



Camelford Neighbourhood Development Plan

Consultation Statement 2018 – 2030

Produced by the Camelford Neighbourhood Development Plan Working Group

September 2019

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1 Introduction

The Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 under Section 5(2). A Consultation Statement:

- (a) Contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the Camelford Neighbourhood Development Plan. It describes how concerns have been addressed and what changes have been made to the final Plan as a result of the pre-submission consultation.

2 Aims of the Consultation

In the Community and Engagement Strategy produced at the beginning of the Neighbourhood Plan process, we stated that our objectives were:

- Delivery of a housing growth strategy tailored to the needs and context of the Parish of Camelford.
- Preserve and protect the heritage and history of Camelford.
- Seek on-going improvements to transport, infrastructure and to digital connectivity.
- Protect, sustain and improve local facilities for all our residents, existing and new.
- Protect green space, the landscape and support nature conservation in order to maintain and increase biodiversity.
- Protect the existing town car parks from development and preserve their use for the people of the town and visitors to support the town centre shops and facilities.
- Acknowledge the value of tourism by providing better facilities to encourage tourists to the area to boost the local economy.
- To ensure that existing health and wellbeing facilities are protected and developed.
- Involve local people on an ongoing basis in the process of plan making, monitoring and delivery of development.

3 Consultation Process

The Neighbourhood Development Plan was first discussed at a Town Council meeting on 3 April 2014 (minute No 537/2013) where it was resolved to look into the process of developing a Neighbourhood Plan. Further discussions took place at Town Council meetings on:

- 5 June 2014 (minute No 43/2014)
- 18 June 2014 (minute No 43/2014)
- 3 July 2014 (minute No 84/2014) – Camelford Show consultation

- 15 July 2014 (minute No 108/2014)
- 7 August 2014 (minute No126/2014)
- 21 April 2015 (minute No 467/2014) – Resolved expenditure
- 4 June 2015 (minute No 46/2015) – £8k grant obtained
- 3 September 2015 (minute No 165/2015)

Council were informed about the creation of a potential stakeholder/steering group on 18 June 2014. Following this Town Council meeting, an initial Steering Group meeting took place on 16 July 2014. The Steering Group contained members of the public who attended the Town Council meetings in April and June, and following the Camelford Show consultation. Terms of Reference and a Constitution was created at the first meeting. Members of the Steering Group were Councillors and members of the public, as set out in the table below:

Name	Position in community
Andy Shaw (Chair)	Councillor/Camelot Country CIC
Claire Hewlett (Secretary)	Resident
Lee Dunkley (Treasurer)	Clerk to Camelford Town Council
Ken Harris	Councillor
Alan Burgis	Councillor (administrator Camelford.org)
Diane Taylor	Resident/Women's Institute
Jill Jeffs	Town Trust/Guides
Rob Rotchell	Mayor/Cornwall Councillor
Brian Lush	Resident
Simon Rawlinson	Resident/Scouts
Aaron Scawn	Resident
Jane Sleeman	Resident
Carol Atkins	Resident

The Steering Group met 18 times during July 2014 to March 2017 (see [weblink](#)) The work was then continued working with Cornwall Council by:

Andy Shaw Councillor
 Claire Hewlett Councillor
 Amanda Lash Deputy Town Clerk

4 Background Information to the Consultation on the Neighbourhood Plan

Below is a summary of consultations that have taken place since 2004, organized firstly by the Camelford and Delabole Community Trust and then by the NDP Team. The general public have been kept informed of the progress of the NDP through regular updates on the CTC website, and numerous articles in the local press, including the Camelfordian – the local free monthly newsletter that was available to pick up free from most shops in Camelford. The NDP team have also held information drop-in events each year, for the past four years.

Michaelmas Fairs 2004

Two major public events were held where the general public put forward their ideas of how they wished to see the Camelford and Delabole area go forward in the future. The ideas

gathered from these events were collated and put into the Camelot Country Community Development Plan 2004. The Plan calls for the community to “create an economically, socially and environmentally sustainable community” by braiding together four strategic strands:

1. Promoting a prosperous and sustainable local economy – through improving social and cultural life through leisure, health, education and community initiatives.
2. Strengthening the local social environment
3. Reducing the impact on human activity on the local environment
4. Promoting community involvement in the planning, decision making and delivery of initiatives.

Further issues identified in the Plan were:

5. Lack of affordable housing for local people
6. Lack of public transport/safety and environmental problems caused by traffic, congestion and poor traffic management.
7. NHS dentist
8. Skateboarding/rollerblading
9. Locally run community transport/car sharing scheme
10. Planting to encourage wildlife/nature reserve
11. Speeding/dangerous driving/lower speed limits
12. No parking/more car parking/off street parking
13. Accident black spots/better pavements/safer crossings

Strengthening education and knowledge based services locally were also a priority, these being in line (at the time) with the strategic direction mapped out for Cornwall by the Cornwall and Isle of Scilly Economic Development and Tourism Forum.

These are still issues today and the hope is that the NDP 2018, will finally address and resolve the concerns of the local community within a legal document that ensures sustainable growth that benefits the whole community.

Camelford Questionnaire 2010

In 2010, a detailed consultation ([see weblink](#)) for Camelford Parish was devised by the Camelford Area Network Officer. The questionnaire’s intention was to identify the voice of the Electorate of Camelford Parish on a range of key issues. In summary:

1. 205 questionnaires were returned. We are unable to find out how many were sent out in the first place, and details of distribution.
2. Key issues were housing, shopping and facilities, crime and safety, recreation and leisure, transport, and environment and services. The main issues residents wished to see addressed were:
 - a. Traffic and parking, including congestion and HGVs
 - b. Housing for local people, elderly and the young in particular
 - c. Police presence to deal with drunkenness and vandalism
 - d. Protection and enhancement of the natural environment e.g. the river
 - e. More choice of shops (especially for food and clothing)

Again, these concerns echo the concerns raised in 2004.

Camelford Questionnaire 2014

At the beginning of February, questionnaires (see [weblink](#)) were delivered to 1,400 residents. The intention of the questionnaire was again to identify the voice of the electorate of Camelford Parish in order to draw up a Camelford Town Plan. A total of 205 responses were received (approximately 14%). Key issues in the questionnaire related to:

1. Housing
2. Shopping and facilities
3. Crime and safety
4. Recreation and Leisure
5. Transport
6. Environment and services

The top 5 issues for those who completed the questionnaire were:

1. The need for a bypass or HGV route, concerns about congestion, speeding and parking.
2. The need for a supermarket and the fact that the current shopping facilities are inadequate
3. No more housing, but if more housing is to be built, it should be 2,3 bedrooms and affordable housing should be made available only to those who live in the Parish.

This questionnaire was sent out to all households in the Parish as was also available to residents to pick up at various shops and locations within the Parish and was also handed out at the Camelford Show in August 2014.



Visitors to the stand at the Camelford Show

Initial Scoping Survey – 2014-2015

In 2014, CTC appointed a local research company “PFA Research” (PFA) to work with the NDP Team to devise a comprehensive consultation survey to help understand the make-up of the town’s needs in order to prepare the NDP. This survey was trialled on the CTC website as an “initial scoping survey” and went live on 11 November 2014. The survey looked at the following:

1. Type of housing

2. Traffic and parking
3. Shop front design
4. Renewable energy
5. Open spaces
6. Leisure and recreational facilities
7. Heritage
8. Footpaths
9. Employment space
10. Commercial and Retail development
11. Business site identification
12. Affordable Housing

2015 – PFA Research Survey

Following the initial scoping survey, in early 2015, the survey (see [weblink](#)) went to all households within Camelford Parish and included a freepost return envelope to encourage a good return rate. CTC publicised this survey by organising an afternoon and evening drop-in event which was held on 19 March at Camelford Hall. A total of 91 people attended the drop-in event. BBC Radio Cornwall attended the PFA consultation event and interviewed members of the NDP team. Following that event, articles went into the local newspapers and resulted in further interviews on BBC Radio Cornwall. Information was also available on Facebook and the Town Council website.



Drop in Event at Camelford Hall

We also held a drop-in event specifically aimed at our young people which was well supported.

Camelford Carnival

In October 2015, The Neighbourhood Plan organised an event which took place during the Camelford Carnival. This was a great opportunity to speak to people about what the Neighbourhood Development Plan was, what had been done to date, and try to get more residents to complete the survey before it closed. We had 108 visitors to the stand.



Our young people having a look at the plans.

In October 2015, once the PFA survey had closed, we had an open event which PFA Research led, to share the findings. This was very well attended. The results of the survey can be found in the Evidence Base on the website <https://www.camelford-tc.gov.uk/wp-content/uploads/2017/09/PFA-Research-Community-Survey-Final-Report.pdf>



2016

Consultation continued in 2016 at the Camelford Show and the Camelford Carnival. In addition, we also consulted with local business as to the suitability of their current premises.

Contacting Landowners

The NDP team set about identifying sites within the parish that might potentially be suitable for development between now and 2030. Landowners were contacted in December 2016 [weblink](#). Members of the working group completed a “Register of Interests” form to ensure that the process was transparent.

The criteria used in this decision making included:

- Accessibility to main highways
- Protecting views/open spaces
- Connectivity to the Town Centre
- Location of existing business locations
- Has planning permission been sought for the site already

After lengthy discussion at various steering groups, the NDP team selected sites based on the above criteria and then contacted the landowners of those sites in December 2016 to ascertain whether they might allow their land to be an identified site in the Neighbourhood Plan document. 20 sites/landowners were identified and subsequently contacted. We received 8 responses, all of whom were in favour of development. (Due to General Data Protection Rules, we are unable to share the details of the landowners).

2017

Following further drafts of the NDP, in August 2017, the NDP team devised a Supplementary Questionnaire to seek further evidence in support (or otherwise) of policy within the NDP. This was promoted at the Camelford Show and also via the website, Facebook and Twitter through an online survey. The online survey received 457 responses. See ([weblink](#)) for results. Included in the 457 responses were 231 further comments (see [weblink](#)). The survey handed out at the Camelford Show was completed by In summary, this supplementary questionnaire asked the following questions:

1. Should we be encouraging larger businesses to relocate to Camelford (e.g. supermarkets, larger employers)?
2. "Live/Work" units are units of living accommodation with workshop/office space included. Do you feel Camelford would benefit from life/work units?
3. In order to market Camelford as a Tourist destination, we are considering approving the addition of an electric tourist bus that will take residents and visitors to places nearby such as Roughtor and Trebarwith Strand in an effort to make the most of our natural assets. Is this something you would use?
4. Do you think Camelford needs a Tourist Information Centre?
5. Should new developments/houses be built to incorporate renewable energy in their design (e.g. solar panels air source heating)?
6. Should a community owned organization generate renewable energy to provide power for the Parish?
7. Do you think Camelford needs more public car parking facilities?
8. Do you have enough parking for all your household vehicles by your house?
9. Would you like to see a secure cycle rack/parking within the Parish?
10. Do you think Camelford needs more cycle paths?
11. Would you like to see more evening entertainment opportunities for all age groups?

Further amendments were made to the NDP in light of this supplementary questionnaire, including live/work units, enhanced renewable energy policy; and it also provided evidence in support of cycle paths and the need for suitable parking with any new builds to mitigate the parking issues in Camelford.

The Camelford NDP Working Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment in October 2016. However, further work was needed on the Plan before this could be submitted and the Plan was submitted again in June 2018.

PRE-SUBMISSION CONSULTATION - REGULATION 14 RESPONSES

5 Pre-Submission (Regulation 14) Consultation

The Pre-Submission consultation on the draft plan proposal commenced on 30 May 2019 and closed on 11 July 2019. Hard copies of the Neighbourhood Development Plan (NDP) were available to view at the Library/Town Hall during the consultation. The documents were available to download from the CTC website during the consultation period. Hard copies were available on application from the Deputy Town Clerk.

There were 4 consultation events:

- Thursday 30 May – Enfield Park 2pm – 4pm
- Sunday 2 June – Clease Green, 2pm – 4pm
- Thursday 6 June – Library/Town Hall, 5pm – 6.30pm
- Tuesday 18 June – Library/Town Hall, 5pm – 6.30pm

At these events, boards were displayed with maps from the NDP and policies. Information was available on how to make representations. A copy of the NDP was also available to read. Members of the NDP Working Group were on hand to answer questions.

Responses were invited via the CTC website (online form), by email to the Deputy Town Clerk - admin@camelford-tc.gov.uk or by post. The consultation process was publicised to the community and consultees by these means:

- Draft NDP, evidence base and online feedback form on the CTC website
- Emails to all statutory consultees on 29 May 2019
- Regulation 14 email to Cornwall Council Neighbourhood Planning Team on 29 May 2019
- It was advertised in the Camelford and Delabole Post
- It was advertised on the CTC website
- It was advertised on Twitter and Facebook

RESPONSES

6 Summary

The table below shows the number of responses for each of the consultees.

7 Table 1 – Organisations/Statutory Bodies Consulted

The table below outlines the 40 organisations/statutory bodies that were consulted via email, and notes whether a response was received or not.

Consultee	Response (Yes/No)
Neighbourhood Planning	Yes
Homes England	No
Davidstow Parish Council	No
St Teath and Delabole Parish Council	No
Advent Parish Council	No
Michaelstow Parish Council	Consultation 24 September – 5 November
Forrabury and Minster Parish Council	Consultation 24 September – 5 November
Regulator of Social Housing	No

Natural England	No
Environment Agency	No
Historic England	Yes
Network Rail	No
Highways Agency	No
Three Mobile	No
O2 Mobile	No
EE Mobile	No
OFCOM	No
Royal Cornwall Hospital Trust	No
Peninsula Community Health	No
Kernow Clinical Commissioning Group	No
Healthwatch Cornwall	No
National Grid	No
Western Power	No
Forestry Commission	No
Cornwall Area of Outstanding Natural Beauty	No
National Trust	No
Duchy of Cornwall Deputy Estate Surveyor	No
Cornwall Wildlife Trust	No
National Farmers Union SW	No
Devon and Cornwall Housing Association	No
Coastline Housing	No
Cornwall Housing	No
Ocean Housing	No
Cornwall Chamber of Commerce	No
Cornwall and Isles of Scilly Local Enterprise	No
Devon and Cornwall Police	No
Bell Cornwell	Yes
Wainhomes	Yes
Camels Garden	No
Arthur W Bryant	No
Kernow Properties	No
Parkway Estate Agents	No
Cole, Rayment White	No

8 Table 2 – Total Number of responses

Camelford Residents	5 residents
Statutory – non-council	1. Historic England
Developer/Agent	1. Mr D Rogers, Bell Cornwell (for Poltair Homes) 2. Mr J Coxtan, Emery Planning (for Wainhomes)

9 Table 3 - Camelford Residents Responses Received

The table below sets out the individual comments received from members of the community during the Pre-Submission consultation and the action taken.

Policy	Resident	Comments	NDP Response	Further action required
Policy 4	Resident 1	Camelford Hall not included in protected buildings.	Will include Camelford Hall.	None
Map M5, M9 (G58, R5)	Resident 2	The outline for Enfield Park looks like it includes private gardens.	Concerns are recognised. The boundary line is quick thick and appears to cover part of the gardens, but CTC will like to ensure this is not the intention. The gardens that lead down to Enfield Park are private and not part of Enfield Park. CTC will get map amended to show a thinner line.	None.
Policy 2 – Economy and Employment Design Guide Fig 16	Resident 3	4.8.8 – Spelling “Rusty Couldren” should be an “a” 4.12.3 – Car park is now enforced. NDP states “proposed”. Building shown in Fig 16 is no longer Old North Cornwall Museum.	Shop has now closed so deleted from NDP. NDP amended to state car park is enforced. Deleted from NDP	None None None
All policies	Resident 4	In support of all policies. No comments.	N/A	None
Policy 1A	Resident 5	We would like to suggest a minor amendment to the proposed new development boundary to include our site. We are former residents of Camelford and have recently inherited land and 2 cottages at High Street. We have been	CTC have sufficient sites to meet our target. Whilst CTC recognise the site is in close proximity to the	None

Policy	Resident	Comments	NDP Response	Further action required
		<p>managing these properties and the land from a distance and have become increasingly more concerned with anti-social behaviour and fly-tipping and how the site may be used in the future. We would like to make our site available and having read the plan, are keen as former residents to deliver a quality site that compliments the historic core of Camelford, whilst capitalising on the good access and links to the Town, ensuring it was a properly integrated development.</p>	<p>Town, CTC have decided not to include this land in the development boundary for the following reasons:</p> <ol style="list-style-type: none"> 1. This area is constrained by environmental designations, the SSSI and pathways of impact to the River Camel SAC. 2. At the bottom of the site is a flood plain. 3. CTC disagrees that there is good access. 	

10 Table 4 - Statutory Non-Council

The table below sets out the comments received from “statutory non-council” responses during the Pre-Submission consultation and the action taken.

Policy	Historic England	Comments	NDP Response	Further action required
All policies	David Stuart	<p>Thank you for your Regulation 14 Consultation on the pre-submission version of the Camelford Neighbourhood Plan. It is always pleasing to note when communities value their distinctive historic environment and use this understanding to inform and formulate policies and proposals for its protection and enhancement. We are particularly impressed by the Design Statement which has been prepared and its inclusion of Character Areas by which discrete aspects of local interest can be identified and promoted.</p> <p>We have no specific comments on the suite of policies and would therefore only want to congratulate your community on its achievements to date and wish it well in the making of its Plan.</p>	CTC thanks Historic England for their supportive comments.	None

11 Table 5 - Housing Development/Agent

The table below sets out the comments received from “Housing Developer” responses during the Pre-Submission consultation and the action taken. A summary is given below and a link is available to the full response.

Policy	Developer/Agent	Comments	NDP Response	Further action required
Policy 1A, 1C, 1D, 2,	John Coxon, Emery Planning (for Wainhomes)	See link weblink	<p>The updated housing trajectories have now been published which shows good delivery against the Local Plan figures across Cornwall, and Camelford is not required to deliver housing to make up a shortfall elsewhere. CTC recognise that there will be some windfall, and sites have already been provided within the Development Boundary that will meet the 36 estimated windfall figure.</p> <p>The DPD does not cover Camelford and so the NDP does not have to be in general conformity with these policies; rather with the Local Plan.</p> <p>The proposed boundary in the Camelford DPD is not tightly drawn around the existing settlement – it includes sites with extant planning consent, where the NDP can rely on the considerations that were assessed at planning application stage and support the principle of development. These are the areas for rounding off. The Local Plan housing figure is not a maximum and infill can also occur within the Development Boundary and is supported in the hamlet of Tregoodwell. This, along with the area of search for exception sites, builds more flexibility into the strategy for delivery of housing.</p>	None

Policy	Developer/Agent	Comments	NDP Response	Further action required
			<p>CTC does not believe that Criteria 6 in Policy 1D is inconsistent with intended purpose to restrict development outside the boundary. However, for clarity, it has amended Policy 1A slightly to clearly define areas/hamlets where infill will be permitted. It has amended the wording in Criteria 6 slightly to “safeguard against inappropriate high-density development.” It has also deleted 9 and 12 within Policy 1D. Policy 1D (13) explains how intention (criteria 6) will be achieved.</p> <p>The areas of region of search for business and housing are to the West of Camelford in order to protect public views out to Rough Tor and protect the river, which is a SSSI.</p> <p>The NDP does not have to allocate sites, but it provides an area of search which gives flexibility for the provision on employment development. CTC is of the opinion that, due to the severe congestion and air quality management issues, the employment land can only be delivered alongside the proposed bypass and this is why the policy requires access from the bypass. See the Cornwall Monitoring Report pp 9/10 for evidence on the delivery of employment land https://www.cornwall.gov.uk/media/36205730/amr-2018.pdf CTC has amended Map M8 (Business Region of Search) so that the region of search area stops at the proposed bypass.</p>	

Policy	Developer/Agent	Comments	NDP Response	Further action required
Policy 1B	Daniel Rogers, Bell Cornwall (for Poltair Homes)	See link weblink	<p>Camelford is one of the main named towns in Policy 3 of the Cornwall Local Plan. Therefore, affordable housing provision is expected on allocated sites and main towns do not necessarily have to have exception sites if need is being met on site allocations. Some “town” NDPs have chosen to state that they do support exception sites (e.g. Hayle) and others have chosen not to (e.g. Liskeard). Cornwall Council are happy to support NDPs to choose the strategy that is better for them, provided that the strategy is likely to meet need.</p> <p>The evidence of housing need and delivery in Camelford shows a current need of 70 on Homechoice Register and 10 registered with Help to Buy South West. Existing commitments on the sites within the Development Boundary would deliver approximately 35 units, working on the target level of 30% of affordable housing onsite, as required by strategic policy 8 of the CLP – Camelford is in Value Zone 4. The level of housing need will fluctuate from month to month during the plan period, but the current evidence suggests that need is unlikely to be met on the committed sites. Therefore Camelford have chosen to support exception sites, where the provision of affordable housing will be prioritised.</p> <p>The area indicated as an area of search for exception sites has been chosen based on the following evidence:</p> <ol style="list-style-type: none"> 1. The land is known to be available – from contacting the landowners. 2. Landscape evidence supports the designation of protected public views to the Eastern side of the 	

Policy	Developer/Agent	Comments	NDP Response	Further action required
			<p>Development Boundary (Rough Tor). This area is also constrained by environmental designations, the SSSI and pathways of impact to the River Camel SAC.</p> <p>3. Accessibility: the linear form of Camelford and the severe road congestion make it difficult to access the town centre on foot. It is therefore desirable to choose a location where easy walking links can be made to the school, town centre shops and leisure centre.</p>	