



Wadebridge Area Neighbourhood Plan Workshop Report July 2014



Surveys

Evidence

Feedback

Vision

Aims

Objectives

Making Sense of it All



Wadebridge NP Workshop Report
*including recommendations for the framework for
the Wadebridge Area Neighbourhood Plan (pages 12-15)*

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Introduction

Background

The Wadebridge Area Neighbourhood Plan is being developed by an Advisory Group. It has been mandated by a Neighbourhood Plan Steering Committee, made up of members of Egloshayle Parish Council, St Breock Parish Council and Wadebridge Town Council. The Advisory Group has been following a sequential planning process and timetable set out in an approved Project Plan.

Initial progress on the Wadebridge Area Neighbourhood Plan was slower than originally intended but has been steady over the past 12 months. The size and complexity of the area and its planning issues and opportunities has meant the Neighbourhood Plan Advisory Group has had to take a measured approach to consultation and been thorough in its analysis. However, an Advisory Group, with a settled membership of well informed local people and a growing appreciation of what neighbourhood planning can achieve, has been able to keep the momentum going and adhere to the revised timetable set in December 2013.

Wadebridge Area Neighbourhood Plan Project Plan (Dec 2013 version)																		
	2014													2015				
Key Stages:	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
Getting Started																		
Identify Issues & Opportunities				C2	C2	C2												
Vision & Objectives										C3	C3							
Generate Options																		
Prepare Draft Plan																		
Consultation & Submission															C4	C4	C4	
Independent Examination																		
Referendum & Adoption																		
Consultation Stages: C2 – community test of opinions and interpretations C3 – consult on draft vision & objectives of the Neighbourhood Plan C4 – consult on draft Neighbourhood Plan																		

The Evidence Report¹, a summary of the evidence base of the Neighbourhood Plan, was adopted by the Steering Committee and made public via the website in March 2014. The Steering Committee agreed to share with the community the key messages and questions emanating from the research and analysis that went into producing the Evidence Report. A three day drop-in event was held at the Town Hall in Wadebridge during early April 2014, which was widely publicised. The attendance, response and outputs (comments, suggestions etc) have been reported to the Steering Committee². It was decided by the Steering Committee that the response from the community should play a significant role in the next stage of neighbourhood plan preparation. A Workshop to evaluate all that has been found and said was set for the 22 July 2014, at Wadebridge Town Hall.

The key messages and the community response was also reported to both the of the parish councils during July 2014. Both councils considered what has been concluded to date and each agreed their own list of responses and policy preferences.

The Purposes of this Report

This report seeks to serve several purposes:

- To provide details of the context in which this Workshop was held
- To explain how the Workshop was conceived and run

¹ Wadebridge, St Breock and Egloshayle Neighbourhood Plan, Evidence Report version 5, Jan 2014

² Public Survey 3-5 April 2014, Report to Wadebridge NP Advisory Group

- To present the outputs from the Workshop
- To provide further analysis and refinement of the Workshop's outputs
- Provide advice on significant matters arising from the Workshop, which go beyond the formulation of a draft vision and objectives
- To make recommendations regarding the Wadebridge Area Neighbourhood Plan's Vision, Aims and Objectives

This report was reviewed in draft form by the Neighbourhood Plan Advisory Group on 5th August 2014 and minor amendments were made. It is recommended that the Neighbourhood Plan Steering Group considers in particular the proposed neighbourhood planning framework, comprising a draft vision statement and draft topic themes, aims and objectives and adopts them as the basis of the next stage of community consultation.

Placing the Workshop in Context

National Planning System

We have a hierarchical national planning system. At the top of the hierarchy is the National Planning Policy Framework (the NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. Each local planning authority is asked to produce a Local Plan for its area. Local Plans form the next tier in the planning policy hierarchy. Local Plans must be consistent with the principles and policies set out in the NPPF. The Government expects Local Plans to address the spatial implications of economic, social and environmental change across its area. Local Plans are expected to set out the opportunities for development in that area, together with clear policies on what will or will not be permitted and where. Local planning authorities are expected to set out the strategic priorities for their areas e.g. strategic policies to deliver the homes and jobs needed in the area. Cornwall Council has produced a draft Local Plan. Neighbourhood plans are the third, and very important local, tier in the planning policy hierarchy. They are not mandatory but, they provide an opportunity to develop and write local planning policies for their own area.

Planning Hierarchy		
Scope	Document	Purpose
National Policy	National Planning Policy Framework	<i>.. 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 their communities.³</i>
County-wide Strategic Policy	Cornwall Local Plan	<i>The Local Plan sets out our main planning approach and policies for Cornwall that will help to manage development to 2030. The Plan is intended to help deliver the vision and objectives of Future Cornwall, our sustainable community strategy. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.⁴</i>
Neighbourhood Policies	Wadebridge Area Neighbourhood Plan	<i>A neighbourhood plan is a community-led framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving an area or allocation of key sites for specific development.⁵</i>

³ National Planning Policy Framework, HM Government 2012

⁴ Policy PP10, Wadebridge-Padstow Community Network Area, Cornwall Pre-Submission Local Plan, Mar 2013

⁵ Neighbourhood Plans Roadmap Guide, Locality, 2012

Scope and Content of a Neighbourhood Plan

A Neighbourhood Plan is a planning document which will guide the future development of the local area. That means it is about the use and development of land and associated social, economic and environmental issues. Neighbourhood Plans can't deal with non-planning matters.

The legislation does not prescribe what the scope and content a neighbourhood plan should have. A plan can be comprehensive or focused on one or two issues only. It can be detailed, or simply set general principles to guide new development. This will depend on the wishes of the local community. It will also be influenced by the scope of existing policy in the Local Plan.

The Advisory Group has spent some time considering the issues and opportunities facing the communities of the Wadebridge area today and into the future. It has carried out two direct consultations with those who live in the area and invited contributions from the business community, local voluntary and community groups, those bodies and agencies that provide services within the neighbourhood area and those that are regarded as 'stakeholders'⁶.

The next stage in the neighbourhood planning process is to consider the possible content of the Plan. The advice offered by Locality, the Government's sponsored support service for neighbourhood planning, is that the Plan could include:

Vision and Aims

"The Neighbourhood Plan can set out the community's overall vision for the area and should include overall aims for its future development. These can relate to a wide range of planning and regeneration matters – social, economic and environmental. The vision and aims of the plan can then be translated into detailed policies, guidance and proposals."

Planning Policies

"A Neighbourhood Plan, once made, will form part of the statutory local development plan for the area and can contain policies against which development proposals will be considered."

Planning applications will be determined in accordance with the Neighbourhood Plan's policies unless material considerations indicate otherwise policies should provide a clear indication of how a decision maker should react to a development proposal. It helps if they have supporting text that explains the intention behind the policy."

Planning Guidance

"The policies in the plan could be supplemented if necessary by more detailed guidance (e.g. guidance on the design and layout of housing development). This would be helpful in interpreting the policies of the plan."

Site Allocations

"The Neighbourhood Plan may earmark key sites for specific kinds of development, such as housing, retail, employment or mixed use."

Community Proposals

*"Regeneration or enhancement proposals relating to the use and development of land could be included in the plan. For example, it could include policies around improving key public spaces, pedestrian links or providing new community facilities, such as a community centre. Careful thought would need to be given to how such works could be delivered within the plan lifetime."*⁷

The Steering Committee agreed to accept the advice offered and endeavour to set aims and objectives for the Wadebridge Area Neighbourhood Plan within the context of an overall Vision.

⁶ Stakeholders = a person, group or organisation likely to be affected by the neighbourhood plan

⁷ Neighbourhood Plans Roadmap Guide, Locality, 2012

A Workshop was considered to be the best method by which a Vision and a set of draft aims and objectives could be prepared. In agreeing to a Workshop taking place, the Steering Committee was also mindful of Locality's advice on setting aims:

"In setting aims for the plan, it is vital to consider both aspiration and reality for how the area should be in say 15 years time (or whatever the period of the plan is), and the likely social, environmental and physical trends on the area over that period.

Based on the evidence, consultation feedback and knowledge of the area, a useful approach may be to consider what the neighbourhood's USP (unique selling point) is. This is about identifying those factors that make the area distinctive, attractive and a desirable place to live and work in. Assessment can also be made of the neighbourhood's unrealised potential, such as vacant historic or community buildings, which could be regenerated. Aims may be designed to address the area's weaknesses, build on its strengths and deal with any other issues identified. A plan could also have an overall vision, if this is thought to be helpful. The vision and aims should be as clear and concise as possible as they will inform the more detailed parts of the plan.

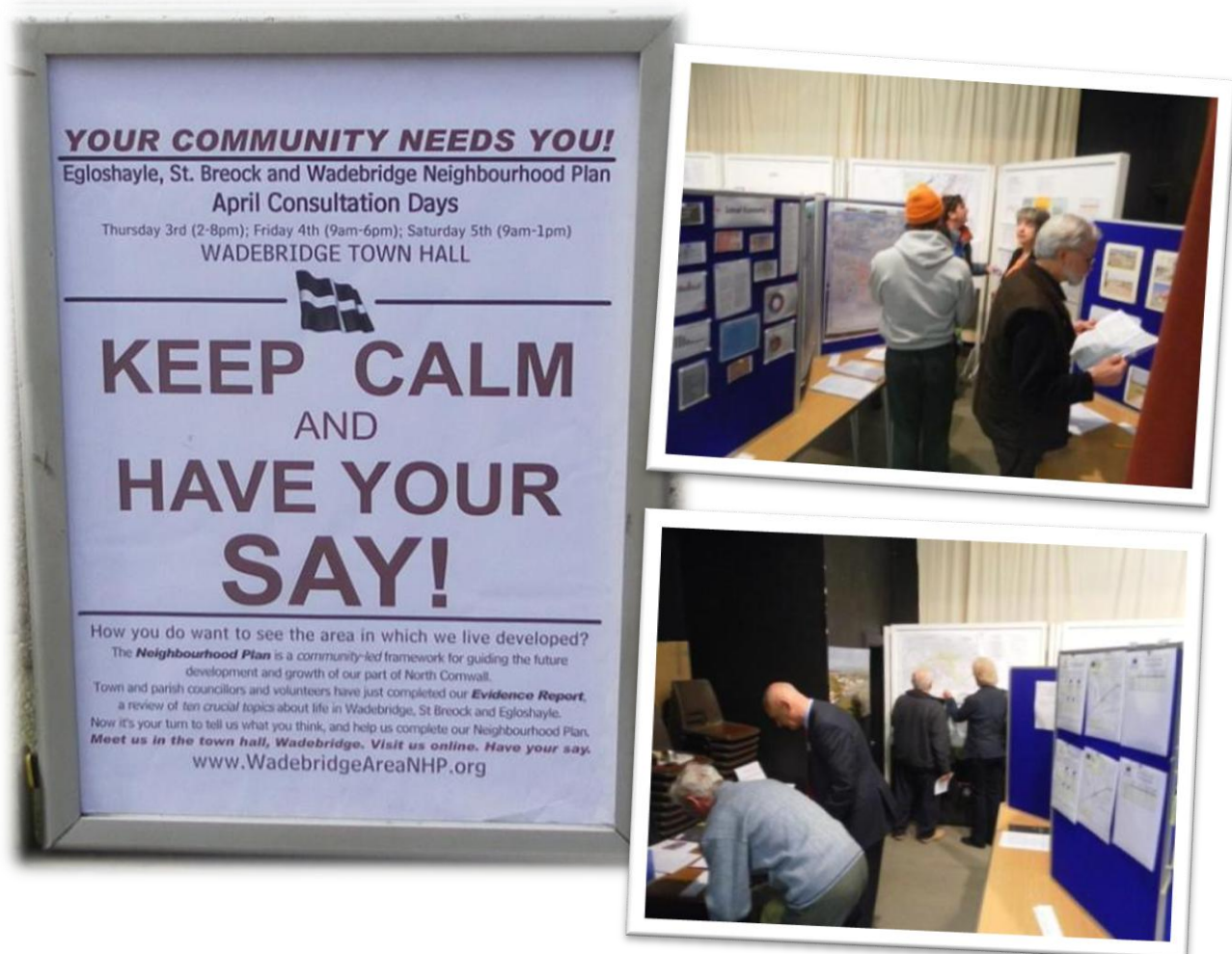
Once the vision and aims have been developed, they should be publicised and subjected to further consultation."

The Steering Committee is committed to an open, inclusive and on-going consultation process.

Community engagement, via an area questionnaire (to every household) in 2013, was used to help guide our research into possible key themes and issues. The Advisory Group's interpretation of the survey response and the other evidence gathered was the focus of a second major community engagement exercise in April 2014.

The Steering Committee is committed to a third engagement exercise in the autumn of 2014 when it will share its draft vision and aims for the Plan. The means and method of the consultation has not yet been set. Locality advises that *"it should be an interactive process and should be flexible to respond to issues being raised"*. This report makes recommendations about this next, key stage, of community engagement.

Images from Public Consultation Event, April 2014



The Workshop - Methodology and Outputs

Preliminaries

It was agreed by the Steering Committee that:

- The Workshop should be held in July 2014 before the schools broke up so as to be ready to consult with the community at large again by the end of September 2014
- All members of the Steering Committee and Advisory Group should be invited to attend along with selected other persons (with specific knowledge or interest in local affairs)
- The Steering Committee would decide to whom extend an invitation to
- Simon Malloni and Peter Collis of the Steering Committee would work with Paul Weston (consultant) to prepare a detailed methodology and timetable for the Workshop

After exploring people's availability the Workshop was set for the morning of Tuesday 22nd July 2014. It was booked to take place in the Committee Room at Wadebridge Town Hall. The programme and the list of attendees are set out in appendices 1 and 2 to this report. Wadebridge Town Council kindly agreed to arrange the catering, refreshments and provide the required equipment and other resources.

Those that had agreed to take part in the Workshop were told in advance about the format of the Workshop and the timetable. They were sent a list of key messages that had been derived from the evidence base and consultations to peruse in advance. They were also notified of the work group they would be a part of, the topics it would 'major' on, and encouraged to familiarise themselves with the key messages, issues and opportunities for those topics that had been identified through the neighbourhood planning process so far.

The Workshop and its Outputs

The Workshop was carried out in two parts. Part 1 explored the potential aims of the Wadebridge Area Neighbourhood Plan; Part 2 considered what objectives ought to be set in the Neighbourhood Plan in order to help achieve the aims between now and 2030.

Part 1 – the Aims of the Plan

Divided into three work groups, participants were asked: *"What key aims do you think ought to be encapsulated in a vision statement for Wadebridge 2030?"* The three work groups had three topics each to focus upon. The brief to them was to use the key messages in particular to write a set of aims for the Wadebridge Area Neighbourhood Plan in response to these messages. It was suggested that they should try to write at least two but probably not more than five aims per topic. Each work group was given the opportunity to scrutinise and suggest revisions to the product of the other groups. The aims generated from the Workshop, as they were written, are listed in appendix 4.



Part 2 – the Objectives of the Plan

Staying in the same three groups, participants were asked to develop a set of draft objectives. They were told that “*objectives are the methods by which we plan to achieve our aims and realise our Vision*”. Each group were given 40 minutes to produce as many draft objectives as they wished for their topics before having a further 20 minutes to add objectives to the aims under other topic headings. The draft objectives generated by the Workshop, as they were written, are also listed in appendix 4.



Post-Workshop Analysis

Sustainability

It was intended, according to the Workshop programme to consider sustainability matters before the close of the Workshop. Because of a time over-run on the group exercises, this aspect could not be covered within the Workshop. It was agreed that Paul Weston would do the exercise subsequent to the meeting. Appendix 5 shows the draft objectives generated at the Workshop, distributed around an Egan Wheel⁸.

Outputs

Having transcribed everything that was written down on sheets and post-its at the Workshop and spent 24 hours reflecting on what occurred, here are my observations:

- The key messages inherited from the evidence base and consultation were given due regard
- The outputs are many and broad in scope i.e. they are not few or narrow and do not imply a particular bias, agenda or blind spot was present
- There is much to analyse
- A singular vision may not be easily constructed
- A narrow focus for the neighbourhood plan may not be appropriate
- There are a number of matters that may need to be addressed in other community-based strategies and plans, outside of the Neighbourhood Plan

Workshop Dynamics and Delivery

- I feel it is appropriate also to record the following observations;
- I was much encouraged by the way people took part in the Workshop
- Everyone present appeared to participate with enthusiasm and stuck to the ‘rules’
- The groupings worked very well
- Everyone seemed to contribute
- Those that led/facilitated group working did so in a manner that encouraged everyone to have their say
- The room was more than adequate in size, but very warm due mostly to the weather outside – the electric fans helped, but they did affect the room’s acoustics and had to be switched off on occasions
- Despite the above problems with the room, the Workshop’s outputs were of good quality and should prove to be of good value as we move forward
- The Workshop was well resourced and serviced by the staff of Wadebridge Town Council – thank you
- The refreshments and lunch were of good quality and well timed

⁸ Egan Wheel = named after Sir John Egan who chaired Egan Review 2004 that looked at the various aspects and skills needed to develop sustainable communities

Translating the Workshop Outputs into a Draft Vision

Potential Formats for the Draft Vision

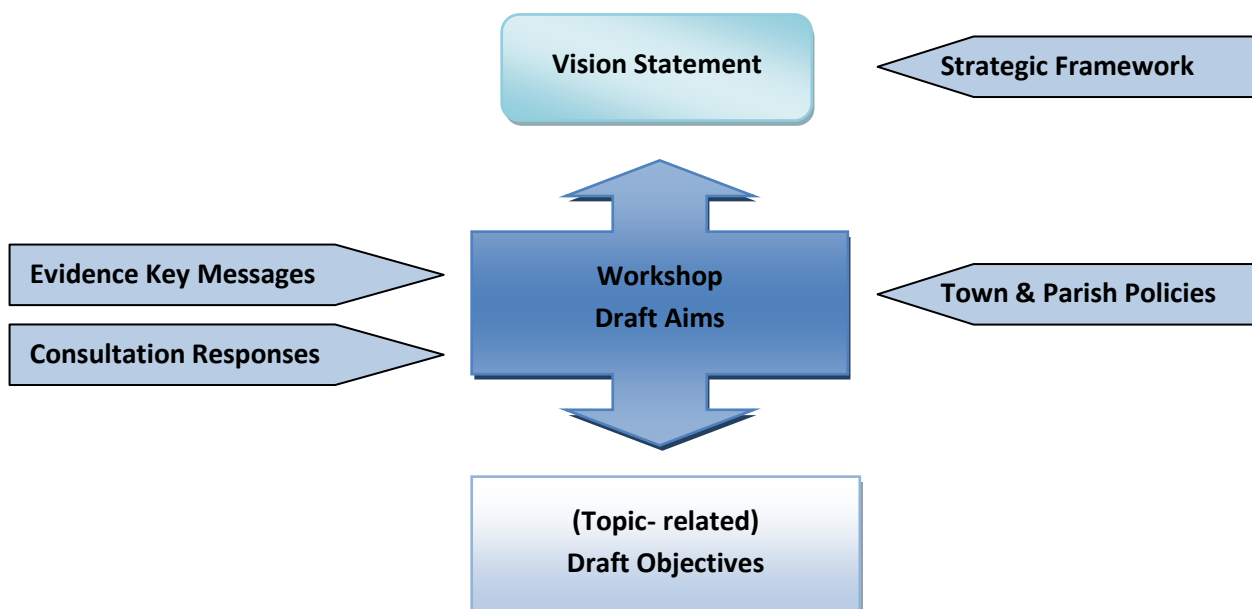
The Government's view is that through their neighbourhood plan, communities will be able to establish general planning policies for the development and use of land in their neighbourhood. They will be able to say, for example, where new homes and offices should be built, and what they should look like; as long as the neighbourhood plan is in general conformity with the strategic policies of the Local Plan.

The Wadebridge Area Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan for Cornwall. In order to comply with the NPPF, the Wadebridge Area Neighbourhood Plan should plan positively to support the strategic allocation of the Cornwall Local Plan 2010-2030:

"Development will be permitted where it can be demonstrated that the following priorities for Wadebridge can be satisfied:

- a) The protection of the vitality and viability of Wadebridge town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;*
- b) The provision of around 4,000qm of B1a office accommodation and 4,000sqm of Industrial space has been identified. This has the potential of accommodating 300 jobs in the CNA over the plan period;*
- c) The provision of around 800 dwellings in the period up to 2030;*
- d) Reduction of the need to travel through the creation of balanced communities and prioritisation of sustainable transport measures to reduce congestion."*⁹

The Government also considers that a neighbourhood plan should set out a vision for the future of the neighbourhood in question. That vision can be detailed, or it can be general, depending on what the community in question wants. The purpose of the Workshop was to help move towards a vision statement for the Wadebridge Area. It was hoped that the initial draft vision should be structured around the ten topics which can then be used as the basis of further public consultation on the matters that ought to be addressed in the vision.



Our purpose, post-Workshop, has been to consider how the outputs from the Workshop can be translated into a short document, or manifesto, for the purposes of consultation. The consultation exercises, planned to take place in September and October 2014, can then be used to elicit views not only on the issues and aims, but also on how best to convey the vision in the Neighbourhood Plan; e.g. in prose, in a diagram, or in an illustration etc.

⁹ Policy PP10, Wadebridge-Padstow Community Network Area, Cornwall Pre-Submission Local Plan, Mar 2013

Topics, Themes and Vision

To arrive at a prose version and a vision statement for the Steering Committee to consider, the starting point has been the draft aims generated at the Workshop. These have been edited and refined largely to avoid repetition and omission.

The resultant and revised set of draft aims for the neighbourhood plan is presented on pages 12-15 as part of a proposed Framework for the Wadebridge Area Plan that comprises an overall Vision, with topic themes, aims and objectives.

The draft aims from the Workshop have been used to develop an overall Vision. To move to a vision statement, a single sentence has been derived from the draft aims. Presented below, for each topic, is a proposed theme which is intended to capture your preferred 'direction of travel' and make a statement of intent for the topic area.

Wadebridge Area Neighbourhood Plan	
Topic	Proposed Theme:
Natural Environment	<i>We will maintain and enhance the value of the countryside around us</i>
Natural Resources	<i>We will realise the worth of our natural resources</i>
Jobs & Economy	<i>We will improve employment opportunities</i>
Town Centre & Retail	<i>The town centre must remain a focal point for shopping, social and leisure activities</i>
Arts & Culture	<i>We shall extend the cultural offer and activity of the area</i>
Traffic & Transport	<i>Car use is important to us, but its impact should be reduced</i>
Community Services & Facilities	<i>Services and facilities must meet the community's needs and demands</i>
Sport & Recreation	<i>We shall remain an active and healthy community</i>
Housing	<i>We want to provide housing that meets the long-term needs and demands of the community living in the Wadebridge area</i>
Sustainable Development	<i>Development should only take place if it is of the right type, in the right place and makes a positive contribution to the neighbourhood and community and takes place at the right time</i>

The proposed themes considered together, have been used as the basis on which alternative vision statements have been prepared.

Overleaf are the three alternatives that have been considered and discussed by the Advisory Group at its meeting on 5th August 2014. These were made intentionally distinct so as to offer a real choice in terms of length, emphasise and clarity. After due consideration a fourth version of a vision statement has been drafted.

Version 4 overleaf, which is presented to the Neighbourhood Plan Steering Committee for its approval, is based on version 3, but embraces the sentiment of version 1.

Wadebridge Area Neighbourhood Plan	
Alternative Vision Statements:	
Vision Statement 1	<i>Our community has the highest regard and appreciation for our natural and built environment. Whilst making plans to share it with others and to meet the changing demands of life in the 21st century, we shall be ever mindful of the need to plan sensitively, develop carefully and protect and enhance what is precious; to ensure that the Wadebridge area remains as special to future generations as it does to us.</i>
Vision Statement 2	<i>To grow our community in a way that increases opportunities for all who live work or visit the area to enjoy its special character and amenity without despoiling it for future generations.</i>
Vision Statement 3	<i>To create a more vibrant, resilient and sustainable community that reflects the special character of the area in which we live.</i>

Vision Statement 4	<i>To create and grow a more vibrant, resilient and sustainable community that continues to reflect the unique character of the area in which we live, work and welcome visitors. To achieve this we need to plan with sensitivity, develop carefully and integrate new projects within the existing infrastructure thus protecting and enhancing all that is precious about our neighbourhood area.</i>
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Draft Objectives

To further develop the outputs from the Workshop and advance the neighbourhood planning process, the draft objectives (see appendix 4) have been assessed, refined and included in the tables that follow.

Here is presented a set of topic-based statements which the Neighbourhood Plan Steering Committee may choose to adopt for the purposes consultation with the community at large. Together they seek to present a coherent and justified planning framework for the Wadebridge Area Neighbourhood Plan.

It should be noted that the objectives are the aspect of this framework that is least developed and should be open to revision. Indeed an important purpose of the next consultation should be to get the public and other consultees to propose additional objectives, that would help meet the aims and realise the vision, for you to consider adopting.

It is the adopted objectives that will determine the content of the Neighbourhood Plan and inform the detail of the policies within the Plan.

Draft Neighbourhood Plan Framework

To create and grow a more vibrant, resilient and sustainable community that continues to reflect the unique character of the area in which we live, work and welcome visitors.

To achieve this we need to plan with sensitivity, develop carefully and integrate new projects within the existing infrastructure thus protecting and enhancing all that is precious about our neighbourhood area.

Topic	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"> • Define the limits of development • Work with other agencies on a countryside management plan • Advance our understanding of the local ecology and eco-systems • Provide for public access to natural spaces • Develop interpretive and education facilities • Opportunities to increase young persons appreciation of the local countryside

Topic	Natural Resources	
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"> • Promote energy efficiency improvements to existing properties • Require detailed cost/benefit studies for energy projects • Establish criteria for larger renewable energy projects • Support community energy projects

Topic	Jobs & 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"> • Provide for at least 4,000qm office accommodation and 4,000sqm of industrial space • Promote and develop Wadebridge as a business and cultural centre • Create out-of-town distribution centre • Substantially increase land allocation for employment use • Develop the Innovation Hub • Foster links between education and business • Attract businesses offering higher quality jobs and paying better wages • Accelerate the roll-out of superfast broadband throughout area • Brand Wadebridge as the leisure cycling centre in Cornwall

Topic	Town Centre & 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"> • Provide tourist information centre • Provide support for embryonic businesses in the town centre • Maximise use of public areas to promote the town • Provide for coach parking convenient to the town centre • Brand Wadebridge as <u>the</u> 'cycle friendly' town centre • Pedestrianise Molesworth Street • Provide a park and ride facility for employees and visitors

Topic	Arts & 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"> • Promote local culture and artists • Encourage public art installations and events • Explore potential of a centre for arts and cultural activity

Topic	Traffic & 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"> • Provide for a prioritised and fair parking system • Provide appropriate coach parking • Provide safer cycle links between the Camel Trail and the town facilities • Provide appropriate access to parking for the disabled • Develop a cable car link between the town and to the showground • Reduce the impact of large vehicles in the town and surrounding area • Establish proper network of distributor roads • Minimise through-traffic in residential areas • Promote walking/cycling to shops and schools • Investigate 'on demand' public transport • Promote shared car ownership scheme • Improve bus links in and around town • Introduce cyclists and pedestrian priority areas • Ensure more bike parks are associated with public buildings and businesses

Topic	Community Services & Facilities		
	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 • Promote design of buildings and spaces with safety and crime minimisation in mind • Help ensure services are inclusive, fair and accessible to all 	
	Objectives	<ul style="list-style-type: none"> • Further links between employment and education • Support social enterprise development • Encourage young people to develop neighbourhood plan policies • Provide or enhance advice services or facilities to support local people and their needs • Ensure new developments contribute to expansion of school facilities, youth projects and community initiatives 	

Topic	Sport & 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"> • Establish youth facilities development plan • Complete skate park project • Encourage business support to tourism projects • Extend Camel Trail • Increase maintenance and enhancements to Camel Trail • Protect existing open spaces • Facilitate investment in parks and open spaces • Support development plans of local sports clubs • Develop and improve water sports facilities • A feasibility study on the development of a cultural centre • Maximise use of existing facilities 	

Topic	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"> • Build a minimum of 800 new dwellings by 2030 • Develop new housing only within town area • Ensure new housing developments have adequate parking arrangements • Remain aware of local housing need • Explore development options for affordable and alternative tenure housing • Limit second-home ownership • Dwellings to be constructed of highest quality and design – including energy efficiency at appropriate price 	

Topic	Sustainable Development		
	Theme	<i>Development should only take place if it is of the right type, in the right place and makes a positive contribution to the neighbourhood and community and takes place at the right time</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 surrounding uses and activities • 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 codes for sustainable buildings 	
	Objectives	<ul style="list-style-type: none"> • Define a new development boundary for Wadebridge • Establish an adequate code for sustainable design and development • Support new accommodation on farms to where it helps sustain agricultural business • Limit ribbon development in parishes • Protect the existing minor village development boundaries of the villages of Burlawn, Sladesbridge and Whitecross • Take the character of the immediate vicinity into account when planning new development • Explore cheaper and better ways of making energy efficient buildings • Ensure appropriate energy efficiency development of new houses, businesses (standards etc) 	

Other Significant Matters Arising from the Workshop

Scope and Content of the Neighbourhood Plan

The Workshop has confirmed and demonstrated that the Wadebridge Area Neighbourhood Plan may need to be broad in scope. The scale of new housing likely to be demanded by the Local Plan and the potential growth in population may require local planning policies to cover most if not all of the topic areas.

A separate Scoping Paper has recently been prepared for the Steering Committee in which the type of policy was discussed and policy examples were given.

Neighbourhood Plan policies can be drafted once the vision and objectives and the overall strategy approach has been consulted upon and a general consensus has emerged. Whether a policy is required will be subject to a number of tests, which will determine its need and value. The answer should be 'yes' to each of these questions:

1. Is it in general conformity with the strategic policies of the *adopted* development plan (and is it broadly in line with the emerging policies of any new Local Plan)?
2. Is it needed? i.e.
 - Does it 'add value' to existing policy (NPPF, NPPG and adopted/saved policies and emerging Local Plan)?
 - Does it add local specificity or more detail existing policy (NPPF, NPPG and adopted / saved policies and emerging Local Plan)?
3. Is it supported by up-to-date evidence (written policy/guidance and local consultation)?
4. Is it set out in a positive and permissive way (i.e. written to be in line with the NPPF's presumption in favour of sustainable development)?
5. Does it 'do' anything?
6. Is its terminology clearly defined and unambiguous?
7. Can it be used to deliver the intended strategy and/or by the local planning authority when considering and determining planning applications?
8. Does the policy 'read across' to/fit with others in the plan (and not contradict other policies and the overall strategy of the plan)?
9. Is the policy credible, justifiable and achievable?

Next Stage of Consultation

The Steering Committee is committed to going back to the community at large to consult on the draft vision and objectives of the Plan. To do so in the autumn of 2014 will enable it to share and test its interpretation and conclusions before plan-making and policy writing commences. It is suggested that the purpose of the next stage of community consultation should be to:

- report back on response and conclusions from previous consultations
- share a draft vision and objectives for the Wadebridge Area Neighbourhood Plan
- set out the likely themes and priorities for neighbourhood planning policies
- seek reaction/endorsement of the draft proposals (vision, objectives, themes etc)
- invite suggestions for specific planning policies
- encourage community action and enterprise to realise the vision

Members will need to consider how this can best be done within the resources it has available. A leaflet, delivered to every household, business and local community organisation, setting out the draft vision and objectives with some stimulating images and text would likely be the most effective way to share the product of the neighbourhood planning work to date and encourage feedback. Should this not be deemed affordable, members will need to consider whether it is possible to use the various forms of local and social media to perform the same role or how the community at large can have the opportunity to consider and respond to what has been done so far.

Appendices

Appendix 1 - Programme for the Workshop

Wadebridge Workshop – 22 July 2014			
Welcome & Coffee	9.15	9.30	
Overview of the Workshop	9.30	9.35	What we hope to achieve today
Introduction	9.35	9.50	Where this workshop fits in What's been done so far and how we can use it to move forward
Work Session 1	9.50	10.30	Developing a common agenda – translate what we know and been told into a set of aims
Feedback	10.30	10.50	Report back from the groups
Refreshment Break	10.50	11.10	
Review of Stage 1	11.10	11.25	Overview of session 1 – key issues reviewed
Work Session 2	11.25	12.10	What needs to happen – turning the aims into a set of objectives
Feedback	12.10	12.30	Report back from the groups
Sustainability	12.30	12.50	Creating a sustainable future – how well does our vision fit?
Review	12.50	13.05	Open session on what we've achieved
Thanks & Next Steps	13.05	13.15	What happens next
Lunch	13.15		

Appendix 2 – Workshop Attendance List

Attendees - Wadebridge Workshop – 22 July 2014							
	Residence	SG	AG	EPC	StBPC	WTC	Significant Other
Adrian Jones	Wadebridge	✓	✓			✓	Chair, Chamber of Commerce
Anita Baker	Wadebridge		✓				Churches representative
David Chadwick	N/A						N'hood Manager, Cornwall Council
Grenville Stanbury	Wadebridge		✓				Estate agent
Mark Innes	Wadebridge		✓				Architect
Mike Todd	Wadebridge		✓				Churches representative
Nigel Davey	Sladesbridge			✓			Chair, Egloshayle PC
Pam Starling	Wadebridge	✓	✓			✓	Deputy Mayor of Wadebridge
Peter Collis	Sladesbridge	✓	✓	✓			Deputy Chair, Egloshayle PC
Peter Starling	Wadebridge				✓		
Philip Mutton	St Minver		✓				Developer (Wadebridge-based)
Richard Eason	Wadebridge						Local businessman
Simon Malloni	Burlawn	✓	✓		✓		Chair, St Breock PC
Tony Faragher	Wadebridge		✓				Secretary, WREN
Tony Rush	Wadebridge	✓	✓			✓	Mayor of Wadebridge

<p>Group 1: Adrian Jones (facilitator) + Richard Eason, Grenville Stanbury, Tony Rush, Peter Starling</p>	
<p><i>The Messages we have received</i></p>	<p><i>What key aims do you think ought to be encapsulated in a vision statement for Wadebridge 2030?</i></p>
<p>black – from the Evidence red – from the community feedback April 2014 green – from St Breock PC blue – from Egloshayle PC</p>	
<p>Economy and Jobs</p>	
<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 • Plan for sustainable economic growth • Innovation centre is a good idea • Increase local job opportunities • Local job supply must increase as population grows • Support for the proposal of an Innovation Hub • Hub's service should include a social enterprise providing support and skills training • Strong support for any schemes that encourage local employers to take on apprentices • St B. To be included in any town-based initiatives to improve broadband speed • Small, medium enterprises (SME's) should be encouraged to develop at Wadebridge mainly related to service functions, light industry, retail and tourist associated businesses • Opportunities to develop additional facilities/services/ cultural activities for Wadebridge residents and to attract additional tourists should be considered <u>BUT</u> subject to maintaining the current image and character of the town • Supports in principle investigations into the feasibility and sustainability of a possible 'innovation hub' 	
<p>Traffic and Transport</p>	
<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 • tackle town centre traffic and parking • re-route Rock Road • potential for Wadebridge to consider a Park and Ride scheme • investigate the potential of car sharing schemes • concerned about the impact of population growth upon the existing transport / roads infrastructure • speed of traffic on the A39 at Whitecross might be eased by a pedestrian crossing near to the existing bus shelter • support a new, well-signed cycle route through Wadebridge • Supports the full (and urgent) pedestrianisation of Molesworth Street • A new safe and well sign posted cycle route through the town centre to both entries to the Camel Trail needs to be researched and implemented • Additional (reasonably priced) car parking facilities will be required • Important to resolve in town traffic access problems (ie Tenant Vale "rat run") and also consider other access/congestion problems on estates 	

Town Centre and Retailing	
<ul style="list-style-type: none"> • Develop a more viable town centre • Harness the area's tourism potential • No more big supermarkets (after Sainsbury's) • Important to maintain the distinctive retail character of Wadebridge's town centre • Parking discount scheme for local residents • Encourage growth of 'in Town' retail/services but also supports limited out of town retail development 	

Group 2 Blue: Simon Malloni (facilitator) + Philip Mutton, Tony Faragher, Mark Innes, Mike Todd	
<i>The Messages we have received</i>	<i>What key aims do you think ought to be encapsulated in a vision statement for Wadebridge 2030?</i>
black – from the Evidence red – from the community feedback April 2014 green – from St Breock PC blue – from Egloshayle PC	
Development	
<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 • Consider access issues when locating new development sites • Develop within the by-pass not beyond • None of the hamlets in the Parish are suitable for more than a few new houses; mainly in-filling, conversions and homes for agricultural workers • Supports appropriate measures to protect the character and good design of any new development in the centre of Wadebridge 	
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 housing needs • Introduce more flexibility into housing stock to meet changing needs • Work in partnership with developers • Explore the potential for initiatives and innovation • Must get number and value of affordable housing correct • St B. Needs protection against any future large-scale residential developments • Minor Village Development Boundaries established in 2002 should stay in place • St B.'s one play area, in Burlawn, should remain protected from infill development in the village • Opposition towards 'back garden' development, in private or farm sites • Small scale development proposals from Housing Associations would be more sympathetically viewed, particularly if a local need were identified • There is a need for a balanced mix of new accommodation for young and elderly people • Allocation of new housing should as far as possible be contained within the existing town boundary • Housing on farms may be permissible for family purposes or holiday let if viability is at risk • Concerned by the gradual increase in second homes 	

<ul style="list-style-type: none"> • There is, however, evidence of over-supply in tourist accommodation both locally and countywide • Clear need for balanced mix of new houses/flats for young and elderly • Vision for 40% affordable homes needs to be researched in terms of achievability and sustainability • Allocation of new homes should be contained within the existing town boundary 	
Community	
<ul style="list-style-type: none"> • Help discourage crime • Improve our public realm • Provide additional facilities for young people • supports current policing methods on the assumption that additional front line police resources will grow in response to projected population and tourism growth 	
<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 • Facilitate growth and development of local schools • Provide a new skate park • Primary and secondary education facilities must be developed to meet the expected population growth • Basic local educational facilities (primary and secondary) must be developed to meet the expected population growth • The lack of local 6th form facilities is a problem • Secondary schools should develop more active partnership relationships with local business • Supports the development of more 'in town' recreational facilities for youth (i.e. skate park) and ongoing support for youth projects 	
<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 • Ensure health facilities and service meet future needs and demands • Concerned about the impact of population growth upon local health, education and training provision • Need to make further provision for the elderly • Support, subject to funding and a suitable site, the creation of a multi-function, combined medical treatment centre in Wadebridge 	

Group 3 Red: Peter Collis (facilitator) + Pam Starling, Anita Baker, Nigel Davey, David Chadwick	
<i>The Messages we have received</i> black – from the Evidence red – from the community feedback April 2014 green – from St Breock PC blue – from Egloshayle PC	<i>What key aims do you think ought to be encapsulated in a vision statement for Wadebridge 2030?</i>
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 • Extend the green infrastructure • Accommodate more tourism where possible • Facilitate more use of public rights of way and footpaths • protect our countryside • recognise the special characteristics of the parish • replacing conifer plantations with indigenous plant species are strongly supported • encourage visitors and residents to make more use of the extensive woodland • landowners maintain adjoining land to Camel Trail • Important to maintain a distinct boundary of rural landscape • Ensure robust protection of rural character of the area • Several areas adjacent to the present town development boundary are considered unsuitable for new development • Need to promote new links to the Camel Trail, especially across the river from Sladesbridge 	
Natural Resources	
<ul style="list-style-type: none"> • Reduce carbon emissions • Help establish secure and sustainable and affordable energy supplies • 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 • Reduce incidences of fuel poverty • visual impact upon the landscape is the primary objection to further renewable developments • Lessons must be learned for how future applications would be scrutinised • future applications should be much more precise about the exact nature of community benefits • support any efforts by businesses to improve their energy efficiency • applications for other forms of renewable energy, such as anaerobic digestion, would be favourably viewed • supportive of the development within the <u>Plan area</u> of a community owned renewable energy project • supports the principle of energy saving measures and also micro-generation • Given the beauty and landscape character of the rural parts of the Parish, EPC is opposed to all but very small wind turbines • For any community-owned generation, consider a PV solar installation, well sited to reduce visual intrusion 	
Sport and 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 	

<ul style="list-style-type: none"> • Serve the leisure and recreation needs of the wider area • Recognise leisure demands of active elderly residents • Develop local opportunities for arts and culture activities and events • Provide more for tourists • Extend the Camel Trail • Supports the protection from development of existing open spaces used for leisure • Larger scale residential development should incorporate adequate open space within its specification • Town Hall, the cinema and the town's many pubs and restaurants are important local facilities. Given the older population profile of the Parish, these venues are important in bringing the community together and limiting social isolation • Supports the objectives of the proposed Innovation Hub to boost further Wadebridge's reputation as a cultural centre for North Cornwall • It is important that there is provision for recreation, boating and access to the river bank at Trevilling • Ensure that adequate open spaces are provided for communal use • The possibility of providing sites for new sports facilities and/or for teenagers' activities should be considered • Supports the continued investment in Wadebridge's excellent local park areas in partnership with local sport and recreational clubs 	
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Wadebridge NP Workshop 22 July 2014 Group/Topic Transcriptions

Natural Environment	
Aims	Objectives
<ul style="list-style-type: none"> Protect the Countryside Maintain distinct boundary of rural landscape Recognise and protect special character of the parishes Encourage more eco-tourism and local use New developments in parishes should minimise impact on existing context and character 	<ul style="list-style-type: none"> Identify suitable boundaries for town/village development Work with agencies to develop an on-going workable plan Profile areas so we have full knowledge of what needs protecting To encourage public access to natural spaces , paths, bridleways , fields and open spaces Interpretive boards Increase education to encourage appreciation of natural environment Encourage events to increase youth and children contact with nature

Natural Resources	
Aims	Objectives
<ul style="list-style-type: none"> Support and develop renewable energy (? Large windmills) Community-owned generation projects should be considered (? Visual intrusion problem) Encourage greater energy efficiency in existing and new buildings and micro-generation and storage Support and develop appropriate renewable energy (in scale and impact) 	<ul style="list-style-type: none"> Ensure appropriate energy efficiency development of new houses, businesses (standards etc) Set up standards of improvement recommended for existing properties Economic analysis (cost benefit) Proper economic survey (turbines etc) Identify suitable areas for turbines/solar farms The viability of community projects should be fully investigated handled by local town/parish councils To facilitate a trend from isolated renewable/environmental schemes to communal resources support WREN Consider effects (turbine/solar) on local tourist industry Support energy saving (including cost) initiatives Investigate model for true community ownership of renewable projects

Sport and Recreation	
Aims	Objectives
<ul style="list-style-type: none"> Protect the Camel Trail and extend to Slade Bridge Continue to develop town centre facilities including provision for youth Develop water-borne recreation including access to the river continue to develop park areas (council in partnership with sports clubs etc) Cement our position as the cultural centre for North Cornwall 	<ul style="list-style-type: none"> Develop a Youth Plan Complete skate park project Liaise with business community to support various projects to encourage tourism Work with Camel Trail Partnership to encourage future regular investment and further development of extended routes to be evaluated Continue investment in park facilities and continue to support local sports clubs Investigate the possibility of developing and improving water sports facilities A feasibility study on the development of a cultural centre To maximise use of existing facilities e.g. Jubilee Fields, big screen events? broadband? To promote local culture and artists via street art etc / history, p****, railway etc Protect existing open spaces

Employment and Jobs	
Aims	Objectives
<ul style="list-style-type: none"> • Create an environment for new and sustainable businesses • Aim to provide diverse and aspirational job opportunities for young people and people not currently working • Promote an environment for businesses of the future – particularly SME's and service and tourism based • Link with Bodmin for job development 	<ul style="list-style-type: none"> • Create a cohesive marketing and advertising campaign to promote the town as a business and cultural centre • To extend links to regional employment centres – Bodmin, Newquay etc • Create out-of-town distribution centre • Foster links between education and business – apprenticeships • To take the town 'on-line' • Build the Innovation Hub as a catalyst for aspirational job opportunities • To brand Wadebridge as THE cycle friendly hub in Cornwall • Cyclists and pedestrian priority • Including bike parks • To use only suppliers and contractors paying living wage • Accelerate the roll-out of superfast broadband throughout area

Traffic and Transport	
Aims	Objectives
<ul style="list-style-type: none"> • Maximise the potential of Camel Trail • Improve how large transport negotiates the area • Encourage and promote an integrated and safe transport network giving priority to cyclists and pedestrians • Access to parking within the town centre needs improving • Full pedestrianisation of Molesworth Street • Signage (in and out of town) 	<ul style="list-style-type: none"> • To provide a prioritised parking system – residents, visitors, shoppers, business owners • Provide appropriate coach parking • To provide a safe cycle route between the two ends of the Camel trail and key sectors within the town • To provide appropriate access to parking for the disabled • Get a cable car around the town and to the showground • To reduce the impact of large vehicles in the town and surrounding area through positive servicing agreement • Re-routing Rock Road from Ball Roundabout to Bodive • Promote walking/cycling from developments to shops and schools • Continue to explore viability of pedestrianisation of Molesworth street • Investigate 'on demand' public transport • Attempt to introduce shared car ownership scheme • Improve bus links around town

Town Centre and Retailing	
Aims	Objectives
<ul style="list-style-type: none"> • Develop and protect a more viable and vibrant town centre • Create environment for diverse range of retail services for locals and holiday trade • Out of town retailing should be considered (but controlled) 	<ul style="list-style-type: none"> • Create a cohesive marketing and advertising campaign to promote the town as a business and cultural centre • Provide tourist information centre • Provide safe cycle route from each end of Camel trail • Provide support for embryonic businesses • Maximise use of public areas to promote the town • Attract coach tours to town • Coach parking • To take the town 'on-line' • To brand Wadebridge as the 'CYCLE FRIENDLY HUB' in Cornwall • Include bike parks • Prioritise cyclists and pedestrians • Pedestrianise Molesworth Street • Park and ride

Community	
Aims	Objectives
<ul style="list-style-type: none"> • Provide facilities to improve community cohesion (e.g. social enterprises to reduce isolation) • Ensure that health and school facilities meet future needs and demands and become better integrated with wider community • Aim to enhance Wadebridge as a vibrant, creative, cultural centre • Ensure that public access to the Police is retained within the area • Further education (16-18 year olds?) • Plan for an ageing population 	<ul style="list-style-type: none"> • Link employment and education • Support improved links between employers and young people • Support social enterprises • Encourage young people to direct the neighbourhood plan including policy • Provide or enhance advice facilities to support local people and their needs • Establish NP group to increase involvement of hard-to-reach sections of community • Enhance employability • Large new developments must contribute to expansion of school facilities and youth projects • Town Council to have youth committee (i.e. young people as members)

Housing	
Aims	Objectives
<ul style="list-style-type: none"> • Housing development should take into account the need to create, sustain and meet the needs of a balanced and cohesive community • Development should provide a wide range of housing types, tenures and development routes (not just mass house-builders) • Housing development should meet defined housing needs and contribute to flexibility in the local housing stock • Provide flexibility in housing stock to meet a range of changing needs • Make housing affordable to local people 	<ul style="list-style-type: none"> • New housing development should contribute to improving town centre and wider transport and parking • Support a community development trust by allocations by house-builders • Housing with parking essential on new developments in the town centre as it has a knock-on effect to existing residents • Within boundary • In principle support to local right to build charter • Extent and nature of local housing need must be researched for present and future • Explore development options for affordable and alternative tenure housing • Develop co-ordinated policy to restrict second-home ownership regulation • Dwellings to be constructed of highest quality and design – including energy efficiency at appropriate price

Development	
Aims	Objectives
<ul style="list-style-type: none"> • New development to be predominantly centred on the major settlement of Wadebridge • Access/transport/infrastructure should be given proper consideration when locating new development • Development should promote social cohesion and individual well-being • All development should be as energy efficient as possible • Development must include sufficient employment land giving rise to a range of employment types • Town centre housing development must have appropriate parking provision 	<ul style="list-style-type: none"> • Define a new development boundary for Wadebridge • Development boundary zoned with respect to development type/method • Establish an adequate code for sustainable design • Support for new accommodation on farms to support and sustainable agricultural business • Limit ribbon developments of parishes • Develop a Hub • Land allocation for employment use must be increased by 100% over existing levels by 2031 • New design should take into account the character of the immediate vicinity • Research cheaper and better ways of making energy efficient buildings

