebridge connection*”. Of these 255 (86%) have stated the Wadebridge area to be their first choice. Amongst those that prefer to live in the Wadebridge Area 42% are, judging by their categorisation, in some form of priority need (1% are in “*exceptional need*”, 13% in high priority, 18% statutory homeless and 10% currently having shared facilities).
- 13.10 At the older end of the age-range the Northern Peninsula Study⁴¹ recommended measures that will increase the flexibility of the housing stock, such as smaller housing that older people can downsize into as the size of their family decreases. We are not aware of any more recent intelligence that suggests the local situation or trends have changed significantly since 2008. The need for small dwellings is emphasised by the Homechoice Register. Of all those households that have stated the Wadebridge area to be their first choice 78.5% want a small, 1 or 2 bedroomed, dwelling.
- 13.11 Policy HS01 seeks to ensure that major residential development in the area must be cognisant of local housing need and, in accordance with Local Plan Policy 6 regarding housing mix, justify the proposed mix as being appropriate to the local and current situation by reference to the evidence available at the time. If no recent evidence is available we expect the developer to arrange their own local survey and housing needs assessment to be carried out.

⁴¹ Strategic Housing Market Assessment for the Northern Peninsula, Housing Vision Consultancy, 2008

Policy HS01 Meeting Local Housing Need

A range of housing sizes, types and tenures is required, to ensure that all sectors of the community are catered for.

New housing development will, first and foremost, be required to meet the needs of the local community as identified by the most up-to date housing needs evidence.

All major housing development proposals should demonstrate how they contribute to meeting current local housing needs, including an adequate supply of smaller, lower cost housing.

Development proposals for affordable and community-led housing schemes will be subject to occupancy based on local connection policy criteria set out in the Cornwall Local Plan.

Retaining Affordable Housing Stock

- 13.12 Given the mismatch between incomes and housing costs, the continued supply of affordable housing⁴² is essential to help meet the needs of the population. It was estimated in the Northern Peninsula study⁴³ that 88% of all new housing to be built in the north Cornwall area would need to be ‘affordable’ in order to redress the lack of supply in the past and to meet future needs. The report commented that this is a target that could never realistically be met.
- 13.13 The issue of exclusion from the housing market for a large percentage of the population was identified in 2008. This situation largely remains. In 2015 the average purchase price for terraced properties was £211,204. Detached properties averaged £317,060 and flats averaged £183,875. House prices in Wadebridge are still rising steadily. The gap between house prices and local incomes remains large - in 2010 the value of the “*lower quartile houses (cheapest 25%) in Cornwall was 9.3 times greater than the lowest quartile earnings*”⁴⁴. This situation is likely to have changed little. The respondents to the Community Consultation 2012 made it plain that the provision of many more affordable dwellings was important.
- 13.14 The NPPF states that “*affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision*”⁴⁵. Policy HS02 aims to ensure that all dwellings in Wadebridge that have been ‘gained’ through the application of Local Plan Policy 8 (affordable housing) or Local Plan Policy 9 (rural exception sites) should remain part of our affordable housing stock and help future generations take a step on the housing ladder.
- 13.15 We are advised by the Affordable Housing Team at Cornwall Council that affordable housing should not be restricted via a planning condition alone as this is not considered to be sufficiently restrictive and an application could be made to remove such a planning condition. In all cases therefore, we require a legal agreement from the developer as is currently practised via Section 106.

⁴² As defined by both Cornwall Council and the National Planning Policy Framework as – “*Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.*”

⁴³ Strategic Housing Market Assessment for the Northern Peninsula, Housing Vision Consultancy, 2008

⁴⁴ Cornwall Affordable Housing - Supplementary Planning Document, Cornwall Council, Jan-Mar 2014

⁴⁵ NPPF Annex 2

Policy HS02 Retaining Affordable Housing Stock

Affordable housing provided in compliance with either Local Plan Policy 8 or Local Plan Policy 9 should be subject to a Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity.

Infill Housing Development

- 13.16 The NPPF (para. 111) states that we should encourage the effective use of land by re-using land that has been previously developed. There will be opportunities for infill housing development within the existing settlement areas. These will be supported if they meet the requirements of policy HS03, which seeks to ensure that the development proposal complements local character in terms of scale and appearance and will not have a negative impact on adjoining or nearby residents and other users. This policy does not include back garden development.

Policy HS03 Infill Housing

Development proposals for infill sites within the settlement areas will be supported provided they:

- i. fill a restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the town or village where the site is closely surrounded by buildings;
- ii. are of a scale, massing, density and design in keeping with the local character of neighbouring buildings;
- iii. have access and parking arrangements that do not result in an unacceptable direct or cumulative impact on congestion or road and pedestrian safety; and
- iv. where the scheme is for one dwelling, the proposal respects and relates to its surroundings in relation to the historic development patterns or building/plot sizes.

Innovative Housing Solutions

- 13.17 The issue of 'affordability' i.e. the 'realistic' ability of people to be able to buy or rent suitable accommodation given local income levels and house prices, is an important consideration for the Plan; in order to help meet unmet local housing needs and to help ensure a demographically-balanced population into the future.
- 13.18 There is a significant amount of local housing need and desire to live in Wadebridge, as is evidenced by the 2016 Homechoice Register data (see paragraph 14.9). Some of the local housing need will be met for the more disadvantaged and vulnerable who qualify for social housing. There is however a long-term mismatch between the supply of social housing and the demand for it. Some need will be met through affordable housing products, for those with sufficient income to buy or rent. We recognise that Cornwall Council intends to use locally-defined "*house price value zones*" to ensure the most appropriate discount rate is applied to affordable housing in the area. Cornwall Council's Affordable Housing Team will use an assessment of local purchasing power and impose a sale price that reflects the lowest figure appropriate to that area.

- 13.19 Helping to find ways of meeting the needs of a third category - those who do not qualify for social housing or with insufficient income even to access 'affordable' housing products - is reflected in policy HS04. In their support, the councils⁴⁶ will commission a survey of current and anticipated housing need for this group of the population within the area to understand more fully their needs. The councils will work with them and with designers, developers and builders to bring forward projects that deliver low cost and energy efficient housing, such as using modular construction methods i.e. where a dwelling is constructed off-site.
- 13.20 We are supportive of the idea of a local Community Land Trust (CLT). Community Land Trusts are local 'not for profit' organisations⁴⁷ set up and run by ordinary people to develop and manage homes, as well as other assets important to that community, like food growing or workspaces. The CLT's main task is to make sure the homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier. St Minver CLT showed the way back in 2007, with help from North Cornwall District Council. Should a local group be formed, the parishes would be willing to 'work' with it to develop projects that would find support under policy HS04 or, perhaps, use the device of a neighbourhood development order to secure a suitable site.

Policy HS04 Innovative Housing Solutions

Development proposals that provide socially and/or architecturally innovative open market housing solutions will be supported where these are sensitively designed to complement neighbouring buildings and landscape. This will include self-build, modular and community led schemes, and the provision of low-cost housing for those who cannot afford to buy or rent larger properties and who would not qualify for social housing allocated on the basis of social need and vulnerability.

Self-Build Housing

- 13.21 Local Plan Policy 6 requires major development sites address the need and demand for affordable, market housing and starter homes including self-build and custom-build housing.
- 13.22 The NPPF (para. 50) encourages us to plan for a mix of housing based on market trends and the needs of different groups in the community. Self-build is proving to be a viable route to an affordable home for some households. We are keen to encourage self-building in its several forms. The number of people who have expressed an interest in self-build in the Wadebridge area (by signing up to the Cornwall Council Self-build register) is currently (Sep 2017) 10, all in Wadebridge. However, the register has only been running for a year or so and it is likely that this number will grow over time, particularly as it is our intention to promote the self-build option to local people.
- 13.23 Policy HS05 supports the development of self and custom build homes on sites outside the normal development boundary and believe that making leasehold plots available on such exception sites will help to provide lower cost housing options for local residents who may not qualify for normal affordable housing.

⁴⁶ Wadebridge Town Council, St Breock Parish Council and Egloshayle Parish Council jointly

⁴⁷ More about CLTs can be found at: <http://www.communitylandtrusts.org.uk/what-is-a-clt/about-clts> and <http://www.cornwallclt.org/>

- 13.24 The intention is to enable a community of high quality and attractive permanent homes (not park homes or static caravans) to be built in a way that makes owning a home a more realistic ambition for some members of our community who are currently priced out of the market. It is our intention that should such sites come forward, a design brief or masterplan would be developed which would help to ensure a cohesive and attractive development. As we want to encourage innovation in housing provision and design, we would not anticipate that this would be overly prescriptive.

Policy HS05 Self Build Dwellings

Proposals for self-build on exception sites will be supported where the proposed development is adjacent to, or well-located to the existing built up area and where there is evidence of a local demand for this type of development AND where all of the following criteria are met:

1. The site must be wholly for self or custom build of permanent homes. Open market self-build plots must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure, open space or services and should be sold on a serviced plot basis. The non-open market plots should be provided as serviced plots and transferred to Cornwall Council, a Registered Social Landlord or a Community Land Trust at no cost. That organisation shall then dispose only of the leasehold interest in the plots at a fixed cost to be determined by the Council
2. An appropriate amount of public and open space is included in line with policy and where possible, existing trees and hedgerows are retained.
3. All housing on the site must comply with any plot passport or master plan/guidance produced for the site.
4. The following additional criteria will apply to the leasehold plots
 - a. All plots must be built and first occupied by a person on the Cornwall Council self-build register with a valid local connection, to provide a home for themselves as their principal residence.
 - b. There is a planning restriction to prevent the sale of the house on the open market for a period of 5 years (a tapered penalty will be payable if the house is sold before during that initial 5-year period)
 - c. A range of plot sizes should be provided that meets the stated needs for self-build in the Parish on the Self and Custom Build Register, restricted to a maximum size of 60sqm for a one-bedroom property or 90 sqm for a 2 bedroom property. Any garden area must be less than 200 sqm.

Layout and Design

- 13.25 Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Part of the essential character of the built-up area of Wadebridge is the variation of housing styles. This often reflects the period in which they were built but also the socio-economic status of the original owners. In the words of the Conservation Area Appraisal *“Wadebridge has a very good stock of terraced housing dating from the early nineteenth to the early twentieth century. These range from simple flat fronted structures to elaborate conjoined villas, three or four storeys high with bay windows, balconies and balustraded front gardens. There are a number of detached nineteenth century villa and, particularly in Egloshayle, small cottages and cottage rows”*⁴⁸
- 13.26 Policy HS06 is aimed at ensuring that variety of design is an essential part of the development agenda. The NPPF (para. 58) stresses that good quality design is an integral part of sustainable development. The NPPG (Paragraph: 007 Reference ID: 26-007-20140306) says *“the successful integration of all forms of new development with their surrounding context is an important design objective. Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation”*. It expects the design of new development to respond in a practical and creative way to both the function and identity of a place. We concur with this and wish to see the layout and design to respect the local topography and respond positively to what is around the site in a way that will make us proud of what the 21st century adds to Wadebridge.
- 13.27 Policy HS06 is consistent with the design approach of Local Plan Policy 12 ‘Design’. It requires that applications for major residential development should demonstrate in the Design and Access Statement how the site’s location, topography and aspect and nearby features of distinction have been taken into account and how design variety is a positive aspect of the development and not likely to be seen as inharmonious.

Policy HS06 Layout and Design

Developments of 10 or more dwellings must demonstrate design variety in site arrangement and building form.

Site arrangement, layout and design should respect and relate to topography and features of local distinction.

District Heating Schemes

- 13.28 The NPPF (para. 97) says we should identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems. District housing schemes have been shown to reduce costs and increase convenience and comfort for householders. In essence, a group of dwellings can be heated from one large boiler, with individual units being connected to a heat main. The amount of heat consumed is monitored by a meter in each dwelling. Fuel efficiency is increased, and boiler maintenance costs are shared. Using biomass as a fuel source means a reduction in CO₂. District heating is much more common in some European countries than in the UK. In Denmark for instance district heating provides around 60% of heating. The Biomass

⁴⁸ Wadebridge Conservation Area Management Plan, Cornwall Council, 2013

Centre⁴⁹ gives details of several successful district heating schemes in the UK. Local Plan Policy 13 regarding ‘Development Standards’, advocates use of a site-based heat network, where feasible.

- 13.29 A typical district heating installation consists of a highly insulated ‘heat main’ of flow and return pipes distributing hot water (or steam) past all buildings which might be connected. A junction point allows easy connection to each building, from which hot water can be taken from the main to a heat exchanger (heat substation) within each building. The heating circuit within the building is thus isolated from the heat main. Temperature measurement of the flow and return lines, plus a flow meter (together forming a heat meter), allow the actual heat usage within each building, or even apartment, to be separately measured, and delivered heat billed for accordingly. Remote meter reading by modem, secure web interface or drive-by are all possible, as are remote diagnostics to ensure reliable operation. We think the time is right for these schemes to be given serious consideration. Their viability or otherwise should be set out as part of the development proposal at the time of application.

Policy HS07 District Heating Schemes

Proposals for the use of district heating schemes in new developments preferably using renewable energy sources such as biomass to provide low cost heating will be supported.

⁴⁹ www.biomassenergycentre.org.uk

14. Natural Resources and Energy

- 14.1 With relatively strong wind speeds and high light intensity our area has attracted numerous onshore wind and several major solar PV developments. This is now expected to slow down. The most suitable sites for wind farms are mostly taken up, the subsidies available for these two renewables are being substantially reduced and Western Power Distribution (WPD) announced⁵⁰ that it is unable to accept further grid connections for power which requires to be transmitted out of Cornwall due to the incapacity of the 33KV transmission lines. To upgrade the system is likely to take several years.
- 14.2 Although having an assured grid connection is not a planning issue, the consequences of these changes are likely to shift the emphasis toward greater consumption of locally generated electricity 'on site', to power farm machinery, businesses or even groups of houses, and for a wider range of renewables to be used. As costs reduce, so ground and air-source heat pumps, anaerobic digesters as well as solar panels will be increasingly attractive options for generating renewable energy on a small scale. New electricity storage technologies will, longer term, help overcome the problem that power from onshore wind and solar is intermittent and unpredictable.
- 14.3 The key messages and facts arising from our evidence gathering exercise are summarised below:
- Climate change is taking place and will present serious environmental, social and economic challenges
 - In response to climate change predictions, national and local planning policies encourage the generation of renewable energy, lower reliance on fossil fuels and reduction in energy consumption
 - Government policy is ever-changing/evolving
 - Our area has the wind speeds, light intensity and proximity to sub-stations to be able to accommodate a reasonable number of renewable energy installations
 - The neighbourhood area is already making significant contributions to the generation of renewable energy and the reduction of energy consumption
 - The considerable extent to which our area is subject to national and county environmental and landscape designations means that the availability of suitable energy development sites is limited
 - The number of wind farms and individual turbines erected in or adjacent to St Breock Parish mean that there is virtually no scope for further turbines because of the cumulative visual impact on the character of the landscape
 - There is significant public opposition to large wind turbines and the development of solar farms
 - Large renewable developments divide and often polarise public opinion, particularly around the issue of visual impact
 - The development of wind and solar PV electricity generating installations in the neighbourhood plan area needs to be carefully managed to balance our energy needs with ensuring that the important characteristics of our landscape and heritage are not unacceptably harmed
 - There is some support for renewable developments which provide a much higher benefit to the community, as is reflected by Cornwall Council's latest strategy on renewable energy development
 - The area would benefit from efforts to capture returns on renewable developments

⁵⁰ DG Connections April 2015 - http://www.westernpower.co.uk/docs/connections/Generation/Generation-capacity-map/Distributed-Generation-EHV-Constraint-Maps/SW-DG-Connections-Event-2015_04_15-Final_WEBSITE.aspx

that do not impact adversely upon the Plan area.

- 14.4 Our Plan aims to encourage and facilitate microgeneration and facilitate development that takes advantage of local renewable energy sources in a way that will cause least harm to the area and its setting and benefits local people through reduced energy consumption and lower energy prices. As such, our policies are consistent with the strategic Policy 15 ‘Renewable and Low Carbon Energy’ of the Local Plan.

Natural Resources and Energy	
Theme	<i>We will realise the worth of our natural resources</i>
Aims	<ul style="list-style-type: none"> • Reduce our overall carbon footprint • Be seen as a green community • Encourage the greater use of renewable energy • Support sensible and viable energy generation schemes that benefit the community
Objectives	<ul style="list-style-type: none"> • Encourage use of renewable energy sources within new and existing properties • Establish criteria for both large and smaller renewable energy projects • Support genuine community energy projects

Our Policies and their Justification

Micro Energy Generation

- 14.5 As Government curbs on large-scale renewable energy development take effect, so the focus is turning to microgeneration. Microgeneration is the production of heat or power on a very small scale. Microgeneration technologies are environmentally-friendly. They do not deplete the earth's natural resources and, in most instances, do not release carbon into the atmosphere.
- 14.6 As microgeneration technologies harness the power of the sun, the wind and natural river flow, where it is freely available, they can reduce overall energy costs in a typical application. Microgeneration also has a role to play in promoting energy diversity and alleviating concerns relating to security of supply, energy shortages and power cuts.
- 14.7 Microgeneration includes heat generation technologies such as: solar thermal hot water, ground source heat pumps, air source heat pumps and biomass; and electricity generation technologies such as: solar PV (photovoltaics), wind turbines and small hydro schemes. To be regarded as microgeneration the installation should meet the definition of microgeneration under the terms of the Green Energy Act 2009 and adopted by the Government's microgeneration strategy i.e. up to 50kW for electricity and up to 300kWth for heat. This limit allows that microgeneration technologies can be installed at scale above domestic - namely community and small commercial sites.

- 14.8 The NPPF (para. 97) makes plain that we should have a positive strategy to promote energy from renewable and low carbon sources and design policies to maximise renewable and low carbon energy development. Local Plan Policy 14 ‘Renewable and Low Carbon Energy’ supports the increased use and production of renewable and low carbon energy generation.
- 14.9 Policy RE01 is generally supportive of microgeneration installations. Many of these are now classified as ‘permitted development’⁵¹. Where a planning application is required, we will be supportive of the application as long its proposals do not have an unacceptable adverse impact on the built or natural environment.

Policy RE01 Micro Energy Generation

Proposals for micro-generation within the Built-up Area identified on Map C that require planning permission will be supported where any negative impacts on the built, natural or historical environments can be acceptably mitigated and where there are no unacceptable impacts on neighbouring properties.

Solar Arrays

- 14.10 There is already one 5 MW park in both Egloshayle and St Breock Parishes with a medium sized one at Benbole just outside the Egloshayle parish boundary.
- 14.11 Lack of available connectivity in Cornwall for all but small generation, the much-reduced subsidies for solar and the shortage of suitable sites in the Plan area make it unlikely that there will be many large-scale applications for solar farms in the near future. Even so, we believe it is appropriate to restrict the impact of further large (2 - 5 MW capacity) and medium (1-2 MW) parks or arrays. The NPPF (para. 97) says that, whilst we should maximise renewable and low carbon energy development, we should also ensure that adverse impacts are addressed satisfactorily.
- 14.12 The Landscape Sensitivity Assessment to large Solar PV Installations (Annex 1 of Cornwall Council’s SPD on Renewable Energy) incorporated into the Local Plan states, for Landscape Character Area 18 which covers most of St Breock parish (see map K): *“the extremely open nature of the landscape and presence of many visible slopes increase sensitivity to the extent that overall the landscape is judged to be of high sensitivity to solar PV development.”* On this basis, we regard land in this Parish as suitable only for small arrays of less than 1MW i.e. those normally associated with existing buildings or a settlement.
- 14.13 Cornwall Council’s recommended PV solar strategy for Landscape Character Area 33 (see map K), which covers almost all of Egloshayle Parish states: *“the strategy is for a landscape with occasional solar PV developments (up to and including medium size) on lower slopes. There may be several solar PV developments in the north of the LCA, but these should be clearly separated so that, although each PV development influences the landscape at close proximity, collectively they do not have a defining influence on the overall experience of the landscape. Within the AONB a landscape without solar developments (except for very occasional and well sited small developments)”*. The River Camel and the Camel Trail runs through the Parish of Egloshayle. All areas visible from these important assets are not regarded therefore as being suitable for either large or

⁵¹ Under Part 14, Renewable Energy, The Town and Country Planning (General Permitted Development) (England) Order 2015

medium arrays. The Northern section of LCA 33, referred to above, is not within the Plan area.

Policy RE02 Solar Arrays

Development proposals for small ground-mounted solar PV arrays of less than 1MW capacity will be supported provided that they comply with all the requirements of the Local Plan and are sited so as to be associated with existing buildings or a settlement. Proposals for medium sized arrays (between 1 and 2 MW capacity) must demonstrate that they are sited entirely on a brownfield site, where one is available, or otherwise on land which is assessed as Grade 3B or below and is in full compliance with Cornwall Council guidance on siting for the relevant Land Character Area. Development proposals for larger (over 2 MW capacity) solar arrays will not be supported.

Wind Turbines

- 14.14 Renewable energy and energy efficiency are important for a sustainable future. This is reflected by a presumption, in both the NPPF (para. 93) and Policy 15 of the Cornwall Local Plan ‘Safeguarding Renewable Energy’, that appropriately sited and sustainable renewable energy developments should be given planning approval. However, such developments should be subject to planning constraints that provide protection to sensitive landscapes and ecology, to heritage assets and residential amenity. Moreover, the unspoilt rural character of much of the neighbourhood area is an important asset and a draw for tourists on whom the economy and employment of North Cornwall remain heavily dependent.
- 14.15 In 2016 the neighbourhood area already contained two 5 MW solar parks, one large wind farm and several single turbines visible from different parts of the neighbourhood area.
- 14.16 A Written Ministerial Statement made on 18 June 2015⁵² made it quite clear that when considering applications for wind energy development, local planning authorities should only grant planning permission if:
- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
 - following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.
- 14.17 Policy RE03 reflects the recent guidance given by the Government whilst remaining consistent with the NPPF. We acknowledge that wind energy can contribute further to us achieving our renewable energy objectives but the situation and circumstances must be appropriate and non-harmful to the built, natural or historical environments or people’s enjoyment of them.
- 14.18 For this reason, we have set 1.5 kilometres as the minimum distance away from the most sensitive areas that we would consider supporting the siting of wind turbines other than those that would be regarded as ‘microgeneration’. We know, that Cornwall Council regards 1km as the minimum distance that a smaller turbine, up to 40 metres in height,

⁵² Written Statement made by: Secretary of State for Communities and Local Government on 18 Jun 2015. <http://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf>

can have a “*significant effect on landscape character*”⁵³. Over 40 metres in height the area of impact can be significantly more.

- 14.19 Policy RE03 reflects the feeling that wind turbines are very likely to have a significant impact on either the environment or the landscape. It requires any development proposal including a turbine or turbines higher than 25 metres to be subject to screening for an Environmental Impact Assessment, which, if it is considered necessary, will establish the negative impacts and determine whether they can be mitigated in a manner that is acceptable.

Policy RE03 Wind Turbines

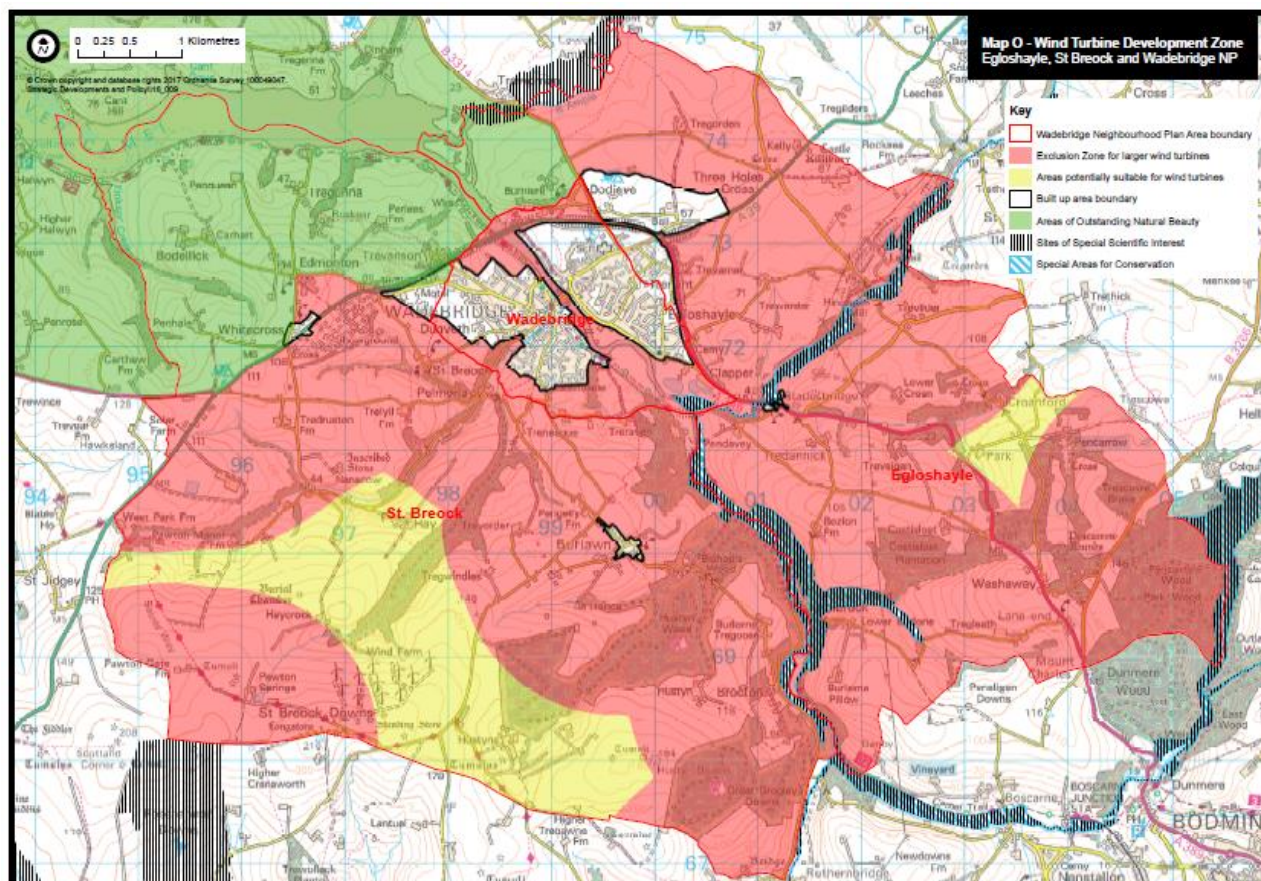
Development proposals for all wind turbines other than those considered to be micro-generation must be sited at least 1.5km away from settlement areas and the AONB, SAC and SSSI, as indicated on Map O.

Proposals will be supported where:

- i. there are no adverse impacts on landscape character or it can be demonstrated that impacts can be satisfactorily mitigated; and
 - ii. there are no adverse impacts on the setting and character of heritage and historical assets
 - iii. there are no adverse impacts on wildlife, biodiversity or habitats, or it can be demonstrated that impacts can be satisfactorily mitigated; and
 - iv. the turbine is situated within the curtilage of, or adjacent to, the farm, dwelling or enterprise for which the power is largely to be used and
 - v. the number, siting, scale and design of turbines and associated infrastructure and buildings have no adverse impact on:
 - a. local amenity of nearby dwellings (including visual amenity, noise, vibration, electromagnetic interference, shadow flicker)
 - b. the enjoyment of or access to public rights of way and other access routes; and,
 - c. public safety
- or, where there are any adverse impacts, these can be satisfactorily mitigated.

In addition to the above, proposals for more than one turbine or turbines exceeding 25m in height (including the blade tip) must undergo screening for Environmental Impact Assessment with their application. Such proposals should demonstrate that there is no adverse impact on the residential amenity of occupants of dwellings within 500 metres of turbines up to 45 metres or 1000 metres for larger turbines. Where any adverse impacts are identified, these must be satisfactorily mitigated.

⁵³ Renewable Energy Advice, Annex 2, Cornwall Council, Mar 2016



Visual Impact of Wind Turbines

14.20 In respect of Egloshayle Parish, all of which is within the two Landscape Character Areas (LCAs), of Camel and Allen Valleys (CA33) and the Camel Estuary (CA34), the development of large solar and/or turbine arrays would be, in most cases, contrary to the guidance contained in the Landscape Sensitivity Study adopted by Cornwall Council for the two LCAs. The Study recommends that only “*very small single turbines linked to individual buildings*” should be considered in the valleys, whilst there may be scope for “*occasional small or medium clusters of turbines or single turbines on the hills between the valleys*”⁵⁴.

14.21 The strategy in the Sensitivity Study for the area’s other LCA (CA18), which covers much of the St Breock Downs area, recognises that there is some scope for siting wind turbines in small or medium clusters, but also acknowledges that St Breock parish already contains a large concentration of turbines, including the re-powered turbine wind farm on the St Breock Downs, a prominent turbine at Pawton Gate and a recently installed development at Burlawn. Collectively, these turbines produce more power than is consumed in the whole neighbourhood area. The sensitivity study advises that care should be taken not to prevent either appreciation of historic landmarks, including the St Breock Longstone, nor to damage the character of the nearby Camel and Allen valleys.

14.22 The NPPF (para. 97) states that we should design policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts. The matrix for assessing the cumulative impact of a turbine or turbines when considered along with existing and other approved turbines introduced as part of the Cornwall Local Plan will be very

⁵⁴ Technical Paper E4 (a) Annex 1: Landscape Sensitivity and Strategy Matrices for each Landscape Character Area, Land Use Consultants for Cornwall Council, 2012

relevant to this area. Policy RE04 requires all development proposals for turbines other than those regarded as microgeneration to be subject to a cumulative impact assessment in accordance with the guidelines adopted by Cornwall Council.

Policy RE04 Visual Impact of Wind Turbines

All proposals for wind turbines shall be required to include a cumulative assessment of the visual impact of all such turbines using the matrix contained in an Annex to the Supplementary Planning Document on Renewable Energy which forms part of the Cornwall Local Plan.

Community Energy Projects

- 14.23 The NPPF (para. 97) encourages support for community-led initiatives for renewable and low carbon energy. The NPPG states that “*neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments.*” The Local Plan includes support for renewable and low carbon energy development proposals that are led by, or meet the needs of local communities (Policy 14).
- 14.24 There is a strong interest locally in community energy projects. Policy RE05 confirms our support in principle to local energy initiatives and our willingness to give weight to the potential community benefits in considering the merits of a development proposal that is genuinely community-owned. In this regard, we expect community investment opportunities will be offered first to those residing within the neighbourhood area and, to be considered a community project, at least 33% of the project must be owned by residents of the Neighbourhood Area.

Policy RE05 Community Energy Projects

Support will be given to community energy projects which have as their primary purpose long term and inclusive economic, social and environmental benefits for the community and: fall within the definitions of community energy contained in the Cornwall Council’s Revised SPD on Renewable Energy;

- i. meet the local community ownership criteria*, and
- ii. is acceptable to the local community (as represented by its Town or Parish Council)

* Community ownership must be held by an appropriately constituted community energy enterprise to ensure local ownership and control of the revenue, surplus income and energy generated by the development. Egloshayle, St Breock and Wadebridge residents must own at least 33% of the project value, and the benefits must be offered in such a way that everyone is given an equal opportunity both in securing them and benefitting from them in the form of lower cost energy.

15. Transport and Traffic

- 15.1 Despite Wadebridge being compact and of a size that allows ready access on foot for the able-bodied to many of its facilities, it is difficult not to need to own a car, as the area, like the rest of Cornwall, has a modest public transport service. Together with our position as a hub town for many surrounding smaller settlements and the increased traffic from the holiday trade in the summertime, our traffic levels fluctuate from near-empty to heavily-congested, depending on the time of day and year.
- 15.2 Road traffic, cyclists, pedestrians and mobility scooters normally co-exist in a relatively friendly fashion, but too often, especially in the town centre, this challenges safety expectations.
- 15.3 A comparison study of travel-to-work habits in the area using the Census shows 65% of work journeys in 2011 were by car, compared to 58% in 2001. In 2011 7% of the working population worked from home, 18% walked to work, and 1.7% cycled.
- 15.4 When it comes to travelling to the town centre, the Community Survey of 2012 found 53% of residents normally do so by car and 42% walk.
- 15.5 Eight bus services currently serve the town with hourly services to Liskeard, Bodmin, Padstow and Newquay. Cornwall Council has made it known to us that “*good public transport links are key*” to meeting the neighbourhood plan objectives regarding reducing dependence on the private car. “*New development should be designed with this in mind. The NDP should be seen as an opportunity to set out intentions to improve public transport in the plan area*”.
- 15.6 We do believe that an increase in the number of dwellings will inevitably mean an increase in the number of cars regularly using local roads. We cannot prohibit car use neither can we improve public transport services through a neighbourhood plan policy. The Neighbourhood Plan policies aim to minimise the impact of the motor vehicle and encourage healthier habits such as walking and cycling.
- 15.7 Clear findings emerging from the Neighbourhood Plan evidence include:
 - Some further pedestrianisation of Molesworth Street is strongly favoured by the public
 - Cycle routes through the town require improvements
 - Local people would like to see more parking places and parking costs reduced
 - Delivery vehicles use and practices on Molesworth Street is a nuisance
 - The local workforce parking in residential streets near the town centre constitute a regular nuisance
 - We’ve experienced an increase in the number of cyclists and in the volume of traffic
- 15.8 The purpose of our policies is to help reduce the need for and the impact of the private motor car and increase road user safety. As such, they are consistent with the strategic Policy 27 ‘Transport and Accessibility’ and strategic Policy 13 ‘Development Standards’ of the Local Plan.

Traffic and Transport	
Theme	<i>Car use is important to us, but its impact should be reduced</i>
Aims	<ul style="list-style-type: none"> • Support schemes that help reduce the need for private car use • Seek ways to provide a balance and fair parking regime • Make walking and cycling more appealing and safer • Reduce the impact of motor vehicles have on housing and community areas
Objectives	<ul style="list-style-type: none"> • Establish proper network of distributor roads • Minimise through-traffic in residential areas • Provide for a prioritised and fair parking system • Promote walking/cycling to shops and schools • Introduce cyclist and pedestrian priority areas • Provide safer cycle links between Camel Trail and the town facilities

Our Policies and their Justification

Impact of Traffic

- 15.9 There are many cars and an insufficient public transport system in the area. Adding new houses to a town with a quite limited road infrastructure - especially with pinch-points like the main bridge - has the potential to make traffic and parking so much worse.
- 15.10 We need to do all we can therefore to accommodate the motor vehicle better, more discreetly and, if possible, discourage its use in the first place. We appreciate that there is not a lot that neighbourhood planning policies can do directly to traffic management; but our local knowledge tells us that there are instances and locations where they may help improve the situation or ensure that matters are not made worse by development.
- 15.11 Local Plan Policy 27 states that all developments should provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated. Modelling undertaken as part of the preparatory work for a Wadebridge Town Transport Strategy⁵⁵ indicates future capacity issues are likely on several local roads, particularly in and around Wadebridge Town Centre. Major development proposals will be required, by the local planning authority, to be supported by “an effective travel plan”⁵⁶.
- 15.12 The potential volume of traffic on the following roads is of concern to local residents and local councils - Egloshayle Road, Gonvena Hill, Trevanion Road, Whiterock Road, Trenant Vale and Tower Hill. We expect all development proposals for major development to demonstrate in particular how additional traffic-related problems on these roads will be avoided.
- 15.13 Trenant Vale is not a main road in the main way as the others on the list. It is narrow in places and lined with houses. There are fears that Trenant Vale could not become a rat-run or shortcut through the town as further major development takes place within Wadebridge. Development proposals that might lead to additional traffic on Trenant Vale should conform to policy TT01. In accordance with the NPPF (para. 35) which states that

⁵⁵ In preparation, May 2016

⁵⁶ Local Plan policy 27, Cornwall Local Plan 2010–2030, Adopted Version, Cornwall Council, Nov 2016

we should create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, policy TT01 provides support for development proposals specifically aimed at reducing the safety risk to all residents and road users on these named roads.

Policy TT01 Impact of Traffic

Proposals for all major new developments, as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010, will need to demonstrate, as part of a transport assessment, how vehicular access and circulation to and from the development will mitigate potential impact on roads, road users and residential amenity in the Plan area, and, in particular, the impact of increased traffic on the following roads:

- A. Egloshayle Road
- B. Gonvena Hill
- C. Tower Hill
- D. Trenant Vale
- E. Trevanion Road
- F. Whiterock Road

Proposals to improve the safety of road users on these roads are supported.

Town Centre Parking

- 15.14 The NPPF (para. 40) says we should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. Moreover, we should set appropriate parking charges that do not undermine the vitality of town centres and parking enforcement should be proportionate.
- 15.15 Off-street parking in Wadebridge is limited to a half-dozen car parks along with a few short-term bays. The car parks are run by a number of private companies, Wadebridge Town Council, Cornwall Council and the Padstow Harbour Commissioners. Resulting in a mixture of prices, parking regimes and some opportunities for free parking in the evening. There is also free parking for some shop customers via a parking fee refund scheme.
- 15.16 Whilst it can be argued that in comparison with other locations, parking rates are very reasonable (two hours at the Co-op car park in 2015 costs £1.20 - just about the lowest tariff in North Cornwall), there are few, reasonable-rate, all-day car park options for people who commute to Wadebridge to work. The annual accumulative cost of all-day parking (48 weeks) at Piggy Lane in 2015 totalled £1,200 (a large percentage of income for someone on low wages). As a result, there is an issue with 'commuter-parking' in streets near the town centre, which has a knock-on effect on residents' parking.
- 15.17 Every consultation exercise has prompted comments about town centre parking and how it might be improved; echoing what local people have been saying to the Town Council for many years. Many would like to see free short-stay parking (30 minutes or so), some want a cheaper parking regime for local people those that work in Wadebridge, there has also been a call for resident-only parking on some roads close to the town centre. 80% of respondents to the Community Consultation 2012 wish to see an increase in short-stay parking spaces in the town centre.

- 15.18 There is limited coach parking in the centre of Wadebridge, for 3 coaches only at the bus station area on Southern Way and this requires coaches to pass through the town centre.
- 15.19 The over-60's in the population is increasing (a 28% increase from 2001 to 2011) and this group may have a higher need for car access to town, and for disabled parking spaces. We would like to see additional car parking spaces provided in or around the town centre to cope with a growing number of visitors to the town. We expect all new car parks to meet the latest County Highways standards of provision.

Policy TT02 Town Centre Parking

An increase in public car parking provision on land within or adjacent to the town centre that is consistent with the overall parking and/or traffic management strategy for the town centre will be supported provided that:

- i. it includes a designated area for coach parking if required; and
- ii. it meets the County Council's requirement for parking for people with disabilities.

Safe Cycle and Pedestrian Links

- 15.20 The Camel Trail is a huge attraction and a key part of our local economy. Wadebridge is well known as a cycling centre. Yet the passage of the Camel Trail for cyclists through the town is confusing and precarious, with a sense that there is often 'an accident waiting to happen'. 72% of respondents to the Community Consultation 2012 wish to see improvements to the local cycle network. We will continue to seek improvements to our cycling and walking network in the interests of safety and ways of joining routes together so as to encourage their greater use by local people.
- 15.21 There is a limited number of footpaths that join up parts of the town, for example one that links Bridge View to the St Matthews Hill area. We need to make sure that places like our schools have simple, direct routes for pedestrians. New development should contribute towards improving these networks and provide for easy access of residents to key locations and facilities in the area by foot, bicycle or mobility scooter.
- 5.22 Local Plan Policy 27 'Transport and Accessibility' states that all developments should be designed to provide convenient accessible and appropriate cycle and pedestrian routes within and in the immediate vicinity of the development. Policy TT03 seeks to ensure that such routes in and through major housing developments link to the wider networks to provide safe routes to important public services and facilities.

Policy TT03 Safe Cycle and Pedestrian Links

All major developments should provide safe cycle and pedestrian routes, including, where possible, links to and from Wadebridge town centre and essential public facilities such as schools and health facilities and connecting with existing cycle and walking networks. These routes and links should be designed to benefit from natural surveillance as well as adequate lighting.

Local Shopping

- 15.23 We want to encourage local people to use their car less and walk whenever possible. The NPPF (para. 37) states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. Given the gradients in the area and the distance that some new housing will be from existing shops, we will encourage small corner-shop type provision for convenience shopping in residential areas. Parts of Wadebridge are remote from shopping areas by foot for many residents, because of distance and/or gradients. We do not want to see an increase in local motor traffic. To mitigate this, as well as to provide a business opportunity for a new or established trader, we would support the provision of a small convenience store in residential areas where none exists.

Policy TT05 Local Shopping

To encourage local shopping on foot, proposals to create a small convenience store where appropriate within existing or new residential areas will generally be supported.

Pedestrian and Cycle Priority in Town Centre

- 15.24 The Camel Trail is a significant asset for the town and North Cornwall. It is a major tourist attraction, and puts us on the map⁵⁷. It is also a fabulous recreational resource for locals and visitors alike. It brings lots of people on bicycle into the town.
- 15.25 Cornwall Council's website reports that the Camel Trail "*is one of the most popular multi-use trails in the country. With 500,000 annual users. It is estimated that the trail contributes over £3million to the local economy and directly employs at least 44 people*".⁵⁸ The journey through Wadebridge, though, can be a hazardous one. There has been much talk about re-routing the Trail, but the few alternatives put forward have issues to overcome, as well as divert the cyclist away from the town centre. The need is to improve the routes through the town centre to reduce conflicts between those on foot, bicycle and motor vehicle and increase safety. Policy TT06 accords with NPPF (para. 35) which encourages us to give priority to pedestrian and cycle movements and create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians. Local Plan Policy 12 'Design' regards creating a network of safe well-connected routes, which are easy to read and navigate, as a fundamental design principle.
- 15.26 In addition to the neighbourhood plan policies we shall be introducing a set of measures to improve safety for all concerned. These are set out in the Camel Trail Improvement Plan.

Policy TT06 Pedestrian and Cycle Priority in Town Centre

Measures to provide dedicated routes for pedestrians and cyclists through Wadebridge town centre will be supported.

⁵⁷ Literally - Wadebridge features on French maps that show routes in Northern France and the South-West of England

⁵⁸ <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/place-based-plans/bodmin-community-network-area/bodmin-town-framework/transportation-strategy>

16. Arts and Culture

- 16.1 A strong cultural component in the broadest sense of the word ‘culture’, is an important part of community and where we live. Who would want to live somewhere with nothing to do?
- 16.2 Wadebridge already has several good cultural options. A lively local music scene based around pubs and cafes, combined with several festivals and annual events. We have a two-screen cinema that also shows the live feeds from the English National Opera, National Theatre and the like, and a modern art and performance space at Hay Studio near Burlawn. There is a week-long Spring Music Festival for adults and children in its 90th year, the biannual hosting of events for the International Male Voice Choir Festival and many events at the Betjeman Centre.
- 16.3 We are also proud to be the host area for the Royal Cornwall Show, the biannual floral arts festival, the town and various garden fetes, the river festival, church events and many more. There are numerous societies in the area such as the local branch of the Old Cornwall Society. We also enjoy proximity to the Rock Oyster Festival, the St Endellion Summer Festival and the North Cornwall Book Festival.
- 16.4 We aim to ensure that the Wadebridge area’s cultural offer remains lively, relevant and one of the significant appeals of the area. The Community Survey 2012 confirmed that 55% of respondents most often visited Wadebridge town centre for leisure and socialising particularly in the evenings. A good proportion (23%) of told us that the ‘safe environment’ of Wadebridge is an important factor that attracts visitors to the town for social and cultural activities.
- 16.5 From our evidence gathering we concluded the following was relevant in planning for arts and cultural activity:
- There is an active local arts and culture scene which could be enhanced
 - Local people are generally satisfied with local cultural facilities
 - Local people often have to travel to ‘larger’ arts and cultural events
 - There should be more for the teenagers to do
 - The proportion of active over-65’s in the population is likely to increase
 - The tourist season has extended significantly
 - Wadebridge Town Centre remains a focus for community activity for a catchment area much wider than the neighbourhood plan area
- 16.6 The purpose of our policies is to extend opportunities for local arts and cultural activity, particularly in and adjacent to the town centre, to broaden the range of activity and interests and reduce the need to travel. As such, they are consistent with the strategic Policy 3 ‘Role and Function of Places’ of the Local Plan.

Arts and Culture	
Theme	<i>We shall extend the cultural offer and activity of the area</i>
Aims	<ul style="list-style-type: none"> • Help broaden the range of arts and cultural venues and activities • Support the development of a diverse evening economy in Wadebridge town centre • Promote arts and cultural activities in outdoor spaces
Objectives	<ul style="list-style-type: none"> • Encourage public art installations and events • Explore potential of a centre for arts and cultural activity

Our Policies and their Justification

Art in the Public Realm

- 16.7 Wadebridge has the opportunity to become a significant cultural centre for North Cornwall. To an extent, this is a matter of ‘joining existing dots’ and adding a few new ones, for instance by facilitating high quality art and design in the public realm. Many other towns have used public art to:
- develop a distinct cultural identity
 - creating distinction and character in the built environment
 - engaging with the community and increasing sense of ownership
- 16.8 The NPPF (para. 69) says we should aim to achieve places which promote opportunities for meetings between members of the community. To further this and to make the public realm more interesting and stimulating, we welcome proposals to introduce public art into our public spaces. Public art need not be too formal, monumental or object-based. It can be permanent or temporary. It can take on many forms. It can be integral to landscape design. It can make places more legible and accessible. It can offer opportunities for play. It may refer to our heritage, our culture, or celebrate the future; highlight specific areas and issues or be conceptual. In whatever form, public art should have one consistent quality: site-specific and relates to the context or use of a particular site or location within the public realm. Currently we have the sculpture outside Wadebridge School and some stylized ‘fossil’ signs on the Camel Trail. But we could have so much more. We do have many things we could mark or celebrate, such as, but not limited to, the railway history, cycles, John Betjeman, and Eddystone Lighthouse for instance.

Policy AC01 Art in the Public Realm

Development proposals that introduce innovative design and art into the public realm and which facilitate greater community use of public spaces will be supported where the proposal is in accordance with other policies in this Plan.

Centre for Arts and Cultural Activity

- 16.9 As a key commercial and services centre for North Cornwall, we support the Wadebridge and District Chamber of Commerce in its initiatives to promote Wadebridge's cultural identity. The Chamber and its members, in conjunction with the Town Council, facilitates and financially supports various cultural events including street festivals and musical events with the objective of creating a more vibrant and successful town centre.
- 16.10 The NPPF (para. 70) encourages us to deliver the social, recreational and cultural facilities and services the community needs. We recognise our position within the cultural life of North Cornwall, as does Local Plan Policy 3, which lists Wadebridge as one of the county's major locations for the delivery of housing, community, cultural, leisure, retail, utility and employment provision. The Community Survey 2012 confirmed that the public were 78% in favour of appropriate development for 'places for assembly and leisure' in Wadebridge. In contrast, there was 69% against this kind of development within the parishes of Egloshayle and St Breock.
- 16.11 We want to strengthen Wadebridge's role as a centre for arts and cultural activity. Policy AC02 supports the provision of further arts and cultural facilities in Wadebridge town centre as long as they do not have an adverse impact on the viability of existing arts and cultural facilities.

Policy AC02 Centre for Arts and Cultural Activity

The development of additional arts and cultural facilities in Wadebridge town centre are supported where they will not have a detrimental effect on existing facilities.

17. Sport and Recreation

- 17.1 Wadebridge has well-established sports clubs providing high quality facilities and opportunities across the age groups. These clubs are thriving with ongoing plans for the development of their facilities.
- 17.2 Among the many sports on offer in the Plan area are football, rugby, cricket, tennis, keep fit, squash, basketball, hockey, table tennis, badminton and bowls. There is a swimming pool and gym at a first-class sports centre in Wadebridge. The 18-mile Camel Trail connecting Wadebridge to Bodmin and Padstow offers the community and tourists excellent opportunities for cycling, jogging and walking. Water-based activities accessed from the River Camel banks include fishing, boating and canoe clubs.
- 17.3 Many recreation activities are based on land or in buildings owned by the Town Council or Cornwall Council that have leased space to private clubs and in addition provided community park facilities including children's play areas suitable for various age groups. Cornwall Council's '2008 Place Survey' confirmed that while respondents across Cornwall were generally satisfied with sports and leisure facilities there was a need to improve facilities for teenagers aged 11-18. This situation is also experienced at Wadebridge. The current focus of the Town Council is on providing a skate park and continuing support required for youth activities, mainly organised by the voluntary sector.
- 17.4 In response to the question regarding "*level of satisfaction with leisure facilities*" in the Community Survey 2012, 93% of respondents confirmed that they were satisfied or more (34% were very satisfied). Despite a general satisfaction with current facilities, 78% of respondents agreed that it would be appropriate for 'further developments related to places for assembly and leisure at Wadebridge'. In contrast respondents were 64% against such developments in Egloshayle parish and 74% against in St Breock parish.
- 17.5 The clear link between health and physical activity lies at the heart of the Neighbourhood Plan's policies for leisure and recreation. Participation activities are safeguarded by policies restricting development on existing open spaces and by facilitating new facilities, particularly for young people. There is also scope for greater recreation use of the surrounding countryside, which is such a defining feature of the two parishes, and in particular the Allen and Camel valleys and surrounding woodland. The further development of sport, recreation and tourism are important aspects of a sustainable development plan for Wadebridge.
- 7.6 Below is a summary of the principal facts and issues arising from the evidence gathering process:
- We have an obligation to ensure the retention and provision of high quality accessible open spaces, recreational and sports facilities
 - Sporting activities are powerful tools for building community cohesion as well as contributing to the local economy
 - Participation in cultural and sports activities in Cornwall is high as is the level of satisfaction in the services for sport and recreation
 - A wide range of leisure and recreation opportunities is good for the health and wellbeing of the population
 - Tourism is important to the economic, social and environmental wellbeing and has strong links to sport, recreation, landscape, seascape and the historic environment
 - Improving facilities and activities for teenagers should be a priority
 - There is an urgent need to address the routing of the Camel Trail through the town - to improve convenience, safety and the overall experience for visitors to the town (especially in the holiday season)

- Ensuring that the quantity and quality of facilities continues to exceed the minimum standards of provision is important
- Wadebridge, although growing, is still a relatively ‘small’ town which means there is a need to travel to gain access to a more comprehensive range of leisure activities
- Wadebridge’s tourist season has extended significantly
- Wadebridge Town Centre is the focus of community and commercial activity
- Most of the potential areas suitable for housing growth are on the outer fringes of the town; the challenge will be to ensure that adequate open space is allocated for community use
- Wadebridge has well established parks and sports establishments on land on the banks of the River Camel; the challenge is to facilitate a successful and sustainable future for this area
- Access to the tidal navigable waters of the Camel River and estuary is inadequate
- There is potential for increased use of the riverfront and growth in water-based activities

- 17.7 The purpose of our policies is to protect specific local areas of recreation and facilitate the growth of local recreation and sporting opportunities. As such, they are consistent with the strategic Policy 16 ‘Health and Wellbeing’ and strategic Policy 25 ‘Green Infrastructure’ of the Local Plan.

Sport and Recreation	
Theme	<i>We shall remain an active and healthy community</i>
Aims	<ul style="list-style-type: none"> • Make best use of the facilities and opportunities in the local area • Support positive changes to the recreation spaces • Provide recreation opportunities for all ages and abilities
Objectives	<ul style="list-style-type: none"> • Protect existing open spaces • Facilitate investment in parks and open spaces • Increase access to and provision of open spaces for sport and leisure • Support development plans of local sports clubs • Develop and improve water sports facilities • Improve and extend the network of local footpaths • Extend Camel Trail

Our Policies and their Justification

Protecting Sports Pitches and Recreational Fields

- 17.8 The Wadebridge Open Space Report⁵⁹ by Cornwall Council in 2013 confirmed that in terms of space (metre square per 1000 population) the space provided by Wadebridge for parks, natural spaces, public sports fields, children’s play areas and school pitches are in line with the average median for all towns being studied in Cornwall. There are several existing areas that are regarded as particularly important to the amenity of the area and the wellbeing of our citizens. Several of the sites in question also play a significant part in the ‘visitor experience’. The NPPF (para. 74) states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless it is proven that they are no longer required or are replaced by better. We shall normally resist any development proposal that would harm their value as recreation or sporting venues.

⁵⁹ Wadebridge Open Space Report, Cornwall Council, 2013

Local Plan Policy 16 is clear that maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities is important facet of the county's health and wellbeing agenda.

- 17.9 The land on the east and west bank of the River Camel along the Egloshayle Road and Guinea Port including the park, children's play areas and sports fields is owned by the Town Council and leased to various organisations. In sport and leisure terms it is recognised as a very significant community asset by those who participate and those with children and this is reflected in policies designed to protect this area for future generations.
- 17.10 The Jubilee Fields along the west bank is connected to the Egloshayle by a suspension bridge (Challenge Bridge) with a walk way to Wadebridge which many locals from Egloshayle use to walk to and from the town. There is also elevated path along the river bank to connect to the eastern section of the Camel trail. Facilities are limited to a young children's play area adjacent to the town's main car park and a 'graffiti wall' for young artists to decorate! The large grass area is primarily used for public events organised by the Town Council in partnership with local organisations such as the Chamber of Commerce.
- 17.11 The Egloshayle Park and Playing Fields on the east bank of the river Camel is well maintained and managed with tidy garden areas and walk ways along the river bank. There are numerous well equipped facilities including tennis courts, cricket pitch (where Wadebridge Cricket Club is based), rugby pitches, bowling green, children's play group, and a recently updated play area segregated for two age groups.
- 17.12 Coronation Park, high on the escarpment to the south west of the town, has a bandstand and war memorial. It is a formal park, opened in Edwardian times, that is still popular. A substantial grant from the Heritage Lottery was invested in it recently (circa 2006/07) to replanting of shrubberies, reinstate its entrance gates; repair to woodland walks and restore granite seats. It is primarily used by families for informal recreation. It is often the venue for public events organised by the Town Council. It affords splendid views across the Neighbourhood Area.
- 17.13 Wadebridge Football Club is long established and well supported with numerous senior and junior teams based at the current ground at Bodieve Park. For some time, the club has been seeking ways to improve and expand its facilities. This may require a relocation. The town needs a local football club and it is important that it should not be lost to development. Policy SR01 supports improvements to the existing facility. If this is not possible at the current location, it puts in place a requirement, consistent with the NPPF, that the loss of the existing football ground to development should only occur if a new football ground and associated facilities is provided to enable the football club to expand to serve the growing and changing interest in football.
- 17.14 We are taking a similar approach with the area used by Wadebridge Camels Rugby Club. We have a very successful and popular rugby club with junior and mixed gender mini teams. The club's activities currently take place on pitches at Molesworth Field on Egloshayle Road. It has a clubhouse and car park on site, but limited other facilities. Policy SR01 supports improvements to the existing rugby club facility. If this is not possible in the current location, it puts in place a requirement, consistent with the NPPF, that the loss of the existing football ground to development should only occur if a new and better rugby facility is provided to enable the rugby club to serve the growing and changing interest in rugby.

- 17.15 The area has three school playing fields all of which are considered vital to health and wellbeing of our school children. They also offer opportunities for wider community use. Policy SR01 ensures that these precious recreation spaces within the Wadebridge remain as recreational spaces for as long as they are required in association with the schools.

Policy SR01 Protecting Sports Pitches and Recreational Fields

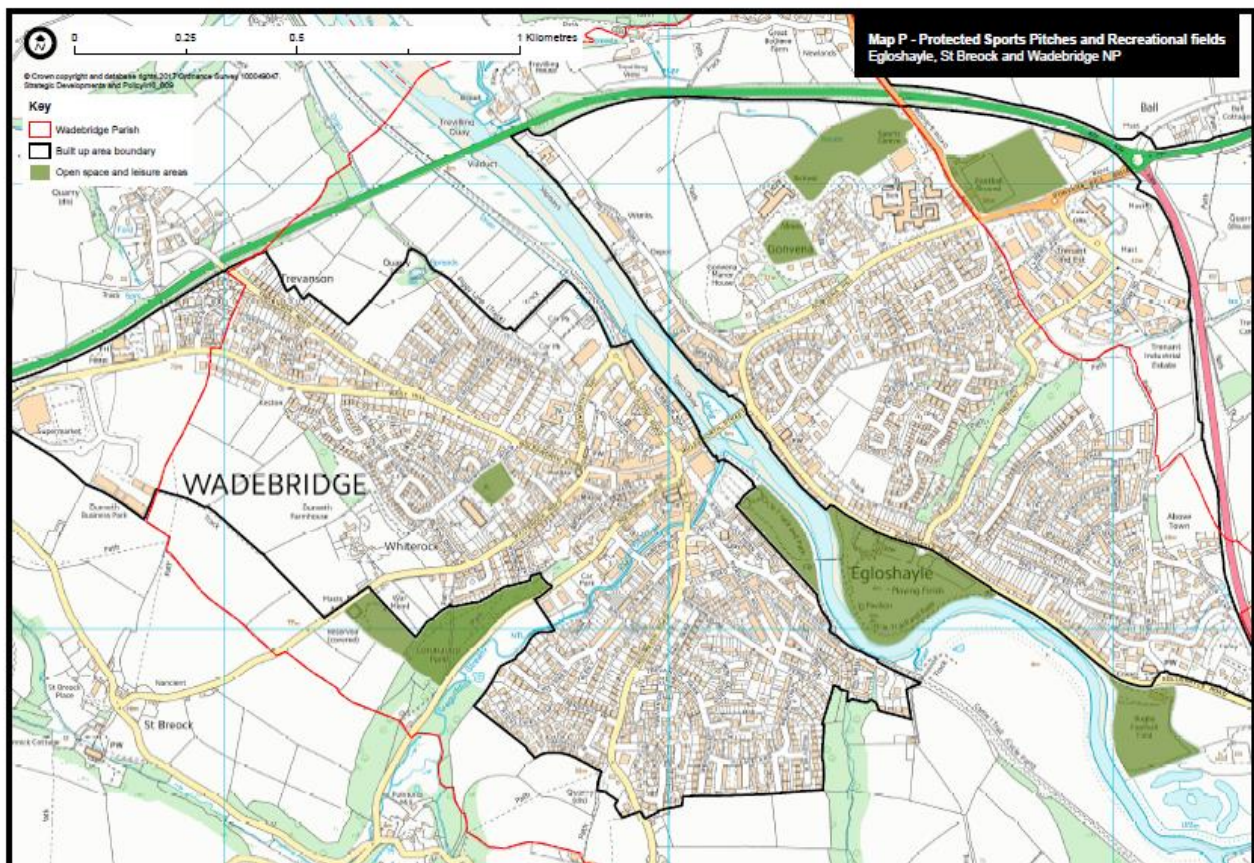
The following existing recreation areas (see inset Map P) are very important to the local community and should be protected:

1. Jubilee Fields
2. Egloshayle Playing Fields
3. Coronation Park
4. Wadebridge Football Ground
5. Wadebridge Camels Rugby Ground
6. Wadebridge Primary Academy Playing Fields
7. Wadebridge School Playing Fields
8. St Breock Primary School Playing Fields

Proposals to develop them in part or whole will be resisted unless:

- i. an assessment has been undertaken which clearly shows, to the satisfaction of the relevant Town or Parish Council, that the open space and any ancillary buildings within that space to be surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or
- iv. the development is ancillary to the use of that land as recreational/open space; and

the proposal is shown to have the support of the local community to the satisfaction of the relevant Town or Parish Council.



Promoting Tourism

- 17.16 The NPPF (para. 28) says we should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. We are committed to developing the tourism potential of the Wadebridge area in a responsible way. Part of that approach is to provide a high-class information service and to ensure that the necessary services and facilities are in place to make a visiting the area a most pleasurable experience. We shall promote Wadebridge as a centre that offers visitors choice and quality. Wadebridge has a wide range of local shops, services and many other attractions for the visitor and holidaymaker. The town has 25 restaurants, cafes and public houses offering a wide choice of refreshments.
- 17.17 Local Plan Policy 5 ‘Business and Tourism’, supports the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation, where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes. We shall encourage and support tourism-related development in the town and in the surrounding area that enhances what we want to offer. This is confirmed by policy SR02. To reflect our commitment to promoting and supporting tourism, ‘planning gain’ from recreation and tourism-related development through Section 106 or the Community Infrastructure Levy will be invested in furthering tourism-related facilities and services.

Policy SR02 Promoting Tourism

Proposals for tourism-related developments will be generally be supported provided they comply with other policies of this Plan.

New Recreation Facilities

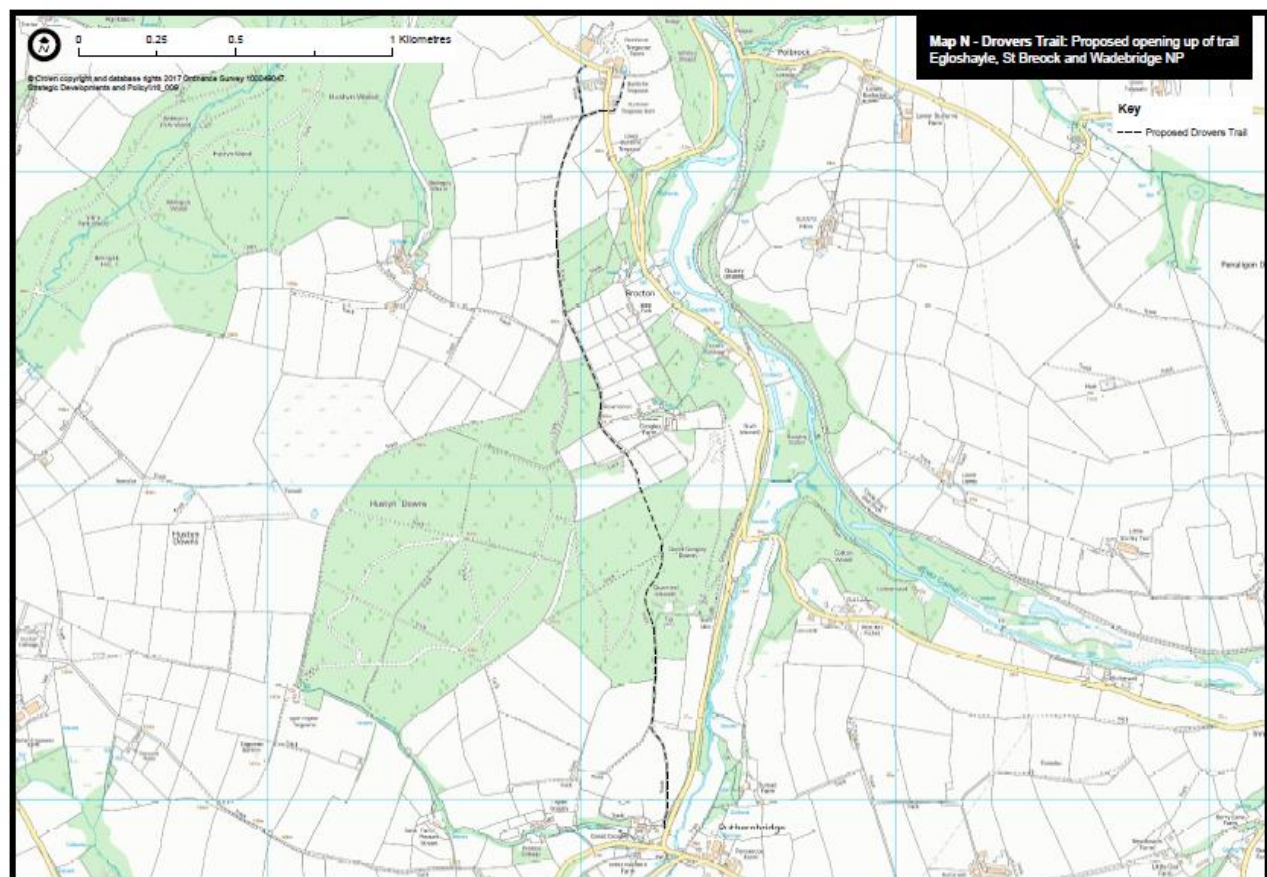
- 17.18 The NPPF (para. 73) states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Wadebridge has been facing up to the challenge of meeting the demand for new forms of recreation and the 11-18 age group’s aspiration for better recreation facilities as identified by the Cornwall in the ‘Place Survey 2008’⁶⁰. In this regard, the Town Council has secured the lease of land suitable for developing a well-designed Skate Park.
- 17.19 Other possible projects being explored include the creation of further exercise facilities for adults on Jubilee Park and the opening up of the Drovers’ Trail between Burlorne, Tregoose and Ruthernbridge.

Policy SR03 New Recreation Facilities

Development proposals to provide the following recreation facilities are supported:

- i. a skate park on land off Goldsworthy Way (see inset Map Q)
- ii. the creation of further exercise facilities for adults on Jubilee Park
- iii. the opening up of the Drovers’ Trail between Burlorne Tregoose and Ruthernbridge (see inset Map R)

⁶⁰ Cornwall Place Survey, Cornwall Council, 2008



Sports Facilities

- 17.20 Wadebridge is a sporting community and has several well organised, mature sports clubs with excellent facilities for all age groups with participation by many from the wider area. We are proud of our sports clubs and our recreational facilities. The sports facilities are regarded as a precious resource to be protected and enhanced when necessary and possible.
- 17.21 We expect the demand for sports facilities to grow in future in part as a result of the growth in population but also because we intend, in partnership with the clubs, to develop sporting activity amongst all the age groups as part of a healthy and balanced lifestyle. Local Plan Policy 16 'Health and Wellbeing' is clear that maximising the opportunity for physical activity through the use of open space, indoor and outdoor sports and leisure facilities is important facet of the county's health and wellbeing agenda. We will support development proposals for new sports facilities throughout the neighbourhood area, subject to them conforming to the requirements of other relevant development policies in the Neighbourhood Plan.

Policy SR04 Sports Facilities

Proposals to provide additional outdoor sports facilities and pitches are supported where they comply with other policies of this Plan.

Proposals which result in a loss of existing outdoor sports facilities and pitches and/or their capacity and/or community accessibility (availability for community use) will be resisted unless:

- i. an assessment has been undertaken which clearly shows, to the satisfaction of the relevant Town or Parish Council that facilities are surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; and
- iv. the proposal is shown to have the support of the local community to the satisfaction of the relevant Town or Parish Council.

Local Footpaths

- 17.22 The NPPF (para. 75) says planning policies should protect and enhance public rights of way and access and we should seek opportunities to provide better facilities for users. Increasing pedestrian routes throughout the area is consistent with our aims of facilitating healthy and physical activity and reducing the use of the motor vehicle. We will encourage the creation of footpaths that help join existing route-ways together, extend the local network and connect us to the wider network of walking routes. New routes in the countryside will be welcomed as long as they do no harm to local ecology and are sensitively designed.

Policy SR06 Local Footpaths

Measures to improve and extend the existing network of local footpaths are supported where:

- i. sensitive ecological areas are avoided
- ii. the construction and appearance of new paths or tracks are appropriate to the location
- iii. opportunities are taken during construction to maintain biodiversity

Recreation and Tourism Outside the Built-up Area

- 17.23 We recognise that our rural area has an attraction for visitors and makes its own, not insignificant, contribution to the local economy. Visitors' enjoyment of the local countryside alongside local people should not be deterred as long as it does no harm. In accordance with NPPF (para. 28), policy SD03 support sustainable rural tourism and leisure developments and provides for people to continue to enjoy the recreation benefits of the area, and the local countryside in particular, but in an appropriate and sustainable manner.
- 17.24 We are prepared to see small-scale holiday accommodation development take place so long as it conforms to other policies in the Neighbourhood Plan and thereby will not harm the quality or character of the countryside. Policy SR07 sets a limit of 9 units of holiday accommodation as the number we would support, which is a recognised threshold for a small residential development (i.e. not "*major*") by the Town and Country Planning (Development Management Procedure) (England) Order 2010. Development proposals for more major holiday rental accommodation will need to provide justification for the proposed number in terms of viability issues and suitability, to the location and setting, as well as meeting criteria iv. of policy SR07.

Policy SR07 Recreation and Tourism Outside the Built-up Area Boundary

Development proposals for recreation and tourism facilities outside of the built-up area boundary will be supported where they:

- i. make provision for exercise-based and other recreational outdoor pursuits, or
- ii. provide educational opportunities to enhance knowledge of the natural environment, or
- iii. provide, either independently or in association with either of the above, holiday rental accommodation of less than ten units. The rental units shall be subject to a planning restriction that they should be available for at least ten months in a year for short term rents not exceeding one month and no one individual will be permitted to spend more than two months in the unit or complex in any one calendar year
- iv. Any such proposals must respect the character of the countryside and ensure that the form, massing and materials of the development cause minimal negative impact.

18. Community Infrastructure

- 18.1 The current state of the area's community infrastructure was reviewed as part of our evidence gathering for the Neighbourhood Plan. Below we summarise the main facts and messages arising from our Evidence Report that have influenced our consideration of the community infrastructure needs:
- 18.2 Education and Young People
- We have three excellent schools, attracting pupils from a wide area
 - The Children's Centre is well used
 - Large proportion of students choose a University elsewhere
 - Children moving to the area are often unable to get a place in a Wadebridge school
 - Children at St. Breock pre-school are not guaranteed a place in the primary school
 - Concerns over increased traffic on routes to town
 - Students travel long distances to colleges elsewhere for agriculture courses
 - There is a lack of fully trained youth workers to deal with problems
 - There is a need for locally based courses linked to local career prospects i.e. agriculture, tourism, retail
 - Parents of young children are pleased with current provision of playgrounds and open spaces
 - Concern over the limited number of school places
- 18.3 Health and Wellbeing
- Good health and healthy lifestyles is high on the community agenda
 - There are still many inequalities in service provision
 - Wadebridge serves a large rural hinterland
 - The Wadebridge area is a relatively healthy community, but there are specific health issues
 - Satisfaction is generally high with local health services
 - There is widespread concern about the capacity of certain facilities and services to meet future demand
 - The area has an ageing population
- 18.4 The purpose of our community infrastructure policies is to help ensure that 'gain' from new development is invested in providing the additional facilities and services we need for our community to remain sustainable. As such, they are consistent with the strategic Policy 28 'Infrastructure' of the Local Plan. We shall set out our priorities for the investment in community infrastructure projects in a Wadebridge Neighbourhood Area Action Plan (NAP).

Community and Infrastructure

Theme	<i>Services and facilities must meet the community's needs and demands</i>
Aims	<ul style="list-style-type: none"> • Help develop and improve community facilities • Support new ways to provide improved services • Support local development that increases education opportunities • Help ensure services are inclusive, fair and accessible to all
Objectives	<ul style="list-style-type: none"> • Ensure new developments contribute to expansion of school facilities, youth projects and community initiatives • Protect existing community facilities

Our Policies and their Justification

Infrastructure Requirements

- 18.5 We need services and facilities to grow to meet demand. We also need to modernise to meet changing needs and demands. The Town and Parish Councils will receive an enhanced Community Infrastructure Levy (CIL) contribution as a result of the Neighbourhood Plan being made. We shall use the CIL to invest in much needed and agreed facilities that are listed in the Wadebridge Neighbourhood Area Action Plan (NAP).
- 18.6 The NAP will include infrastructure and other community projects that we believe will supplement and complement the infrastructure investment by others (as set out in Cornwall Council's Infrastructure Development Plan). The NAP will be subject to local consultation and joint agreement between the three councils. It will be used to implement Local Plan Policy 28, regarding infrastructure, to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development and no unacceptable strain is put on the existing infrastructure.
- 18.7 We shall maintain an approved NAP that is likely to include the following in its first approved version (but not in any particular order):
- A new skate park
 - Improvement of Camel Trail links between Trail and Sladesbridge
 - Investment in Wadebridge Youth Centre in terms of building and staff
 - Refurbishment of the Town Hall
 - Other recreational and drop in facilities for young people
 - Provision of public open space at Trevilling Quay
 - Investment to enhance community events at locations including Molesworth Street and Jubilee Fields
 - Support for expansion of Wadebridge School on existing site
 - Support for a new health centre or the expansion of existing facilities

Policy CI01 Infrastructure Requirements

Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.

Financial contributions will be required, as appropriate, from each developer of major* residential developments to mitigate the impact of the development on essential infrastructure such as public utilities, libraries, policing, waste services and the highways network. Financial contributions will be required, as appropriate, to fund additional healthcare, education and leisure services within the Plan area.

Community priorities in terms of additional local facilities to be provided, as a result of new development, are set out in the Wadebridge Neighbourhood Area Action Plan.

Community Facilities

- 18.8 The NPPF (para. 70) says we should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Local Policy 4 states that community facilities should be retained wherever possible and loss will only be acceptable if it is proven they are no longer required by the community. There are several community facilities that we regard as being very important in providing for community activity and delivering local services. These facilities should be protected and maintained so as to remain at the heart of community life.
- 18.9 For the purposes of policy CI02, 'community facilities' are defined as facilities used by the community for social, leisure and recreational purposes, including community centres and meeting places, community halls, community learning, libraries, life centres and leisure centres.
- 18.10 The following facilities are regarded as important:
- | | | |
|----------------------|---------------------------|---------------------------|
| Betjeman Centre | Goods Shed | Shuttleworth Hall |
| The Exchange | Wadebridge Ambulance Hall | Wadebridge Leisure Centre |
| Wadebridge Library | Egloshayle Pavilion | Wadebridge Town Hall |
| St Breock Church | Egloshayle Church | Masonic Hall |
| Scout and guide huts | | |
- We expect policy CI02 to apply to all of the above.

Policy CI02 Community Facilities

Proposals that result in the loss of existing community facilities will only be supported where:

- i. there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and they demonstrate a need for their proposed change;
- ii. they have been subject to consultation with the local community; and
- iii. they will not result in the net loss of a community facility where need and demand for that facility and/or an alternative community use has been demonstrated.

19. How We Will Monitor and Review the Plan

- 19.1 There is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored.
- 19.2 The three partner councils will periodically monitor the impact of policies on change in the neighbourhood area by considering the policies' effectiveness in the planning application decision-making process. We will do this by referring to this Plan when reviewing planning applications. The appointed monitoring body will keep a record of the application, any applicable policies, and comment from the three councils together with the eventual outcome of the application.
- 19.3 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or county-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies. Five years from the date the Plan is made, we will consider the need and value in undertaking some form of Review.

20. Glossary of Relevant Terms

The following terms are used in the Wadebridge Area Neighbourhood Plan:

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Area of Great Landscape Value (AGLV)

A local landscape designation for an area considered to have high visual quality, complementing areas designated as Areas of Outstanding Nature Beauty (AONB).

Area of Outstanding Natural Beauty (AONB)

AONBs are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Natural England has a statutory power to designate land as Areas of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Biodiversity Action Plan (BAP)

An action plan for the protection and sustainable use of biodiversity.

Biomass

Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.

Community Infrastructure Levy (CIL)

CIL is a levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area

An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.

Curtilage

The area normally within the boundaries of a property surrounding the main building and used in connection with it.

Economically Active

Persons in work or actively seeking work.

Flood Risk Assessment

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

General Permitted Development Order (GPDO)

The Town and Country Planning GPDO 1995 provides permitted development rights for a specified range of development, meaning that those activities do not require an application for planning permission. However, agricultural buildings and certain telecommunications equipment covered by permitted development rights are also subject to a prior approval procedure.

Gross Value Added (GVA)

GVA is a measure in economics of the value of goods and services produced in an area

Habitats Regulations Assessment (HRA)

A HRA tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Landscape Character Area (LCA)

Single unique areas that are the discrete geographical area of a particular landscape type.

Lifetime Homes Standard (LHS)

Criteria developed to help house builders produce new homes flexible enough to deal with changes in life situations of occupants (e.g. caring for young children, temporary injuries, declining mobility with age.)

Local Green Space

Green areas of particular importance to local communities designated to provide special protection against development.

Local Plan

A portfolio or folder of documents (Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.

Local Planning Authority

The public body whose duty it is to carry out specific planning functions for a specific area. All references to local planning authority apply in this Plan to Cornwall Council

NPPF - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.

NPPG - The National Planning Practice Guidance is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

Neighbourhood Plan

A plan prepared by a Town and/or Parish Councils or a Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Use Classes

The Town and Country Planning (Use Classes) Order 1987 put uses of land and buildings into various categories.

Planning permission is not needed for changes of use within the same use class.

Registered Social Landlords (RSLs)

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

Section 106

The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments. See also planning gain.

SHLAA - A Strategic Land Availability Assessment is an important technical study which forms part of the Development Plan evidence base. It is required so that the LPA can identify sufficient land to provide for a continuous delivery of housing for at least 15 years.

SHMA - A Strategic Housing Market Assessment is a study of the way the housing market works in any particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.

Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

Section 106

The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments. Often referred to as planning gain.

Site of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats.

Special Area of Conservation (SAC)

Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats.

Strategic Environmental Assessment (SEA)

A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary Planning Document (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability Appraisal (SA)

The consideration of policies and proposals to assess their impact on sustainable development objectives.