



Wadebridge Town Council

The Town Hall, The Platt, Wadebridge, Cornwall PL27 7AQ
Telephone: 01208 812643

Town Mayor – Cllr Tony Rush Town Clerk – Kate Glidden-Rogers

EGLOSHAYLE, ST. BREOCK AND WADEBRIDGE NEIGHBOURHOOD PLAN

MEETING 4TH DECEMBER 2014

Present: Cllr. S Malloni (Chair), A Baker, Cllr P Collis, T Faragher, M Innes, S Knightley, P Mutton, Cllr T Rush, G Stanbury, Cllr P Starling,
Zoe Bernard-John, Senior Development Officer, Planning & Regeneration, Cornwall Council
Minute takers: K Glidden-Rogers & S Wootton

Apologies. S Arden, Principal Planning Policy Officer, Strategic Policy Team, Cornwall Council

The Chairman reminded the group of the key issues to be discussed; infrastructure, population growth, affordable, social housing and the three issues that were to be discussed at the meeting:

1. What mechanisms are open to us to control development so that population growth does not outstrip the adequacy of services and infrastructure for the extra people relying on them?
2. How far should our Plan go in prescribing the development needs, and how these might be met, for things like road re-routing, new schools (or additions), medical facilities which are not within the capacity of Town or parish Councils to provide being the responsibility of either Cornwall Council or private enterprise?
3. To what realistic extent can we - and should we- attempt to forecast how all services and infrastructure development that we might consider necessary could be funded, eg. through CIL?

Zoe Bernard-John stated that her role, alongside supporting Neighbourhood Plan Groups, was to identify strategic site allocations as part of forming Cornwall's Local Plan: Site Allocations Development Plan Document (DPD). She stated that Cornwall Council is not allocating sites for Wadebridge and it is for the Neighbourhood Plan to address growth and meets the needs set out within the Local Plan: Strategic Policies. The Cornwall Council Local Plan: Strategic Policies document will be submitted in December/January 2015 and adopted by the summer of 2015. Some mention of Wadebridge town will be made in the Local Plan: Site Allocations DPD, which will be a standard section covering each town with a neighbourhood plan.

An extract of the Local Plan: Site Allocation DPD for Wadebridge was circulated and ZB-J requested that Wadebridge Town Council formally agree to the document. **ACTION: Town Clerk to agenda for the next town council meeting**

Within the circulated extract for Wadebridge the Cornwall Local Plan target figure of dwellings was queried and ZB-J confirmed that 1,000 new dwellings were required during the Plan period of 2010-2030.

Discussions followed regarding the exact figures and ZB-J stated that figures are compiled in April each year which are based on actual planning permissions completed and live permissions at that time.

ZB-J advised that it is a requirement that Cornwall Council identify retail sites in order that they can step in should it be required. Discussions followed and the following sites were identified:-

- Eyres Garage
- Eddystone Road - P&H Motors, Kitchen shop, Cycle Hire, Collop & Hughes Yard and ATS

It was noted that these sites are in individual ownership.

CC will be undertaking site assessment and retail assessment work. It was suggested that the Neighbourhood Plan should explore retail sites in more detail and a statement should be included to show that this has been considered. **ACTION: Explore and consider retail sites**

SK stated that the Chamber of Commerce does not have a brand name and it was noted that the charm of the town is its small, independent shops. Small scale retail within the town is more appropriate, although at consultation there was a 50% community desire for larger retail developments. It was suggested that the NHP may wish to identify mixed use development within the town giving background information and potential for development with a small footprint.

The Local Economy

ZB-J stated that it is not necessary for the neighbourhood plan to address infrastructure i.e. schools and roads provision and the Plan should be updated accordingly. These issues are addressed at a strategic level.

It was agreed that the Neighbourhood Plan can address the extra layer of detail regarding when infrastructure is needed and where it can go, e.g. road speeds and width, school and medical sites. PM stated that the group had already been in discussion with Tim Foster, CC Transport and ZB-J recommended that all significant suggestions should be considered with input from CC transport officers to ensure they are feasible.

SK stated that a developer has already employed a highway consultant to prepare preliminary drawings and a feasibility study, which would be the developer to pay for the road. ZB-J requested that both she and the Network Manager be kept in the loop with discussions with Tim Foster. **ACTION: Involve ZB-J and Community Network Manager in future discussions.**

Discussions followed relating to the planning process where the Planning Officers deal with the need for infrastructure, i.e. schools, highways, and at that time the Planning Officer should consult with the NHP

Design and assessment statements from developers are now referring to Neighbourhood Plans.

Land Supply

It was noted that the Land Supply team have done a good job and can meet the 800 housing target – also can also double that amount for growth.

ZJ-B asked how the density of houses was worked out in the land supply document and advised that for larger sites in the Local Plan: Site Allocations DPD, CC estimate site capacities by calculating 70% area of land at a density of 35 per hectare - 26 dwellings per hectare. ZBJ recommended that where capacities are estimated the assumptions and rationale should be available for the reader to refer to.

It was recommended to evidence a clear audit trail for the land supply map with assessments as to why sites were considered and – importantly - rejected.

Discussions followed regarding the allocation of sites and placing conditions on development and phasing development and the importance of meeting strategic housing objectives. It was recognised that the population want to constrain development as they are concerned about rapid growth.

PC stated Dawlish was prescriptive with its plan with phasings and CIL over five years and asked if this is it the right approach? Issues were discussed regarding releasing land too slowly and also identifying twice as much land as required. Setting embargos on land release would have an effect on the market place and raise land prices. ZBJ suggested the NDP group do not fixate on phasing via a timescale approach, if the reason for such phasing would be to ensure satisfactory infrastructure support, instead word your policies to address these infrastructure needs and or directions of growth, for example.

There were discussions regarding setting a new development boundary around the existing urban area (and fringes) and also to encompass any new identified sites. ZB-J suggested the use of infill policies and site specific policies. She also recommended policies safeguarding green land, identifying expansion and safeguarding land to ensure future development.

SK asked whether the Neighbourhood Plan could set a building code: ZB-J agreed to check although there are existing policies in place. **ACTION: ZB-J to check regarding housing build conditions.**

Cornwall Delivery and Investment Plan

The document was circulated and discussions following regarding the five year strategic package of delivery and investment in Wadebridge. Several issues were raised regarding housing, primary and secondary statistical information prepared by Cornwall Council. It

was noted that the Plan must take into account the Community Network Area, also the Community Network Area needs to be aware of Neighbourhood Plans.

ZB-J asked whether the group had consulted the wider catchment area as it is important to gain their views as users of the town. It was suggested to use the CC Community Network Panel to liaise with other parishes who meet quarterly. There may be Neighbourhood Plan standing item and meeting are open to the public .

ACTION: SM to agenda Infrastructure as an item for the Advisory Committee to discuss items that needs assessment and challenging.

ACTION: Contact David Chadwick regarding next Community Network meeting to ensure an item is placed on an agenda.

Health facilities

There was a discussion about the need for health facilities and the Neighbourhood Plan said very little regarding medical requirement. TF asked how the Clinical Commissioning Group liaise with CC and how the health needs were assessed and asked whether the Clinical Commissions Group are aware of health issues in the aging population in the planning period.

ACTION : TF to contact CCG.

Open Spaces

An Open Space Strategy identifying play areas, allotments was discussed.

It was noted that owner of the land in front of Gonvena House has agreed to allocate the land as an open space. Also discussions with CC Andrew Kerr resulted in an agreement for river frontage land to be allocated to increase amenity land for social and recreation purposes. A footbridge over the river was also mentioned by SK and ZB-J advised that the NDP could consider whether access points should be safeguarded for the future (even if beyond plan period).

ZB-J suggested that the group may want to identify walking, cycling and green infrastructure links within the Plan and also incorporate links into any site specific policies that may be developed for example. They could also consider identifying open space they wish to protect. ZBJ reminded the group that they have access to a draft GI strategy map drawn together for Wadebridge that was prepared by CC and which may be a useful point of reference for their evidence base

For larger developments, it was suggested that the Neighbourhood Plan lays out infrastructure requirements, for instance setting out wishes that a site has an entry and exit (from A to B as opposed to a large scale cul-de-sac layout), includes play areas, pedestrian links, design, self-build areas which give a variation on style and design.

Community requirements:

It was also recommended that if the NDP work had identified projects that couldn't easily be addressed through land use policies, then that these be incorporated into the plan as a priority list of projects. This may be advantageous in future as, for instance, a projects recognition in a NDP may give weight to any future funding applications.

Whilst at the strategic level CC will identify projects which are classed as 'critical' and 'necessary' to support growth, projects contained within made NDPs could be included in the CC Infrastructure Delivery Schedule as 'Desirable'.

Community Infrastructure Levy

ZB-J advised that CIL would come into effect after the Local Plan is agreed (summer 2015). For those parishes with a Neighbourhood Plan 25% of the levy will be passed to the community, as opposed to 15%. ZB-J urged caution in expectations when considering CIL contributions.

Small Settlements

It was suggested that a Small Settlement Policy be undertaken for parishes. It was noted that Burlawn and Whitecross boundaries should be kept in place and protected.

Affordable Housing

Affordable and social housing issues were discussed and the group asked how they could achieve a more realistic sustainable future for affordable housing. A variety of issues were raised relating to Affordable Housing and it was decided that they may be better addressed by holding a small more focused meeting of Affordable Housing.

ACTION: NDP Group to arrange a small group or representatives; summarise the precise issues to be discussed and then forward these to ZBJ with a request for a meeting with herself and a representative from the Affordable Housing Team.

Website and General Observations

ZJ-B discussed the website and made suggestions for improvements/amendments

- Draft Plan- should be amended to read Draft Vision Statement
- Aims and Objectives – the document should explain that there are some elements that a neighbourhood plan cannot address, e.g. bus service, with links to where it will be picked up within the projects section.
- Traffic and Transport – more mention should be made of pedestrian and cycling links i.e. Challenge Bridge and Camel Trail.
- Coach parking – an area could be identified i.e. behind Lidl
- Advisory Group – group to look at inclusion of the community

- Comments – it was unclear where and how to comment on topic groups and single sections, in particular ZBJ couldn't find facility in website to make comments relating to the sites – group to look at website.
- Website - plan for debate and public comment
- Timescales – website states referendum in May – update and refer to due process
- Incorrect information presented on the website stating that legally only members of Town and Parish Councils could be on a NDP Steering Group (or words to that effect). This is incorrect members of public and community can be included.

ZB-J asked whether the group had used the CC Neighbourhood Planning Toolkit and that they do so. There is a wide range of useful information and templates that the group can take advantage of (including template project plans and policy writing guidance etc.). In particular ZB-J advised the group not to ignore large pieces of work until they come towards the end of the process (for instance, to consider the SA and SEA at an early stage; to remember aspects such as the Basic Condition Statement and Evidence Base all need to be collated). The Group advised this was understood and in hand.

Date of next meeting Tuesday 11 December at 9am.