

PP12 Camelford Community Network Area

Introduction

15.0 The Camelford Community Network Area covers the parishes of Advent, Camelford, Davidstow, Forrabury and Minster, Lesnewth, Michaelstow, Otterham, St Breward, St Clether, St Juliot, St Teath, Tintagel, Tremaine, Treneglos, Tresmeer, Trevalga and Warbstow.

Key Facts:

Population 2007: **12,000**

Dwellings 2010: **6,079** (2.4% Cornwall)

Past housing build rates 1991-2010: **1,312**

Housing need (preferred area) 2012: **178** (Bands A-D) plus **250** (Band E) equates to 1.5% and 1.7% of Cornwall total respectively

Existing housing commitments 2010-2012: **390**

Camelford employees estimate (2011): Full time: **421** Part-time: **355**

Objectives

15.1 Specific objectives to be addressed in planning for the Camelford Community Network Area include:

Objective 1 – Housing

Enable the provision of affordable housing, without major development being directed to the area.

Objective 2 – Congestion

Address congestion within Camelford town centre.

Objective 3 – Travel

Reduce private car use and improve and encourage the use of public and community transport within the area and with adjoining areas.

Objective 4 – Community Facilities and Services

Strengthen Camelford's role as a local centre by supporting and enhancing the town's community facilities and services, and sustain the community infrastructure of surrounding villages, including through co-location of facilities.

Objective 5 – Jobs and Housing

Enable new employment opportunities and ICT improvements in the area to align housing and employment provision.

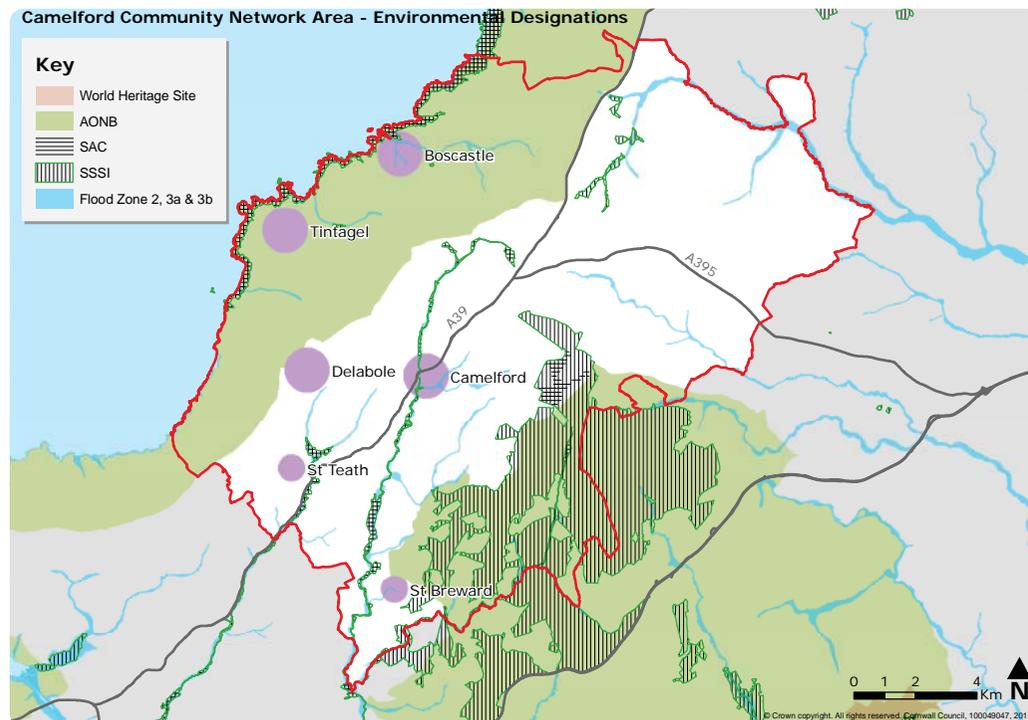
Objective 6 – Renewable Energy

Promote renewable energy generation that is sensitive to the landscape character of the area.

Objective 7 – Environment

Protect the unspoilt character of the undeveloped coast and the area's special historic significance.

Figure 17: Camelford CNA map



Development Strategy

15.2 The approach, promoted through local consultation and parish plans identify a need for development to support Camelford, promote more sustainable transport choices, increase employment prospects, capture tourism benefits and provide a high proportion of affordable housing.

15.3 The settlement pattern in this community network area is characterised by a relatively large number of small settlements and a small market town. Camelford is the principal settlement within this area, and acts as the local service centre to the many smaller settlements in the area. Larger villages in the area include Boscastle, Delabole, St Breward, St Teath, Tintagel and Warbstow Cross.

15.4 There are a number of different landscape types that make up this large area. The area stretches from Rough Tor and Brown Willy – Cornwall’s highest points on Bodmin Moor – to a low coastal strip in the west. In between there are a number of settlements – some like Delabole on an exposed ridge, others such as Camelford in more sheltered locations.

15.5 The town of Camelford is a typical small attractive market town with a population of about 2,250. The A39 which runs through the town is extremely narrow in parts and causes traffic problems particularly during the summer months.

15.6 The coastal village of Tintagel is situated about 8 km (five miles) to the north west of Camelford and is a popular destination for tourists who are drawn by the Arthurian legend and ancient castle with its spectacular setting.

15.7 Since the 15th century Delabole, situated three kilometres (two miles) to the west of Camelford, has been inextricably linked with the quarrying of high quality slate.

Employment

15.8 The provision of around 2,350sqm of B1a office accommodation and 2,350sqm of new industrial space has been identified. This has the potential of accommodating 200 jobs over the plan period.

Housing Requirements

15.9 The Community Network Area should plan for around 900 dwellings (about 45 dwellings per year) over the period between 2010 and 2030.

15.10 As the main settlement with reasonable employment and transport provision, Camelford should accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

Policy PP12: Camelford CNA

Development will be permitted where it supports the following priorities for the network area:

- a) The provision of around 2,350sqm of B1a office accommodation and 2,350sqm of Industrial space has been identified. This has the potential of accommodating 200 jobs in the CNA over the plan period;
- b) The provision of around 900 dwellings in the period up to 2030. The focus should be on Camelford however other housing and employment growth should be of a size, nature and scale appropriate to the needs, character and services available of the other settlements in the area;
- c) The promotion, protection and enhancement of the retail area of Camelford;
- d) Reduction of congestion within Camelford town centre;
- e) Development that helps rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- f) Development that delivers community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.

