

RESKAMMEL



CAMELFORD TOWN COUNCIL

Town Clerk: Lee Dunkley BA (Hons), MPhil

6 Market Place
Camelford
Cornwall
PL32 9PB

01840 212880

clerk@camelford-tc.gov.uk
www.camelford-tc.gov.uk

Sheelagh Atherton
Ocean Housing

By email

3 November 2014

Dear Ms Atherton,

Consultation on plans at the former primary school site, Camelford

Thank you for presenting your current plan for the former primary school site in Camelford to the Town Council at their meeting on 21 October 2014.

This letter is the formal written response requested by your team.

It should be made clear that the Council is currently in general opposition to large housing plans due to infrastructure issues with the town, in particular: too few primary school places, inadequate medical provision including dentistry, oversubscribed sewerage systems, traffic congestion, no local higher education and a dearth of employment opportunities. However to help with the development of the specific, stand-alone plans brought forward by Ocean Housing the Council would like to respond with the following observations and opinions.

The Council welcomes that:

- The number of overall dwellings has been reduced from 54 to 41;
- Open/green space has been introduced to the plans;
- Provision for 200% parking spaces are rightly included.

However the Council would like to add the following comments:

- The number of dwellings should be further reduced to 30 as this will help restrict the pressure put on existing infrastructure issues, and would free up more of the site for open space;
- While it is welcomed that open/green space has been introduced, the plans indicate that this is inadequate for recreation and is there for aesthetic reasons only. As a pathway runs through the space, it is not suitable for ball games or simply 'playing'. Recreational open space is in particular need not just for this project as stand-alone, but also by the town. To achieve this the amount of land given over to open space would need to be significantly increased, which could be achieved by the reduction in number of dwellings as highlighted above;
- The plans do not at this point show the provision for street lighting. The Council would suggest that adequate street lighting is in place not only on the new roads/walkways to be built on site, but also on the walkway skirting the site that goes from Clease Road to the Highfield industrial estate. There will be more pedestrian traffic here as a result of the new houses;
- Both the scale and the geographical nature of the plans suggests a strong need for a community notice board to be in place. The development could easily be home to over 100 residents, and it is not obviously adjoined to the town centre or the rest of the town. The Council suggests it is a necessity for a community noticeboard to be installed for the

- purposes of informing and involving the new residents in the wider community; the Council could then maintain the notice board and its contents;
- While it was mentioned at the Council meeting on 21 October, it should also be noted in writing that the Council strongly suggests that the level of social housing being proposed is unnecessary and that there will be difficulties in assigned them to local people. The need for such housing appears to be very low in Camelford, as evidenced by the presence of empty social housing on other developments within the parish.

Once again, thank you for your consultation with the Town Council. In order to gain as much from public consultation as possible, the Council can help to publicise any event(s) you hold. Please do not hesitate to contact the Town Clerk for assistance.

Yours Sincerely



Lee Dunkley
Town Clerk