

Bude CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Anne Longley		Yes	Greater emphasis on employment is vital to Bude's fragile economy.	Economy Led / Low	If you build a lot of speculative houses where there are so few salaried jobs, you create more problems than you solve.	Yes	No	No	Some joint meetings between town and parishes maybe.	<p>Given that Bude's economy is almost entirely tourism based, it is very important that the open natural character of the landscape, and the 19th century roofscapes of the town should be carefully preserved, since this 'Sense of Place' is why visitors come back year after year.</p> <p>They do not come here to see 'iconic' modern buildings, neither do they wish to be greeted by acres of soulless speculative housing estates. If the visitors stop coming because their favourite place has been spoiled, Bude's economy could collapse. The presence of the GCHQ station at Morwenstowe skews the socio-economic profile of the area; and the much vaunted and</p>	A Town Framework Plan would be a good thing for the Bude Area - BUT this exercise has not been done in an open, transparent and democratic way, and consequently the evidence base does not have any community validity, since the community was not told about the discussions. These have been held behind closed doors by a small group (nobody knows how they were chosen, and by whom)	No	<p>Comments noted and will be considered when developing the Preferred Approach.</p> <p>In addition, your comments have been passed to the Town Framework Plan officer for consideration. The TFP will be publicly consulted on as part of the Preferred Approach consultation.</p>

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										hugely expensive SWRDA (Tripos) project has been a complete failure. Bude's economy needs a viable source of professional-level employment and one that does not shut down in the winter.			
B Heathcote	Clerk Marhamchurch Parish Council			Economy Led / Low	Marhamchurch Parish Council voted in favour of low levels of growth for the next 20 years, ie 1,900 dwellings per year (20 year total: 38,000) and that it should be economy led distribution as shown in option 3 with 75% of growth to regeneration and key employment areas as well as areas where there is a high market demand for houses, the remaining 25% [of] growth would be distributed throughout the rest of the county.					The parishioners wish to add that small development with affordable provision for local need should be allocated to rural areas.			Comments noted and will be considered in developing the Preferred Approach.
Christine Kett	Clerk Bude-Stratton Town Council			Economy Led / Low									Choices noted.
C R Jewell		Yes		Dispersed / Medium		Mainly Bude	Some villages have limited facilities. Kilkhampton	I think Kilkhampton serves the area to the north and	I think all the settlements need support.	Provision of good quality employment, maintaining public transport.	Housing based on local need, public transport, employment and medical services.	No	Comments noted and will be considered when developing the Preferred

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							probably has more than most.	villages to the south serve each other.		Housing based on true local need.			Approach. Comments have also been forwarded to the Town Framework Plan lead.
David Lobban	PCL Planning	Yes	We support the local spatial priorities set for Bude. However, we believe that Bude's tourist potential, and particularly the area of coast immediately to the South of Bude is significantly under-developed and these natural assets, along with features like the Bude Canal could be built upon to create a more sustained and sustainable tourist economy.		With regard to growth, we believe Bude should be meeting the needs of its catchment area, but is not a particular growth pole within the County.							No	Comments noted and will be considered when developing the Preferred Approach. Comments have also been forwarded to the Town Framework Plan lead.
Esther Greig	Clerk St.Gennys Parish Council			Cornwall Towns / Low									Comments noted and will be considered in developing the Preferred Approach.
Glynis Aherne		Yes		Economy Led / Low		Bude is the main town	Stratton & Kilkhampton are small market towns with reasonable facilities			Bude is a small seaside town with mainly seasonal below average paid employment and as such needs employment BEFORE more housing	Bude does not need property developers trying to get planning permission for 400+ houses, a retirement village and cheap discount type retail units, which employ as	No	Comments noted and will be considered when developing the Preferred Approach. Comments have also been forwarded to the Town Framework Plan

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											few staff as possible. Large developments only brings 2nd home owners and even more new retirees to Bude, thus adding to the population but not solving the housing problems that occur naturally or bringing much needed employment to the area.		lead.
Gordon Stevens		Yes	<p>Housing density in rural areas - this requirement should be reduced. It seems ridiculous to have high density and then struggle to acquire additional land for allotments.</p> <p>Communication - Bude badly needs a direct link to the beaches to avoid Bude town centre congestion. Developers could finance the work.</p> <p>I enclose a plan of a possible route to Crooklets Beach which would also provide a badly needed bypass for Poughill and avoid town</p>	Dispersed / High	In many large and small villages land could be made available for development without spoiling the village character or need extra services. This would enable local people who wish to stay in the area for family or business reasons to build at reasonable cost their own accommodation. This would help the rural economy and allow talented young people to stay in Cornwall.	For more than 20 years the Bude Council has neglected Poughill. Now losing its P.O. it will become a dead museum. Some well planned development near the village centre is needed to encourage its community activities. Poughill badly needs footways outside of public buildings.			For more than 20 years the Bude Council has neglected Poughill. Now losing its P.O. it will become a dead museum. Some well planned development near the village centre is needed to encourage its community activities. Poughill badly needs footways outside of public buildings.	All the proposals fail to release enough land for housing. More land than is needed should be released for housing to reduce the cost of housing by increasing its supply. Talented young people will have the opportunity to remain in Cornwall and help its development by local smaller scale businesses.	The forward planners have already enquired about the availability of land in Poughill which is available for development in Poughill and have already received details. Plus answers in previous boxes.	Yes	Comments noted and will be considered when developing the Preferred Approach. Comments have also been forwarded to the Infrastructure Team.

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			<p>congestion. This route goes through fields some of which we own and would be mainly in a secluded valley. I imagine developers would be quite willing to subsidize this development.</p> <p>Footways - Poughill badly needs better footways where possible, to reduce traffic hazards. Safe cross over points would also help.</p>										
Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to</p>		'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.		No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the</p>

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			<p>meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p>										<p>next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>
J A Dickinson			I do not see how this strategy paper can possibly fit with the proposals and the options put forward by the Secretary of	Economy Led / Low		Exeter, Plymouth and Barnstaple for these are the locations of hospitals, railway stations and	None	Not that I know of.	It would be of great satisfaction if Kilkhampton had more power to decide its own destiny rather	Any future development should be economically led and not at the dictate of planners.		No	The Core Strategy is in line with the Government's proposals. The Council are currently investigating the

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			<p>State for Communities. It seems unlikely that any of your 3 Growth and Distribution options will be adopted. It seems that your efforts have been a waste of time.</p> <p>I would also make a protest at the egregious waste of money spent to print part of the document in Cornish.</p>		airports with a reasonable list of destinations. Also locations for major stores.				than be told what to do and how to live by Cornwall Council. There should be a devolution of powers away from Truro and back to the Parish Council.				<p>feasibility of producing Neighbourhood Plans in line with the Localism Agenda, but these plans have to be in conformity with the Core Strategy for their area.</p> <p>It is council policy to include a Cornish foreword in all documents.</p> <p>Comments noted and will be considered when developing the Preferred Approach.</p>
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services (including at the coast and in nearshore waters). Ensure development</p>		<p>None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.		No	<p>This comment has been repeated for all CNAs. Agree – the sustainability appraisal process makes sure all three aspects (social, environmental and economic) are considered.</p> <p>The issue of impact on the natural environment etc is not specific to this CNA, but is an important issue for the Core Strategy and will be</p>

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			includes adequate measures for environmental protection, enhancement, mitigation and compensation'. Add 'Address higher than average occurrence of second and empty homes (10.8% compared to 7.6%).'										treated in more detail in the 'Preferred Approach.' Likewise, the issue of empty homes and second homes is one which needs a strategic policy approach.
John Acres	Planning Director Catesby Property Group	Yes	The Issues are sensible and appropriate.	Cornwall Towns / High	The appropriate (and indeed the only) sensible growth option for Bude/Stratton is Option 1 (Cornwall Towns), based on a medium/high growth strategy. See attached letter for further detail.	Bude is the dominant town (combined with Stratton). Whilst they have different roles and very different histories, they share facilities and objectives.	There are no other villages which are self-contained in terms of services.	Nor are there villages that are clustered to share services.		It is important to draw on the work which has been done previously both in the Bude and Stratton Action Plan (2002) and by the Bude Partnership (2008) which highlighted some powerful objectives for Bude and came up with some positive proposals, for example enhancing the local environment, stimulating local jobs, promoting and encouraging housing especially for local people, providing access to new tourist initiatives including the		Yes	Comments noted and will be considered when developing the Preferred Approach.

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										<p>Moated Manor, creating a local theatre, integrating cycle routes, etc.</p> <p>Above all, the choice of Growth Option should not be dictated by a resistance to change promoted by a small clique of people anxious to protect their own surroundings. Planning is about taking balanced judgements for the benefit of the whole community, not for individuals to protect their interests which could frustrate the interests of the wider community.</p>			
Keith Taylor	Clerk Kilkhampston Parish Council			Dispersed	The Parish Council have agreed after discussion to support Option 2, viz., Dispersed Distribution.								Choices noted.
Keith Taylor	Clerk Morwenstow Parish Council			Dispersed	After discussion the Parish Council were agreed to support Option 2 viz., Dispersed Distribution to meet the long term objectives.								Choices noted.
L Pluess	Poundstock Parish Council				The growth and distribution options for the Bude Community					Whilst the Council is not identifying land for potential		Yes	Comments noted and will be considered when developing the

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					<p>Network Area gives three choices of quantity and position of development, however the background map only identifies four of the rural communities. Poundstock has been omitted from the consultation document on core strategy options, which has caused us some concern over what the future holds for the growth of Poundstock parish.</p> <p>In the context of dispersed distribution it is strongly felt that development spread across Cornwall will help sustain smaller towns and villages and encourage permitted growth identified and supported by the elected members of the local council, where it meets the needs of the community.</p>					<p>development at this stage, it is anxious about how land is to be developed in this parish and would like to draw your attention to the attributes of Poundstock parish and its concerns for the future;</p> <p>Land identified for any number of dwellings would need to accommodate the right amount and type of housing, which would need to be controlled and managed locally; not permitting second homes but giving affordable housing for local people with local connections. Small parishes are more sensitive to local needs and should be treated differently from the larger towns.</p> <p>For a number of years Parish Councils have been omitted from the consultation process in the allocation of council homes. Independent</p>			<p>Preferred Approach.</p> <p>In addition, the comments on Poundstock Parish itself will be taken into consideration.</p>

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										<p>organizations and point systems were subsequently introduced, although neither process can satisfactorily do justice to local needs. It is the fundamental work of the Parish Council to support and enhance local people, to protect the local community and to put local need's first.</p> <p>At this moment the Council is actively working to change the way the settlements in the parish work. Members have undertaken extensive research to enable future prosperity in the community, unite the settlements and development a cohesive community with strong local networks.</p> <p>Poundstock parish is conveniently served by the A39, which creates a high volume of passing trade</p>			

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										<p>and allows easy access to parish amenities. The new Community Centre planned for Poundstock is to be strategically situated next to the road, and will serve the residents of Poundstock, sharing its facilities and services with surrounding rural areas, promoting a sense of identity and offering a diverse range of opportunities for all: -</p> <p>Social Centre Functions and Special Occasions IT and Communication Room Community Meeting Room and Council Offices Trade Sales Charitable Functions Exhibitions Opportunity for Satellite Doctors Surgery Library Services Opportunity for Local Employment Facilities for the Disabled Play Group and Crèche</p>			

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										<p>Enclosed Outdoor Play Area (For younger children) Outdoor Play Area (For older children) County Level Indoor Badminton Court Indoor Skittles and Short Mat Bowls Recreation Ground and Sports Facilities Drama Club and Stage Presentation Dance and Banquet Hall</p> <p>Alternative sources of energy for the parish hall are currently being investigated. Poundstock parish would like to create a community centre, which meets local social and economic requirements, whilst ensuring a limited impact on the environment. Parish aims are to create an educational environment and showcase a hall run on renewable energy leading the way for individual change within the parish and potentially further a field.</p>			

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L Woods	Whitstone Parish Council			Economy-led / Medium	The principle of focusing future housing development in areas where there are jobs and public transport opportunities is sensible. To focus development along the A30 corridor is sensible. Regardless of the distribution chosen it is important to rural communities that there is flexibility in the LDF to allow some development where needed to support rural business and services.					As a strategic policy team for Cornwall, we presume you have responsibilities for all of Cornwall. Perhaps you could draw a line from Padstow to Callington, look north of this line, where is the economic development and public transport thinking north of this line? Why are there strategic public transport routes west of Penzance and south of Helston but none at all in North Cornwall? Why is the road from Bude to the A30 (B3254) not in the strategic road network?			Comments noted and will be considered when developing the Preferred Approach. Comments regarding the strategic road network have been passed to colleagues in the Transportation Team for response.
M Calder	The National Trust		As this is a coastal CNA, a local spatial priority should be protection and enhancement of the unspoilt character and appearance of the undeveloped coast.	Cornwall Towns	In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response. The Trust has concerns over the 'dispersed option' for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), and an							No	Protection of the undeveloped coast will be issues across all Community Network Areas which contain them. They are therefore not listed specifically for this CNA, but this does not mean they will not be taken into account. Comments on distribution

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					extremely negative effect on the historic environment with the greatest visual impact of all the options (SA, page 20). The dispersed option will also have a negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1).								noted and will be considered when developing the Preferred Approach.
Nicky May	Week St Mary Parish Council			Economy-led	In looking at Cornwall Council's figures on dwelling numbers 1991-2010, it seemed that North Cornwall has had a disproportionate level of development compared with other parts of								Comments noted and will be considered when developing the Preferred Approach.

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					<p>Cornwall, without necessary attendant infrastructural development. In addition, the Week St Mary Parish Plan findings were clear that future housing development should be limited, and preferably done by in-fill development rather than major developments. In the light of this, it was unanimously agreed that the Council's preferred option would be for your option 3, economy-led distribution. In the spirit of a transferable vote, the Council's second choice would be your option 1, development in the major towns only.</p>								
P Brewer	Clerk Launcells Parish Council			Dispersed / Low	<p>Option A favoured – the infrastructure of the County and downturn in the economy means too high a level would be unacceptable.</p> <p>Option 2 – Dispersed Distribution would</p>							No	Comments noted and will be considered when developing the Preferred Approach.

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					give smaller communities a chance to develop and enhance local services rather than overcrowding the large towns only.								
Richard Ward	<p>Planning Development Manager</p> <p>Campaign to Protect Rural England (CPRE)</p>	Yes	<p>Page 9, Background Map – Stratton should be shown as separate from Bude. It is not the same settlement and they are physically separated by open countryside.</p> <p>Page 9, Local Spatial Priorities – The need to protect Bude’s special character and attraction as a tourist destination needs to be listed as a priority. Also it is essential that the local economy diversifies so it is not reliant on tourism.</p> <p>Question BU1 - subject to the comments in paragraph 14 above, yes.</p>	Low	<p>CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall’s response to the main Core Strategy. Bude itself simply cannot continue to grow as it has in the past and there is an urgent need for support infrastructure to catch up with the past housing growth. Therefore future housing must be clearly linked to quality jobs and essential infrastructure. Any distribution of housing to the villages as per the dispersed distribution option must be subject to the host settlements agreeing with the level of distribution and the environmental capacity to accommodate any new housing successfully. CPRE</p>						<p>How can the framework plan be developed until the Core Strategy and the answers to this consultation and engagement process are known? There is a real danger that the text of the paper at this point and action of the Council / LPA might suggest the decision is already made. What are the parameters for the framework plan work? CPRE Cornwall supports the preparation of a framework plan once the Core Strategy has been adopted and only then with a clear role for the local community and full community engagement in the evolution and implementation of the framework plan.</p> <p>Question BU5 -</p>	Yes	<p>Comments noted and will be considered when developing the Preferred Approach.</p> <p>In addition, your comments have been passed to the Town Framework officer for consideration.</p>

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					<p>Cornwall asks the Council to ensure via the LDF and/or Core Strategy that Stratton is maintained as a separate physical settlement from Bude and a buffer maintained between the two. There must be no merging of the two settlements.</p> <p>Please see attached letter for further detail.</p>						<p>What is critical is that the local community and people are properly engaged in all of the LDF process and those of individual DPD's CPRE Cornwall is of the opinion that the SCI is as drafted unsound and that the local people and communities are not having sufficient information and opportunities to shape their LDF.</p>		