

PP13 Bude Community Network Area

Introduction

16.0 The Bude Community Network Area covers the 11 parishes of Bude-Stratton, Jacobstow, Kilkhampton, Launcells, Marhamchurch, Morwenstow, North Tamerton, Poundstock, St Gennys, Week St Mary and Whitstone.

Key Facts:

Population 2007: **16,600**

Dwellings 2010: **8,335** (3.3% Cornwall)

Past housing build rates 1991-2010: **1,563**

Housing need (preferred area) 2012: **346** (Bands A-D) plus **475** (Band E) equates to 3% and 3.2% of Cornwall total respectively

Existing housing commitments 2010-2012: **719**

Bude employees estimate (2011): Full time: **1,880** Part-time: **1,751**

Objectives

16.1 Specific objectives to be addressed in planning for the Bude Community Network Area include:

Objective 1 – Employment

Maintain Bude's role as a local service centre meeting the needs of the town and the rural hinterland and sustain and enhance Bude's role as one of the primary employment hubs in the north-east of the county – in doing so raising the quality and quantity of employment opportunities.

Objective 2 – Housing

To alleviate the demand for local affordable housing and improve the overall balance of housing in the area in terms of tenure, type and affordability.

Objective 3 – Community Services

Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.

Objective 4 – Heritage and Environment

To maintain and enhance the area's heritage and environmental assets for the benefit of the local community and to use them to enhance the area's tourism offer.

Objective 5 – Character

To maintain and enhance the distinct character of Bude, Stratton, Flexbury and Poughill and in doing so protect these from physical and/or perceived coalescence.

Objective 6 – Infrastructure

To deliver the highway and sustainable transport infrastructure needed to support the delivery of future housing and economic growth and deliver other infrastructure required for the growth of the area. Enhance the quantity and quality of Bude, Stratton, Flexbury and Poughill's publicly accessible green infrastructure to improve health and wellbeing.

Development Strategy

16.2 The long term vision for Bude, Stratton, Flexbury and Poughill is to increase the prosperity of the Bude area, improving the quality of life while maintaining and enhancing and area's natural heritage and Cornish culture.

16.3 Bude, along with the satellite settlements of Stratton, Flexbury and Poughill, is the principal settlement in north east Cornwall. It is situated in a predominantly rural area with relatively poor transport links to the rest of Cornwall and Devon.

Employment

16.4 The local economy is largely based on retail and service sectors (in particular tourism activities). There is also a concentration of more specialist biotechnology research and development activities, due in part to the legacy of the Tripos Receptor Research Centre. Local unemployment is low and there has been modest employment growth in recent years.

16.5 The town is heavily dependant on its seasonal tourism industry and wants to reduce seasonality by extending the tourism season. In addition to tourism, the town wants to focus on investment from the knowledge industry (design rather than manufacture) to encourage more highly paid jobs.

Housing

16.7 The provision of affordable housing for local people is of paramount importance to the residents of Bude, Stratton, Flexbury and Poughill and the aim is to provide housing that will support the existing and future affordable housing needs of the local community. However it is imperative that any housing growth is balanced with growth in employment and is supported by the required level of infrastructure. The natural and historic environment is one of the areas greatest assets and this needs to be carefully managed in order to protect and enhance its tourism offer.

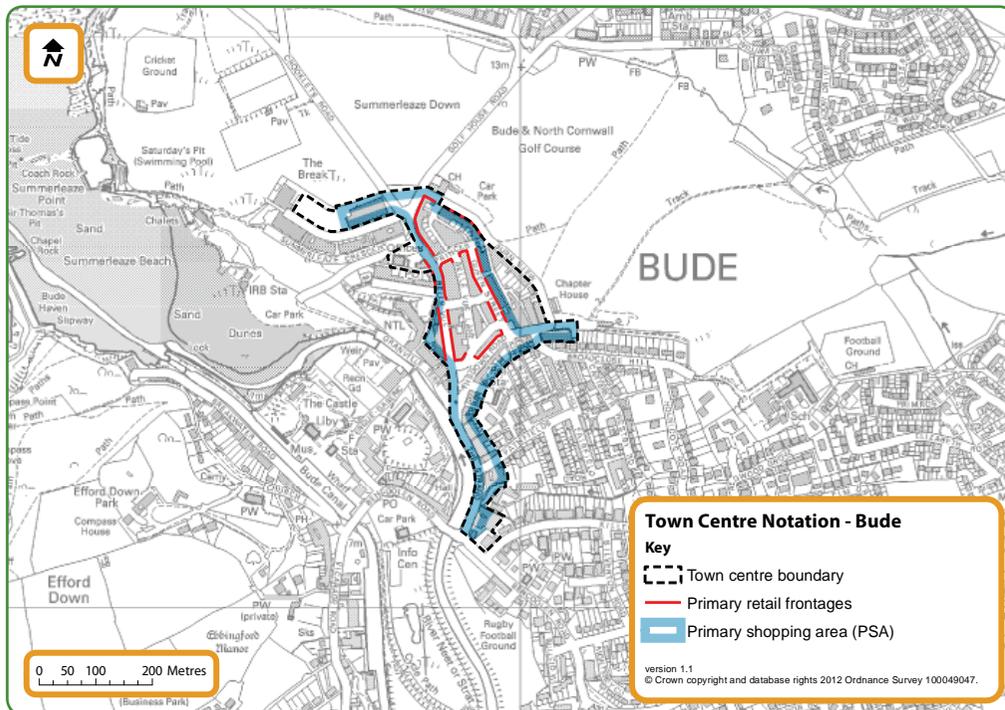
Figure 18: Bude CNA Map



16.8 The Town Framework Plan (TFP) steering group for Bude, Stratton, Flexbury and Poughill looking at facilitating these aims by promoting an integrated approach where suitable land is identified for future employment and residential uses. It is anticipated that

this will be further developed through a neighbourhood plan for the area.

16.9 The largest area for future growth is already determined, having an existing planning permission in place. This area is referred to as Binhamy Farm. An additional area to accommodate



for future growth, over the 20 year period, is identified to the south of the town - this area being considered best placed to accommodate employment, residential and community uses, presenting opportunities to develop potential new sustainable transport linkages to the town centre.

16.10 Fundamental to the delivery of the strategy will be the enhancement of Bude, Stratton, Flexbury and Poughill's infrastructure, including transportation; primary and secondary education; utilities; green space; healthcare; leisure facilities and burial capacity.

Housing Requirements

16.11 The Community Network Area should plan for around 1250 dwellings (about 75 dwellings per year) over the period between 2010 and 2030.

16.12 As the main settlement with good employment and transport provision, Bude will be required to 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 PP13: Bude CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Bude-Stratton can be satisfied:

- a. The protection of the vitality and viability of Bude 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 need for the provision of around 6,350sqm of B1a office accommodation and 6,350sqm of Industrial space has been identified. This has the potential of accommodating 200 jobs in the CNA over the plan period;
- c. The provision of around 800 dwellings in the period up to 2030;

- d. Development proposals should maintain and enhance the distinct characters of Bude, Stratton, Flexbury and Poughill and in doing so protect these from physical and/or perceived coalescence;
- e. The retention and enhancement of heritage assets with a particular focus on enhancing the tourism offer of Bude-Stratton.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a. The provision of around 450 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;

- b. Development should help 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;
- c. Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.

