

Camborne, Pool & Redruth CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Alan Blamey	Clerk Gwennap Parish Council			Dispersed / Low	Gwennap Parish Council supports the lowest proposed figure of 38,000 new dwellings over the period of the Core Strategy. We prefer the spread of these buildings to be mixed between towns and rural villages. We see the additional growth in our villages as vital to protect services such as Schools and Shops, as well as maintaining support for public transport.					Of concern are the base figures on which the Core Strategy assumptions have been made. A recent talk by Cornwall Council staff to the Community Network meeting indicated only 51 dwellings in Gwennap Parish - we actually have 647. Stithians and Lanner were also under reported.			Comments on growth options noted and will be considered in developing the Preferred Approach. Without details we cannot be sure why an incorrect figure was reported at your C.N.A meeting, but this should not have any impact on the population projections used for the Core Strategy for which migration data is the key factor.
Camborne Town Council	Camborne Town Council		Camborne Town Council is concerned at the limited consultation events which appear to be on one day only. New housing should only be linked to created sustainable jobs and the number of houses reduced. There should be more	Dispersed / Low	Camborne Town Council is concerned at the limited consultation events which appear to be on one day only. New housing should only be linked to created sustainable jobs and the number of houses reduced. There should be more emphasis on	Yes	Yes	Yes	No	Camborne Town Council have no further comment	That there is an opportunity to redevelop the Bus Station site as an integral part of an enhanced shopping area to re-invigorate the centre of the Town of Camborne. There should be an increase in leisure facilities for the young	No	We note the comments about consultation, but a pragmatic and cost effective approach has to be taken in holding events across the whole county. We note also the emergence of a Camborne Town Plan, which we will take into account.

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			emphasis on office space for jobs for local people.		office space for jobs for local people. Camborne Town Council prefer the option 2 distribution pattern but only if linked to created sustainable jobs						and old. Camborne Town Council would like to see bottom up development like a Parish Plan not top down as in the Area Action Plan. Regeneration should be based on created jobs not housing led regeneration. A Parish Plan which will have a vision for Camborne is in the very early stages of development.		Comments on employment, levels of growth and distribution pattern will be taken into account in developing the preferred approach.
Charlotte Robinson	Ainscough Strategic Land	Yes		Economy Led / High						see attached letter		Yes	Comments noted and will be taken into account when developing the preferred approach.
Cllr Ashley Wood	Chairman Lanner Parish Council			Economy Led / Low	We believe it is essential for housing to follow jobs. If the opposite happens then there is a strong risk that the net effect will be to make the county even more disadvantaged and impoverished. There is no doubt that our local community favours the third option. Affordable housing development in the parish should					We consider the estimated level of new housing required to be an over estimate. Here are two examples: 1. In a presentation to the CPR Community Network a rough calculation is given that 9400 new jobs will be created over the Plan period. This is then translated as a requirement for 9400 new dwellings based on 1 house per job. However,			Even before the recent recession, supporting economic growth in Cornwall has been a key objective. The importance of this is reflected in the European Convergence funding programme. This supports both a Transformational change in the economy and support for more general growth. The Council have further developed

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					be for the proven needs of local people only and in small (less than 10) units on any particular site.					<p>we would suggest that the 9400 "jobs" are "job equivalents" which means many will be part time jobs. A significant number of these will be absorbed by existing households, particularly if reducing birth rates afford adults more potential working time. In addition with retirement ages set to be moved upwards and restricted pension levels likely, the elderly will also be seeking new or extended employment opportunities. Given these factors, 1.3 jobs per dwelling seem more realistic or 7230 new dwellings.</p> <p>2. In the Cornwall Council presentation referenced above, the number of dwellings in Lanner parish is given as 949. In the Housing Growth by Parish document it says 1161. This is a 22% variation. In the 2008 National Office of Statistics report 1187 households are recorded in the</p>		<p>this through its 'Future Cornwall' objective and the economy white paper 'Economic Ambition' and support for the creation of a Local Enterprise Partnership (LEP).</p> <p>The principle is therefore accepted but the issue is how to support this through land use planning and in particular the relationship with housing growth. In terms of supporting growth this is influenced by a range of factors. Are we better able to encourage growth in particular locations where the market is strongest or is the focus upon supporting those locations where the market needs greatest support – or is it both?</p> <p>The 'Economy-Led' option looked at both a regeneration focus and gateways and towns on the A30 as a positive approach. There is a need to be both positive about the direction of change to support</p>	

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										<p>parish. If we're to have faith in Cornwall Council's calculations of need we first have to see consistency in the base figures.</p> <p>In the past 20 years Lanner has - according to the figures presented to the CPR Network by Cornwall Council - seen a growth of 45% in housing numbers compared to 7% in Carharrack, 11% in St Day, 13% in Portreath and 17% in Stithians. Lanner would like a bit of a breather from growth and focus on integration and inner resilience.</p>		<p>new employment growth and opportunities to provide a planning policy framework which gives the flexibility to both attract investment and support existing businesses in their operation and need for expansion.</p> <p>The issue of housing growth and employment is a complex one. The objective of the plan is to achieve balanced communities. Housing does generate investment and employment (construction for example has grown to close to 10% of Cornwall's economy and real estate, renting and related business activity to almost 15%) and is also required to support employers as they grow, but at the same time housing growth on its own will not automatically provide that balanced approach.</p> <p>Providing and</p>	

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													planning for economic growth requires a joined up approach working with the private sector and the views of the newly established LEP will be particularly useful in how we respond or plan for economic growth.
Cllr Morwenna Williams										<p>This area has a history of industry and urbanisation, I believe it makes sense for future industrial and housing growth to be focused here.</p> <p>The population is increasing as we live longer and less youngsters leave the area.</p> <p>We now host a sizeable migrant population - some of whom will inevitably stay. Whilst there is an unwillingness on the part of the local unemployed to do any work that is available, we must respect these migrant workers who are prepared to work.</p> <p>There are far too many people in my division who have never worked, their</p>		No	Comments noted and will be taken into account when developing the preferred approach.

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										<p>parents never worked and their children don't seem inclined to work - but there is actually work there!</p> <p>The price of local food is too high. Often Farm Shops are more expensive than supermarkets - why?</p> <p>Housing developments must be evidence based - this is likely to be higher than what the average Cornish resident thinks we need.</p> <p>The projected dispersed distribution patterns will mean dispersed industry and difficult public transport.</p> <p>Existing major Road and Rail links should be the drivers.</p>			
Cllr David Biggs	Councillor, Camborne West Cornwall Council				<p>CPIR CNA support a low growth target for the area</p> <p>CPIR CNA appreciate that the emerging economies should lead and inform the plans for growth in the area but do not support the formal approach of option 3. It is</p>							No	Comments noted and will be taken into account when developing the Preferred Approach.

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					recognised that the bulk of growth will need to be in an around the existing towns but that village development needs to be flexible to permit those villages that favour growth to balance their service, transport and educational requirements.								
David Lobban	PCL Planning		We remain of the view originally expressed with regard to the Cornwall Structure Plan that the key issue with regard to this area is the provision of significant employment opportunities that match the needs of the population of the area. We acknowledge the significant regeneration that is required and accept that a range of higher value uses will be an essential component in delivering the regeneration strategy, particularly those which add and support the existing main centres. We do not believe there		We therefore support the economy led distribution.							No	We note the comments on employment led regeneration and the preference for the economy led distribution, which will be taken into consideration when developing the preferred approach.

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			is a case for residential led regeneration as this will only compound the existing problems of the area.										
Elenday Ltd & Percy Williams & Son		Yes	<p>Yes – support Issue 2 and the proposal to take into consideration the research and evidence base which underpinned progress with preparation of the Camborne, Pool, Illogan, Redruth Area Action Plan. Indeed, there would need to be a clear and rational explanation for departing from this.</p> <p>The range of new housing opportunities should reflect both the needs and aspirations of those most likely to contribute to the enhancement of CPI&R as Cornwall's economic hub with an emphasis on family housing.</p> <p>The most successful</p>	Economy Led / High	<p>New Housing - Option C (57,000 new homes in Cornwall) and Distribution of New Development Option 3 based on the Economic Strategy for Cornwall would be the most likely approach to the secure:</p> <ol style="list-style-type: none"> 1. the longer-term vision and aims the Council has for enabling future prosperity, meeting housing need and securing better futures for communities which are rundown and struggling; 2. the Sustainable Community Strategy's (Future Cornwall) vision for economic, social and environmental wellbeing; and 3. the Local Transport Plan (LTP3 Connecting Cornwall: 2030). <p>Option 3 focuses</p>				<p>The most successful approach to planning the pattern of new development will be that which reinforces or rejuvenates the traditional relationship between the larger towns and their hinterland where self-containment is more likely to be improved (realistically) and more cost-effectively achieved over a larger area in a pattern of development that makes public transport more attractive to operate and use.</p> <p>Greater dispersal is consequently not supported.</p>		<p>Tolgus Urban Extension</p> <p>The proposed allocation of 29 hectares on the western edge of Redruth at Tolgus, as identified in the now abandoned Area Action Plan is supported. As the single largest landowner with approximately 13.5 hectares fronting the A3047, Elenday Ltd and Percy Williams and Son Ltd are well placed to take a lead in bringing forward this site for development at the earliest opportunity necessary.</p> <p>The broad mix of uses previously indicated was supported in principle, though there are some reservations about the likelihood of occupiers seeking light industrial and</p>	No	<p>Comments noted and will be taken into account when developing the Preferred Approach. This representation has also been forwarded to the town frameworks officer.</p>

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			<p>approach to planning the pattern of new development will be that which reinforces or rejuvenates the traditional relationship between the larger towns and their hinterland where self-containment is more likely to be improved (realistically) and achieved more cost-effectively over a larger area in a pattern of development that makes public transport more attractive to operate and use. Urban extensions, insofar as the objectives of self-containment are concerned, should more logically be considered in the context of the whole settlement to which they are attached.</p>		<p>the majority of growth in those areas where there is highest demand for market housing and where the scope for securing regeneration and a more sustainable pattern of development is greatest.</p> <p>CPI&R have the critical mass to support this level of development which would be necessary to support the Economic Strategy and the regeneration and enhancement of the town centres. It is no accident that past development has been focussed in this way.</p> <p>The level of growth should also take full account of the demographic changes that continue to take place and should be realistic about the likely levels of migration into the County.</p> <p>The context for planning for housing through development</p>						<p>office space within the context of a predominantly residential urban extension. That said, the landowners are keen to explore how these uses might be successfully integrated into a well designed scheme, though this may require the Core Strategy to afford a degree of flexibility at the Masterplanning stage. The co-location of some of the office floorspace at the neighbourhood hub would certainly make some sense in seeking to maximise its vitality and viability, if it could be accommodated at first floor level.</p> <p>The previously suggested location and the concept of a 'hub' acting as a focal point for any communal facilities is still supported as is the approach, in principle, that</p>		

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					<p>plans and planning decisions is provided by the Government's key housing policy goal of ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live (Ref: PPS3). The South West is a high demand region for housing. This is a function of population growth (through in-migration to the region), demographic and social trends (which manifest themselves in terms of declining household size and an aging population profile) and rates of economic growth above the national average.</p> <p>PPS3 required RSSs to take a strategic evidence-based approach in setting out the appropriate level of overall housing provision in the regions. Cornwall is clearly required to do the same thing now that the Localism Bill has</p>						<p>was suggested for the disposition of open space. The landowners also concur with the previously stated objective of linking the urban extension back into the existing urban area, though precisely how best this might be achieved will need very careful consideration.</p> <p>For the avoidance of doubt, Elenday Ltd and Percy Williams and Son Ltd own approximately 13.5 hectares of land at Tolgus fronting on to the A3047 at Redruth. This land is 'available' and 'suitable' for development (Ref: SHLAA), and is deliverable at the earliest opportunity necessary (ref PPS12 paragraph 2.4). These landowners nevertheless recognise the benefits to planning the whole of the Urban Extension on a</p>		

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					<p>fore shadowed the revocation of RSSs.</p> <p>The higher housing growth figure is in line with the Governments strategic objectives as set out in The Housing Green Paper 'Homes for the Future' and the publication of 'Meeting the Housing Requirements of an Aspiring and Growing Nation', (June 2008)</p> <p>Crucially since the (then) Secretary of State also justified the higher housing requirement in the draft RSS by reference to the (then available) updated 2004 Household Projections these have since been replaced by evidence which show higher rates of annual average growth than previously estimated.</p> <p>The higher overall housing figures will help to secure a level of housing which is more consistent with</p>						<p>comprehensive basis even if delivery is phased. With that in mind, some of the adjoining landowners have already been contacted. Moreover, and as indicated in September 2008 and April 2009, Elenday Ltd and Percy Williams and Son Ltd are willing and able to make this site readily available for development and thereby contribute to the necessary step change in the delivery of new housing in CPI&R and have already undertaken the following work:</p> <ul style="list-style-type: none"> • Initial site appraisal (DLP Planning Ltd) • Topographical Survey (Lilly Lewarne Architects) • Mining Search (Cornwall Consultants Limited) • Phase 1 Habitat Survey, Protected Species Assessment and 		

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					<p>the potential level of economic and employment growth in the region over the 20 year period.</p> <p>Moreover, the higher target will assist with deliverability.</p>						<p>Hedgerow Survey</p> <ul style="list-style-type: none"> Initial Assessment of Transport Issues (Byways and Highways Ltd) Initial Design Appraisal and preparation of Concept Plan (DLP Design Ltd). <p>I can also confirm that the landowners would be willing and able to cooperate with neighbouring landowners to enable the larger area previously identified in the AAP to proceed, with the 13.5 hectares identified as the first phase. Elenday Ltd and Percy Williams and Son are also looking to work closely with a major provider of social and low cost housing with a view to bringing forward a generous percentage of affordable housing on this site.</p>		
Ian Williams	Cornish Social and Economic Research	No	Issue 1 – Enable higher quality employment		'Steady-state' dispersed.							No	The area issues were developed individually for

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	Group		<p>opportunities.</p> <p>Issue 2 – Manage the level and distribution of housing growth, taking into consideration the Camborne, Pool, Illogan, Redruth Area Action Plan research and evidence base. [Limit the level of housing growth to accord with the ‘steady-state’ scenario]</p> <p>Issue 3 – Promote a positive relationship between the retail centres of Camborne, Pool and Redruth, strengthening comparison shopping. [Ensure retail facilities meet the needs of the local community and do not encourage travel from other parts of Cornwall]</p> <p>Issue 4 – Enhance sports and leisure facilities to serve population growth. [Ensure sports and leisure facilities need the needs of the local</p>										<p>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 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>

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			<p>communities and neither serve population growth or encourage travel from other areas within Cornwall]</p> <p>Issue 5 – Reduce deprivation through allocation of land for services, open space and through high quality design. [Adhering to the ‘steady-state’ option would result in the retention of existing green open space, instead of developing it]</p> <p>Issue 6 – Remediate contaminated land.</p> <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</p>										

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			<p>rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to 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</p>										

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			economy.										
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 includes adequate measures for environmental protection, enhancement, mitigation and compensation'.</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>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services. This area is already on its way to becoming an extensive housing estate and there are not enough quality employment opportunity for the existing population.</p>		No	<p>Equal consideration is given to social, environmental and economic issues – this is regulated through the sustainability appraisal process.</p> <p>The additional issue suggested is important but is a generic one which would apply to all CNAs, whereas the Local Spatial Priorities have been developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is an issue which the Core Strategy must address, whatever preferred approach is taken.</p> <p>Agree the importance of sustainable development and employment opportunities for this area.</p>
John Buddle	Tregena / Treswithian Action Group				<p>It is clear that all three options propose huge housing growth for this area.</p>					<p>The Previously Proposed Treswithian Urban Extension.</p>		Yes	<p>Comments noted and will be taken into account when developing the Preferred</p>

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					<p>There is already great public concern for the proposals to force so much of the housing growth on our area and it is certain that if this is carried forward there will be a major reaction from the local community. This is grossly unfair and far from improving the district it would be further damaged. This environmental damage would be even greater if the Council fail to ensure that the brownfield sites are cleaned up and regenerated before there is any question of concreting over large areas of greenfield land. The attractive open countryside around the towns is currently one of the main assets and why this area remains a place enjoyable to live in. If the best bits are to be desecrated the whole environment will be hugely affected.</p> <p>See attached letter for further</p>					<p>We do understand that specific sites are not part of this initial process, but we feel we need to make our point now otherwise there will only be a very limited opportunity to do so and after further proposals have been put forward. We are a Group originally formed to campaign against the development of this particular site, though our remit has over recent years been widened to campaign against the wider mass housing proposals for the entire CPR area.</p> <p>We have consistently opposed and made representations in respect of this site for approx 1,800 houses on greenfield land to the west of Camborne. In the old Kerrier AAP this was the largest single development site in their proposals. We understand that this remains the planner's favoured greenfield site and may well feature when Cornwall Council decide on individual sites in</p>			<p>Approach.</p> <p>Specific comments on the Treswithian Urban extension forwarded to the Town frameworks officer.</p>

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					detail.					<p>the next phase of their plan.</p> <p>This is the worst possible example of urban sprawl and the most remote of all the possible greenfield sites in relation to the centre of urban regeneration in the Pool area, let alone it's location within the County overall being far distant from the better transport links and export markets further east, including the rest of the UK.</p> <p>The previously proposed site at Treswithian may have been perceived as having good access onto the A30, but local access into Camborne town centre would be along already overcrowded roads along Pendarves Road or College Street. We cannot see how either could cope with almost 2,000 extra houses. It does not seem possible these roads could be widened or otherwise improved in anyway to accommodate housing growth in this area.</p>			

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										<p>If any greenfield sites are to be identified at this stage then the Treswithian site should be the last on the list, as indeed it was within the initial Kerrier proposals when it was only to come forward if required at the end of the plan period.</p> <p>See attached letter for further detail.</p>			
John Calvert	Clerk Stithians Parish Council				<p>Cornwall Council decides that there will be NO Greenfield development in Cornwall. No exceptions, no wriggles, no dodges, just no Greenfield development!</p> <p>Cornwall Council decides that the maximum new houses in Cornwall in the twenty five year plan period shall be 10,000 dwellings.</p> <p>Cornwall Council decides that the only development allowed will be within the current development boundaries but that it will not allow consumption of any green</p>					<p>The long and the short of all the scenarios and studies and strategies is that none of the proposals is sustainable.</p> <p>Every one of the options, to a greater or lesser extent, faster or slower, wrapped in more or less verbosity implies that the one thing which makes Cornwall Cornwall, the land and landscape which it makes up, is to be gradually consumed by development, or building houses on it. Thus, in time, Wendron or Nancledra will gradually move towards becoming like Newquay, to</p>			<p>Comments noted.</p> <p>The Council has to take into account Planning Policy Statement 3: 'Housing' which advocates an adequate supply of housing, including a wide mix of tenure, size and affordability. Local communities need a range of housing and a number of Parish Councils have highlighted the need for a range of housing to meet their local needs.</p> <p>It is not possible in a long-term land-use strategy to expect that all new development can be accommodated on 'brownfield' sites,</p>

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					<p>space, i.e. gardens, rugby pitches, school playing fields, parks, allotments or other green space, not even the spacious grounds of County Hall. Urban area in Cornwall according to the documents is currently 6,250 hectares.</p> <p>Cornwall Council decides that the first priority when allocating development space shall be for affordable local needs housing with affordable being calculated on the basis of the actual incomes of people resident in that area of the County not some national formula. Remember that previous affordable housing calculations by Kerrier worked on the basis of two people working and bringing in £39k per annum.</p> <p>Cornwall Council decides that the right to buy shall apply to all social housing by tenants who have occupied the</p>					<p>look at what may be considered the two ends of the development spectrum in terms which we as Members can readily conceive of and understand.</p> <p>This is simply not acceptable. If that is allowed to happen Cornwall will no longer be Cornwall, it will be a cheap facsimile of Blackpool or an extension of Plymouth at the very least.</p> <p>The foregoing is almost certainly not what Cornwall Council was hoping to get back in response to its consultation, however they did offer the option of alternative approaches and here we have one. Even the computerised wizards of software, statistics and consultation will find it difficult to construe this as a tick in any one of their preordained boxes. It is perhaps too radical for some but radical in an integrated conservative, environmentally friendly, innovative</p>		but targets can be set to maximise the use of brownfield in preference to greenfield sites.	

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					<p>housing for a minimum period and have met specified criteria, (not fallen into arrears with rent, no antisocial behaviour, no excess maintenance costs etc,) with the caveat that the proceeds of all such sales shall be used to build replacement social housing. By this means there will be a ladder by which those of modest incomes can start renting and progress to owning while the stock of social housing is not depleted.</p> <p>Cornwall Council actively uses planning gain proceeds to enhance services in the County, for instance the reach of the mains gas network to which 46% of houses in Cornwall have no access. Mains gas is 30% cheaper than the next alternative fuel so access to it reduces poverty. For instance the quality of bus services measured in terms of the frequency, timing</p>					<p>way. A different look at Cornwall for what it is and what we, as representatives of the people, want it to be today and in future generations. It is unlikely that Cornwall Council will immediately adopt everything proposed in this report, would that it was not so! However, if we can float these ideas and approaches and keep grinding away at them on a sustained basis then those who genuinely have the real interests of Cornwall as a physical, economic, social and cultural entity at heart must surely take up the theme as time goes by. Being somewhat radical, these proposals may also cause Cornwall Council and other Parish and Town Councils to sit up and take a bit of notice?</p>			

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					<p>relevance, reliability and cost to the consumer and Council. For example internet service, not just access but the service, measured in terms of its transmission capacity and speed, reliability and cost. For example that allotments shall be established in every settlement of more than five hundred dwellings from the proceeds of planning gain but that they must be self sustaining in terms of recurrent expenditure. That GP surgeries and where appropriate the dispensing form of GP's surgeries shall be established in every settlement of more than one thousand dwellings. That every settlement of more than 1,000 dwellings shall have a post office preferably of higher than agency status.</p> <p>Cornwall Council decides that all the mine and quarry land not currently in mining or</p>								

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					<p>That Cornwall Council decides that if the benefits of revenue arising from converting sewage works to anaerobic digestion does not result in pro rata reductions in water and waste disposal bills that no further planning consents will be given for sewage works extensions, water extraction, sewage outfalls into the sea (new or renewal of existing), water impounding schemes or transfer of water out of Cornwall via the reticulation system.</p> <p>That Cornwall Council decides that its planning enforcement section shall be greatly enhanced in terms of the human and financial resources allocated to it to ensure that compliance is achieved in 99% of all cases within one calendar year of an apparent deviation from planning regulations being brought to the</p>								

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					<p>attention of the Council.</p> <p>Cornwall Council decides that it will favour the transport of heavy goods vehicles and passenger service vehicles (and non HGV's but specially HGV's and PSV's) on the rail system to as close to their destination as possible. This will provide an opportunity for railway entrepreneurs to run channel tunnel style trains through Cornwall carrying the road vehicles. The road vehicles will leave the train at the nearest transfer station (railway stations all have sidings and disused goods facilities where the transfer stations can be sited) for local deliveries and return to the train for the return journey. A suitable toll charge at each of the roads entering Cornwall for HGV and PSV vehicles will give their operators freedom of choice and motivation as to</p>								

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					possible will be directed to enabling the development of new enterprises where new means producing goods or services not previously produced as opposed to attracting existing enterprises from elsewhere to transfer to Cornwall.								
L M Clymo										<p>I picked up the booklets at Tesco Stores recently regarding the Core Strategy Options. I was not very impressed at the set up of the site where the opinions were being sought and in fact walked right by without noticing it in the first place.</p> <p>I would also like to query the necessity of typing Mr. Kaczmarek's foreword in both English and Cornish. How many people stopping to consider the points being made in that booklet would have wanted or even understood the Cornish version.</p> <p>I have attended many meetings and gatherings</p>		No	<p>It is council policy to include a Cornish foreword in all documents.</p> <p>Other comments noted and will be taken into account when developing the Preferred Approach.</p>

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										<p>concerning the development (or rather, the overdevelopment) of Cornwall and have made my feelings known on many occasions.</p> <p>First and foremost is that you cannot enlarge towns and villages which do not have adequate roads. Whilst you may be able to improve road access to some villages the same cannot be said of the Urban Areas such as</p> <p>Camborne-Redruth. The ridiculous idea of another road from Camborne to Redruth proves that point. When the new road eventually reaches Camborne at, I understand, the Tesco area the result will be absolute chaos. It was mooted at one time that the roundabout at Tesco would be removed and the junction made into a 'T' junction controlled by lights. At the height of the day I can envisage traffic build up from the lights back to South Terrace. You have</p>			

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										<p>already given permission for a fantastic number of houses at North Roskear. I can only presume that all the traffic from that development will go down Edward Street and into the flow at Tuckingmill. Brilliant!</p> <p>The towns in Cornwall are not built in such a way that a great deal of further traffic flow can be incorporated.</p> <p>I feel that there is an opportunity to SLIGHTLY enlarge certain villages where access to main roads could be easily incorporated and that enlargement might even encourage such villages to have village shops once again, especially if they were to be combined with village post offices.</p> <p>Having said this it is also necessary not to give over too much farmland to urban development as farmland is going to prove very necessary in the future in order to provide food for the people of this</p>			

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										<p>country.</p> <p>You talk about a green peninsula with excellent transport system less reliable on fossil fuels. How will this be achieved?</p> <p>I do not subscribe to energy being produced by wind farms. Their output is far from reaching the levels needed to produce the amount of power needed.</p> <p>What I am concerned about is that throughout Cornwall there are numerous rivers of varying strengths and I think that more emphasis should be based on power from river turbines. The water used at one turbine is not lost as it then flows on towards the sea and the same water could be used many times over.</p> <p>I am very much against any further development to the West of Camborne. Boundervean Lane has for many years been the green belt limit there and that should remain right through to</p>			

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										<p>Treswithian. Besides any road development there would only exacerbate the situation arising in the town.</p> <p>I am dead against encouraging mass migration into Cornwall. This County is a unique place (and I know I am very privileged to have lived my life here). Unless you are proposing to build new towns completely it is virtually impossible to develop much further the existing towns other than on a very small scale and I for one do not want to see new towns in Cornwall.</p>			
L Oates	Portreath Parish Council			Low	The Parish has witnessed a reasonable amount of infilling over recent years and has recently given support to a scheme for a development of 40 houses at Gwel-an-Mor on the edge of the village of Portreath. This development when complete will provide a 50/50 split of 20 market value properties and 20								Comments noted and will be taken into account when developing the Preferred Approach.

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					<p>affordable homes.</p> <p>It is also understood that an application for the extension of the existing 'Local Needs' estate at the Porthtowan edge of the Parish will be submitted for consideration shortly.</p> <p>It is anticipated that there would be some development of the hinterland of the Parish in the future and Members feel that this, together with the above mentioned proposals, will result in local facilities being at capacity use.</p>								
M Calder	The National Trust		The Placed Based Issues Paper, in relation to the evidence under 'Coast' (table 9) identifies the protection and enhancement of the AONB and undeveloped coast as an issue in need of consideration. The Trust would like to see this as a priority issue.	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 extremely							No	<p>Protection of the AONB and undeveloped coast will be issues across all Community Network Areas which contain them. They are therefore not listed specifically for CPR, but this does not mean they will not be taken into account.</p> <p>Comments on the distribution</p>

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					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).								options are noted and will be taken into account when developing the Preferred Approach.
Mark James	Community Network Area Manager CPIR Community Network Area				CPIR CNA support a low growth target for the area. CPIR CNA appreciate that the emerging economies should lead and inform the plans for growth in the area but do not support the							No	Comments noted and will be taken into account when developing the Preferred Approach. (This duplicates the comments sent in by Councillor Biggs)

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					formal approach of option 3. It is recognised that the bulk of growth will need to be in an around the existing towns but that village development needs to be flexible to permit those villages that favour growth to balance their service, transport and educational requirements.								
Neil Mantell	Senior Planner Boyer Planning on behalf of RE Phillips	Yes		Cornwall Towns / High		Please see attached letter	N/A	N/A	N/A	See attached letter	See attached letter	Yes	Comments noted and will be taken into account when developing the preferred approach. Comments have also been forwarded to the Town Framework Plan lead.
Redruth Town Council	Administrator Redruth Town Council	Yes	Issue 1, enable higher quality employment opportunities, is not concrete enough. Business and retail have to be prioritised at a time of rising unemployment. New land has been earmarked for housing but not for new businesses. The retail offer must be improved but not to the detriment of existing	Cornwall Towns / Medium	Given the uncertainty of future growth levels Members of Redruth Town Council opted for the medium level of housing provision which will give some scope for people coming in to work. The lower level will not leave enough scope for growth and the higher level will mean houses being bought for retirement homes. There was	Yes. The area is dominated by Pool, Truro and Hayle which works against Redruth.	North Country operates like a ghetto as it is separated from Redruth by the A30. It is totally lacking in amenities. Any new development must be the Redruth side of the A30 so that amenities can be shared. New houses are needed actually in the town to	Yes. Mining villages.	No.	Members of Redruth Town Council have a vision for the town which includes celebrating the area's heritage whilst developing retail and industry. More should be made of the World Heritage Status of the area. Cycle tracks pass close to Redruth and should be made accessible and signed from the town. The various cycle tracks, Great Flat	Redruth Town Council proposes that the Camborne, Pool, Redruth area, with its extremely high level of unemployment, should be made one of the Government's new Enterprise Zones. It is to be hoped that CPR Regeneration's successor, will place the same emphasis on Redruth as CPR Regeneration	No	The additional issues are noted and will be considered as the next draft of the plan is developed. Specific town centre policies and local actions to promote the WHS however are more likely to be contained in a community led Neighbourhood Plan than in the Core Strategy. Comments on employment, levels of growth

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			<p>businesses.</p> <p>Additional priorities:</p> <p>1. The area's World Heritage Site status must be promoted to make the most of its potential.</p> <p>2. The existing retail space in town centres must be retained and not allowed to become residential, making town centres even less likely to be visited.</p>		agreement that economic and housing growth must go hand in hand, otherwise houses will be bought as second homes or to let.		revitalise it.			Lode and the Mineral Tramways, should be linked up and promoted in the same way as the Camel Trail. Redruth should have a clear cycle path link to Heartlands in Pool. More prominent signage from Redruth to the various attractions is a priority. Though there is no space in Redruth for large retail outlets, small craft shops and boutiques should be encouraged to cater for the visitors the cycle trail will bring in.	did.		and distribution are noted and will be taken into account when developing the preferred approach.
Richard Ward	<p>Planning Development Manager</p> <p>Campaign to Protect Rural England (CPRE)</p>	Yes	<p>Page 15, Local Spatial Priorities - CPRE Cornwall would suggest that the list included the clear link between high quality job creation and housing development. Any further housing in Camborne and Redruth must be clearly linked to local job creation. In addition the need to address environmental and social infrastructure deficits needs to</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. Camborne and Redruth 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</p>						<p>Camborne, Pool, Illogan and Redruth Area Action Plan (Plan) – How can the Action Area 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</p>	Yes	<p>Comments on employment, infrastructure and housing growth and distribution are noted. Employment is recognised as a key priority for this area.</p> <p>Since the publication of the consultation documents, the CPIR plan is now to be a Town framework rather than an Area Action Plan. This forms part of the evidence base for the Core Strategy and does not predetermine it.</p>

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			<p>be listed. Finally the need to improve the physical environment of the two main towns should be seen as a clear priority.</p> <p>Question CPR1 - subject to the comments in paragraph 19 above, yes.</p>		<p>jobs and essential infrastructure.</p> <p>Please see attached letter for detailed response.</p>						<p>parameters for the Plan work? CPRE Cornwall supports the preparation of a 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 CPR5 - 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>		Comments on the SCI forwarded to that consultation.
S P Edwards	St Day Parish Council			Dispersed	St Day Parish Council favours Option 2 (dispersed distribution) and has the following points to make: St Day is a medium sized								Comments noted and will be taken into account when developing the Preferred Approach.

Full Name	Organisation Details	CPR1 - Do you agree that these are the priority issues?	CPR1 - Are there any issues that should be added, removed or changed?	CPR2 - Option 1 – Distribution / Growth	CPR2 - Please let us know why or an alternative suggestion for distribution.	CPR3 - a) One or two key towns dominate?	CPR3 - b) Self-contained villages?	CPR3 - c) Groups of smaller villages that share facilities?	CPR3 - d) Would you change the way these settlements work?	CPR4 – Other comments on the CNA	CPR5 - Camborne, Pool, Illogan and Redruth Area Action Plan	Attachment(s)?	Officer Comments
					village which has good basic resources and is close to the A30 and the Redruth/Truro corridor. There are suitable small scale development sites within the parish. The Parish Council, along with other agencies, has been positively promoting tourism in the parish and also in the wider Mining Villages area. It should be made a priority of the plan that villages should be helped to become economically viable in their own right and not just promoted as dormitory areas for larger towns.								
Shaun Pritchard	Tech Spec Environment Agency		We have worked closely with the Council on the CPR Surface Water Management Plan. The proposed levels of growth will need to be phased with improvements to the current surface water sewer networks whilst ensuring no increase in flood risk									No	Comments noted and will be taken into account when developing the Preferred Approach and the Infrastructure Delivery Plan.

Full Name	Organisation Details	CPR1 - Do you agree that these are the priority issues?	CPR1 - Are there any issues that should be added, removed or changed?	CPR2 - Option 1 – Distribution / Growth	CPR2 - Please let us know why or an alternative suggestion for distribution.	CPR3 - a) One or two key towns dominate?	CPR3 - b) Self-contained villages?	CPR3 - c) Groups of smaller villages that share facilities?	CPR3 - d) Would you change the way these settlements work?	CPR4 – Other comments on the CNA	CPR5 - Camborne, Pool, Illogan and Redruth Area Action Plan	Attachment(s)?	Officer Comments
			downstream. This is a critical piece of infrastructure the improvement of which should be included as an issue within the Local Spatial Priorities.										
Sue Bishop	Clerk Carn Brea Parish Council			Low									Comments noted and will be considered in developing the Preferred Approach.
Suzanne Ballinger	Clerk Illogan Parish Council			Dispersed / Low	On behalf of Illogan Parish Council Illogan Parish Council believes that the provision should be low in accordance with our Parish Plan. Strong recommendation that it should be a phased release on land for building with priority given to Brownfield sites. The general need is for Community owned affordable rented accommodation i.e. social housing. It should be noted that in Illogan Parish the roads to cater for the extra housing has doubled the population of the								Comments noted and will be considered in developing the Preferred Approach.

Full Name	Organisation Details	CPR1 - Do you agree that these are the priority issues?	CPR1 - Are there any issues that should be added, removed or changed?	CPR2 - Option 1 – Distribution / Growth	CPR2 - Please let us know why or an alternative suggestion for distribution.	CPR3 - a) One or two key towns dominate?	CPR3 - b) Self-contained villages?	CPR3 - c) Groups of smaller villages that share facilities?	CPR3 - d) Would you change the way these settlements work?	CPR4 – Other comments on the CNA	CPR5 - Camborne, Pool, Illogan and Redruth Area Action Plan	Attachment(s)?	Officer Comments
					<p>Parish.</p> <p>All the land of high grade quality that is widespread in Illogan Parish should be preserved for future food production.</p>								