

A Neighbourhood Development Plan for Camelford Parish October 2020 – CC Modified Version

2020-2030



"Sustainable growth that benefits the whole community"

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1 INTRODUCTION

1.1 What is a Neighbourhood Development Plan, and why do we need one?

A Neighbourhood Development Plan (NDP) is a community-led framework for guiding the future development, regeneration and conservation of an area. It is about the use and development of land and contains our vision, objectives, planning policies, proposals for improving the area and/or providing new facilities and protecting the landscape.

- 1.1.1 The Cornwall Local Plan (CLP)¹ shows Camelford Network Area (CNA) has a housing allocation of 1000 new homes between 2010 and 2030. Camelford, as the largest town in the CNA, accommodates the majority (around 375) of the CNAs homes. However, when developments that have already been granted planning permission are taken into account (as of April 2018), Camelford has met the CLP target. Despite this, as development has not yet taken place on all of the sites that have planning permission, it is understood that should other applications come forward, they may be accepted up until the housing target is met. Therefore, this NDP does not seek to deliver additional market housing but instead will meet any local need for housing through exception sites.

1.2 How was the Neighbourhood Development Plan Prepared?

- 1.2.1 In 2014 CTC decided to begin the process of creating a NDP following a number of public consultations and surveys that were completed between 2004 and 2018. This plan relates to planning decisions made within Camelford Parish.
- 1.2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004, Section 70(2) of the Town and Country Planning Act 1990 and Paragraphs 11, 196 and 210 of the National Planning Policy Framework 2019 (NPPF)² dictate that *'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.'*
- 1.2.3 It is important to acknowledge that Legislation in the Localism Act 2011 requires that the NDP must relate to the development and use of land within the designated neighbourhood plan area (see Map M1) and must comply with National and European legislation.
- 1.2.4 The NDP is also required to have appropriate regard to the NPPF and the National Planning Policy Guidance (NPPG) and to be in general conformity with Cornwall's Local Plan.
- 1.2.5 The Cornwall Local Plan will run until 2030 and so it is appropriate for this NDP to have the same end date.
- 1.2.6 A number of documents have been prepared to accompany the NDP. In addition to the supporting evidence (see section 1.3), CTC are obliged to produce an accompanying:
- Consultation Statement; and,

¹ See the *Cornwall Local Plan* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

² See the *NPPF* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- Basic Conditions Statement (will be published after Regulation 14).

1.2.7 Working Parties were set up to cover the following aspects of the NDP, which included a member of the steering group plus members of the general public. Each Working Party focused on one of the following themes:

- Housing
- Economy and Employment
- Transport and Infrastructure
- Community Facilities and Amenities
- Landscapes and Green Spaces
- Renewable Energy

1.2.8 The formation of this NDP relies on community participation and involvement. This NDP has been developed to ensure sustainable growth and development throughout the Parish is guided by the local community. This means considering local housing needs, community facilities and jobs and where they should go. It also means protecting the green and open spaces that are so important to the community.

1.2.9 Once adopted, the planning policies presented in this NDP (including the Design Statement) must be used and acted upon by CC planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.

1.2.10 For clarity the NDP will not address higher level policy direction that these strategic documents and guidance already direct, it is not the role of the NDP to repeat these policies, and ultimately due to legislative requirements, it can not change the direction of these strategic policies either.

1.3 Evidence

1.3.1 CTC have utilised and formed a wide evidence base on which the policies of the NDP are based. A list of what is incorporated within this evidence base is presented at Appendix 1 of this document, whilst the evidence base itself can be accessed at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>.

1.4 Consultation

1.4.1 In compliance with the Neighbourhood Planning Regulations 2012, CTC are required to provide a Consultation Statement³ which: 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. All the consultations have been detailed in the Consultation Statement⁴ together with issues identified and possible solutions to those issues. Below is a summary of the issues raised:

- Lack of infrastructure (health services, larger shopping facilities, public transport)

³ The *Consultation Statement* has been completed up until June 2018. To be updated after submitted to Cornwall Council

⁴ See the *Consultation Statement* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- Concern regarding more housing for Camelford in light of lack of infrastructure
- Traffic and congestion on the A39 – a need for a bypass
- Lack of affordable housing and housing for the elderly or young starting out
- New housing to be for primary residence only to discourage holiday homes/second home culture.
- The need to protect the natural environment (Camel river, views out towards Roughtor and the North Cornwall coastline etc.)

1.4.2 The key methods CTC have used have included:

- Drop-in events
- Exhibitions
- Regular articles in the Camelfordian, Delabole & Camelford Post
- Website
- Social media
- Attendance at local events e.g. The Camelford Show and the Camelford Carnival
- Community Surveys (both online and paper)
- Discussion with local businesses and landowners

1.4.3 Prior to the development of the NDP, many discussions have been had regarding the future of Camelford, recorded evidence dating back to 1998. Whilst consultations dating from 2004 have been included in the “Consultation Statement”, the “Camelford Town Enhancement Survey June 1998⁵” (which was delivered to every household in Camelford) is a good summary of what residents wanted to see in the way of enhancements to Camelford. Camelford Town Council also developed a Development Plan in 1999 (reviewed 2003-2009)⁶. The issues being raised in 1998 are the same issues being raised today, and it is therefore included in the Evidence Base as CTC feel this information is still relevant.

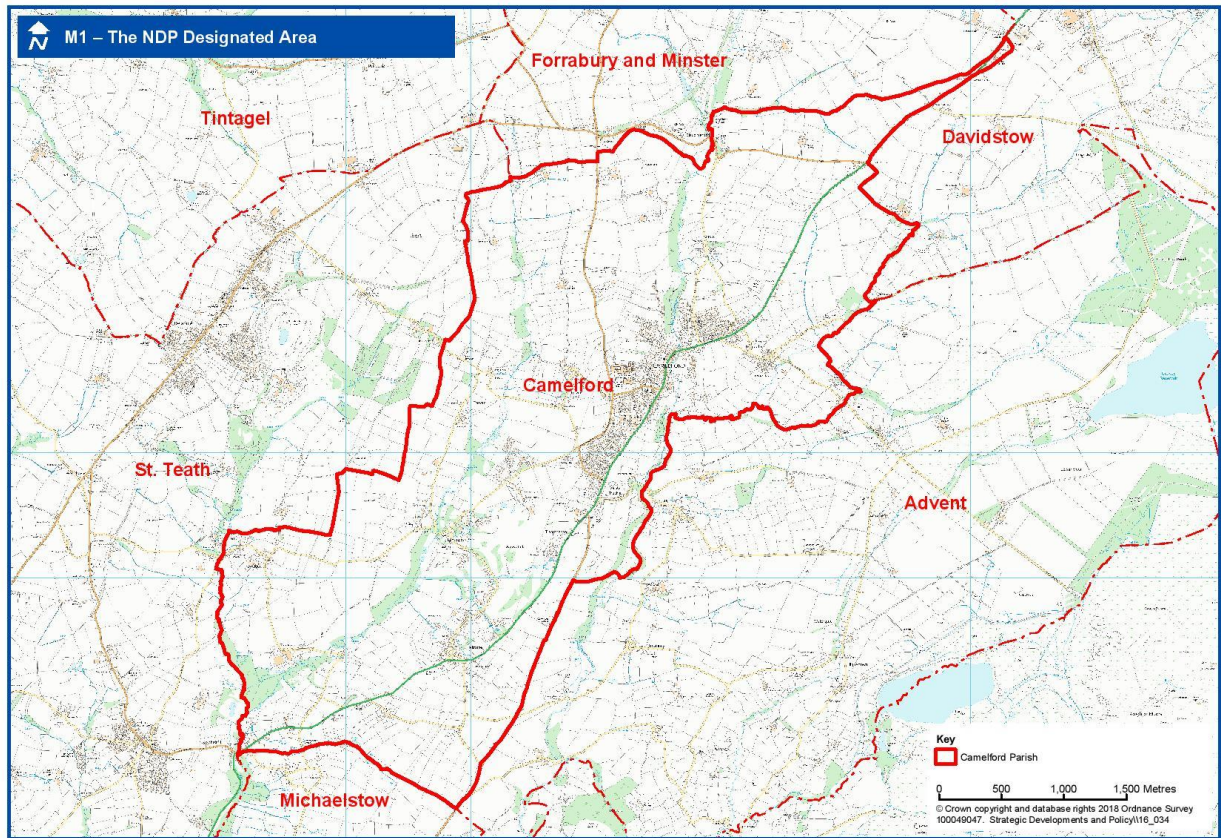
1.4.4 This Draft NDP is currently at the Pre-submission consultation (Regulation 14 of the Neighbourhood Planning (General) Regulations 2012) stage.

⁵ See the *Camelford Town Enhancement Survey June 1998*, at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

⁶ See the *Camelford Town Council Development Plan 1999 (2003-2009)*, at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

1.5 The NDP Designated Area

1.5.1 Map M1 sets out the NDP designated area (Camelford Parish)



Map M1 – The NDP Designated Area

2 PARISH BACKGROUND

2.1 History and Heritage

- 2.1.1 Camelford has an intriguing history: a planted market and borough town; a particularly notorious 'rotten borough' returning two members to Parliament until disenfranchised after the 1832 Reform Act; a small commercial centre for a predominantly rural population; and finally, from the later 19th century, a tourism centre for enjoying the Moor, the north coast and 'King Arthur's country'. Fig 1 shows the main A39 running through Camelford c1906.



Fig 1 - Historic Camelford c 1906 (courtesy of Francis Firth photography)

- 2.1.2 The place-name Camelford, first recorded in the early 13th century, contains the Cornish elements *camm* 'crooked', and *alan*, a common Celtic name for a river. The English suffix 'ford' was probably added later, presumably when the settlement developed around a crossing point on the river.
- 2.1.3 The first hedges alongside highways appeared during the prehistoric settlements. The importance of the historic hedgerow network should not be overlooked; these hedgerows reflect the landscape of the tithe maps and earlier.
- 2.1.4 The earliest reference to Camelford comes in an Arthurian romance (by Layamon) and several romantic Arthurian connections have been maintained in and around the town through much of its subsequent history (Camelford as Camelot; Tintagel as King Arthur's birthplace and castle; Slaughterbridge as the scene of his death). In Fig 2 below, is a picture of King Arthur's Grave c1933, a popular tourist destination.



Fig 2 – King Arthurs Grave c 1933

- 2.1.5 Extensive archaeological evidence of early prehistoric activity on Bodmin Moor, later prehistoric settlement in the lowlands around Camelford (mainly in the form of rounds — enclosed hamlets), and then a full early medieval landscape of hamlets with Cornish names, many in Cornish, ‘tre’ (‘farming estate’), indicate a long history of settlement in the vicinity. Evidence of these settlements can be seen in Fig 3a, the summit of Roughtor.



Fig 3a – Roughtor Summit



Fig 3b – Remains of Neolithic settlements Bodmin Moor

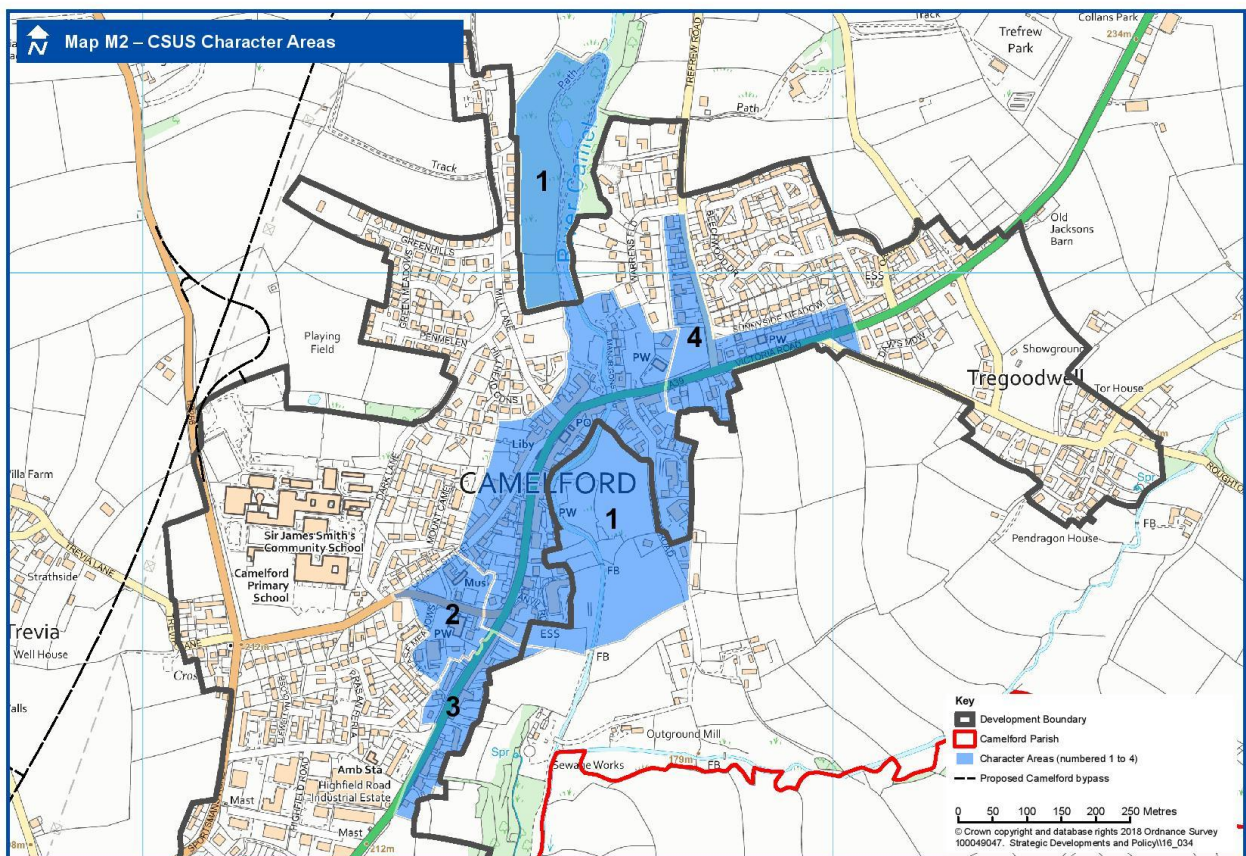
- 2.1.6 A very full and informative description of Camelford’s built environment can be found in the Camelford Conservation Area Appraisal from Aug 2007⁷. Another very helpful document is the Camelford & Scilly Urban Survey (CSUS) – Camelford Historic Characterisation for Regeneration.⁸
- 2.1.7 There are several buildings that receive protection under the Listed Buildings programme. A map showing these Listed Buildings/Scheduled Monuments in Camelford can be found in Appendix 3.

⁷ See the *Camelford Conservation Area Appraisal 2007* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

⁸ See the *CSUS Camelford Historic Characterisation for Regeneration document* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

2.2 General Characteristics of the Parish

- 2.2.1 Camelford is located 4 miles from the North Cornwall coastline and 2 miles from Bodmin Moor and is situated within the Camel River Valley. The A39 (a strategic highway, known as the Atlantic Highway, which follows the North Cornwall Coast from Devon, connecting to the A30 to West Cornwall) runs through Camelford.
- 2.2.2 Camelford is the main town within the Camelford Network Area (CNA), which comprises of eighteen parishes.
- 2.2.3 Statistics – Camelford Parish has around 1,650 households, and a population of 3,675.
- 2.2.4 Camelford is made up of four character areas. CTC would recommend that you refer to the Design Statement⁹ which sets out each character area and Hamlets within the Parish. Map M2 (taken from Camelford & Scilly Urban Survey CSUS) below is a map showing the character areas, and subsequent paragraphs give detail on each numbered area.



Map M2 – Map of Character Areas

⁹ See the *Camelford Design Statement* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- 2.2.5 **Character Area 1 (The Medieval Core)** - which is Camelford's most complex and most extensive Character Area incorporating the whole of the 13th century planted market town, plus the bridge and the area immediately to its east where the spinal road attracted development. Much of this area is a Conservation Area. Fig 4 below from the bridge looking towards Market Place.



Fig 4 – Camelford from the North to South approach

- 2.2.6 **Character Areas 2 (Fairground Area)** - which is located at the top of the medieval town which was the site of Camelford's fairground, known as the Cleave. Fig 5 below shows Cleave House, which is situated by the green.



Fig 5 – Cleave House, situated at the top of Camelford and Chapel Street which joins Cleave Road

- 2.2.7 **Character Area 3 (High Street)** – a linear ribbon development along the main road out of town to the south and an extension of Fore Street.



Fig 6 – Housing along High Street

- 2.2.8 **Character Area 4 (Victoria and Trefrew Roads)** – an area mainly of 19th century residential development. In Fig 7 below are typical terraced houses along this stretch of Victoria Road. Trefrew Road consists of mainly larger, detached houses with large gardens or plots of land.



Fig 7 – Victoria Road

- 2.2.9 Camelford Parish also includes 5 distinctive hamlets:
- Tregoodwell to the North East of Camelford
 - Trevia to the West of Camelford
 - Trewalder to the West of Camelford
 - Newhall Green to the South West of Camelford
 - Helstone to the South of Camelford

- 2.2.10 Each Hamlet has its own distinctive character which they each seek to protect. Tregoodwell in particular has spectacular views out to Roughtor (Fig 8 below).



Fig 8 – The road from Tregoodwell to Roughtor (View V1)



Fig 9 – Views from Treclago View to Roughtor (V3)

- 2.2.11 Due to its location to Roughtor, and being slightly separate from Camelford Town Centre, Tregoodwell does have higher than average second/holiday homes, and traffic/parking has now become an issue as holiday-makers bring multiple cars which the homes do not provide parking for.
- 2.2.12 Trewalder and Newhall Green, located right next to each other, are quiet hamlets with views out to the countryside which residents in both hamlets are keen to protect. With agricultural land surrounding these hamlets, it is hoped that protection of agricultural land will ensure their distinctiveness as a quiet hamlet. None of the hamlets have any services such as post offices, public houses or shops. People travel to Camelford or St Teath for these provisions.
- 2.2.13 Helstone has been over developed through infill and it is hoped that the NDP will be able to curb future development.
- 2.2.14 Trevia is the closest hamlet to the Town Centre, separated by a narrow lane which connects to the B3266. There are views out to the countryside to the North and West.

3 VISION

OUR VISION

Sustainable growth that benefits the whole community, including economic, social and environmental protection for future generations of Camelford."

This vision succinctly encompasses all of the discussions that were had at a "vision" meeting held at Camelford Hall on 2 November 2015. All working group members, and members of the general public were invited, and their comments were put forward as suggested objectives for our community in the future.¹⁰

In 2030, CTC hope Camelford will be renowned as a historic settlement of North Cornwall. Residents will enjoy a pleasant environment due to the reduced traffic flowing through their town as a result of the newly constructed Camelford Bypass. Camelford Town Centre will have a thriving new feel, due to the lack of traffic; it will feel as though the main street has been given back to people and residents and tourists will mingle in the regular farmers markets that CTC hope to establish. Camelford will be a key town for the network area, providing a range of superior recreational facilities and increased employment opportunities for our residents without losing its rural character.

3.1 OBJECTIVES

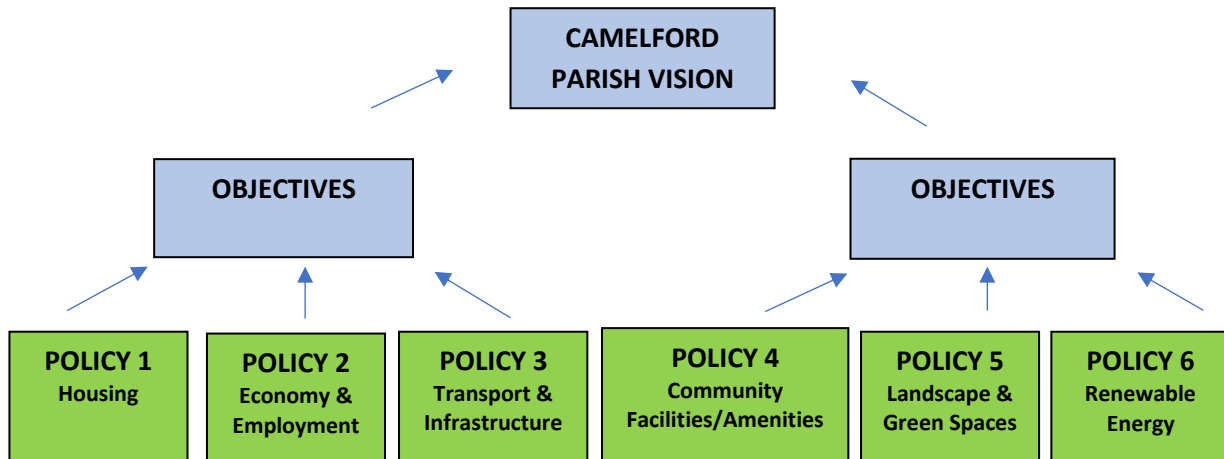
CTC have set out the following 10 objectives that it wants to achieve through the NDP in order to fulfil this vision:

OBJECTIVES

1. Strengthen and support economic activity.
2. Delivery of housing tailored to the needs and context of the Parish of Camelford.
3. Preserve and enhance the heritage assets of Camelford.
4. Seek on-going improvements to transport, infrastructure and to digital connectivity.
5. Protect, sustain and improve local facilities for all our residents, existing and new.
6. Protect and enhance green space and the landscape and to support nature conservation in order to maintain and increase biodiversity.
7. 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.
8. Provide better facilities to encourage tourists to the area to boost the local economy.
9. To ensure that existing health and wellbeing facilities are protected and developed.
10. Involve local people on an ongoing basis in the process of plan making, monitoring and delivery of development.

¹⁰ See the *Visions Document* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

3.2 Illustration of link between visions, objectives and policies



4 THE NDP POLICIES

- 4.1.1 The following policies have been developed to manage the future development of Camelford in order to achieve the vision and objectives of the NDP. Developers and applicants must read the policies as a whole, when judging if a proposal would be acceptable.
- 4.1.2 In line with the results of the consultation events undertaken during the NDP's preparation and evidence of local issues and characteristics, the policies are separated into 6 key policy areas:

Key Policy Areas

1. Housing
2. Economy and Employment
3. Transport and Infrastructure
4. Community Facilities and Amenities
5. Landscape and Green Spaces
6. Renewable Energy

- 4.1.3 To aid developers and applicants, each policy is accompanied by supporting text setting out the justification for the policy, and where appropriate, community feedback. All policies have been framed in the context of the NPPF and the CLP, as set out in our Basic Condition Statement¹¹

¹¹ See the *Basic Conditions Statement* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

4.2 Camelford's Housing Statement

4.2.1 Camelford's housing delivery target has already been achieved by April 2018 and, **if all existing commitments** come to fruition, will be met early on in the plan period. This raises the possibility of having no further housing growth in the NDP between now and 2030 but a moratorium on all new housing for that length of time would not be realistic. Consequently, whilst this NDP has no need to identify any significant new sites, it does provide policy on infill and exception site region of searches to ensure that Camelford's identified affordable housing needs are met in line with Policies 3 and 9 of the CLP and in accordance with guidance from Cornwall Council.¹²

4.2.2 The Policy is also intended to encourage the conversion of redundant buildings to meet housing need thereby minimising any increase in the impact of the built environment on the essentially rural character of the Parish.

4.2.3 Housing Target Table (T1)

	(a)CLP Housing Target (April 2010 – April 2030)	(b)CNA Commitments (- 10%) (April 2030)	Parish's commitments since April 2018	(c)CNA Completions (April 2010 – April 2030)	(d)CLP Target (April 2010- April 2030) (a-(b+c))	(e)Parish's target housing to be in general conformity with the CLP Target
Camelford	375	90	96	187	98	2

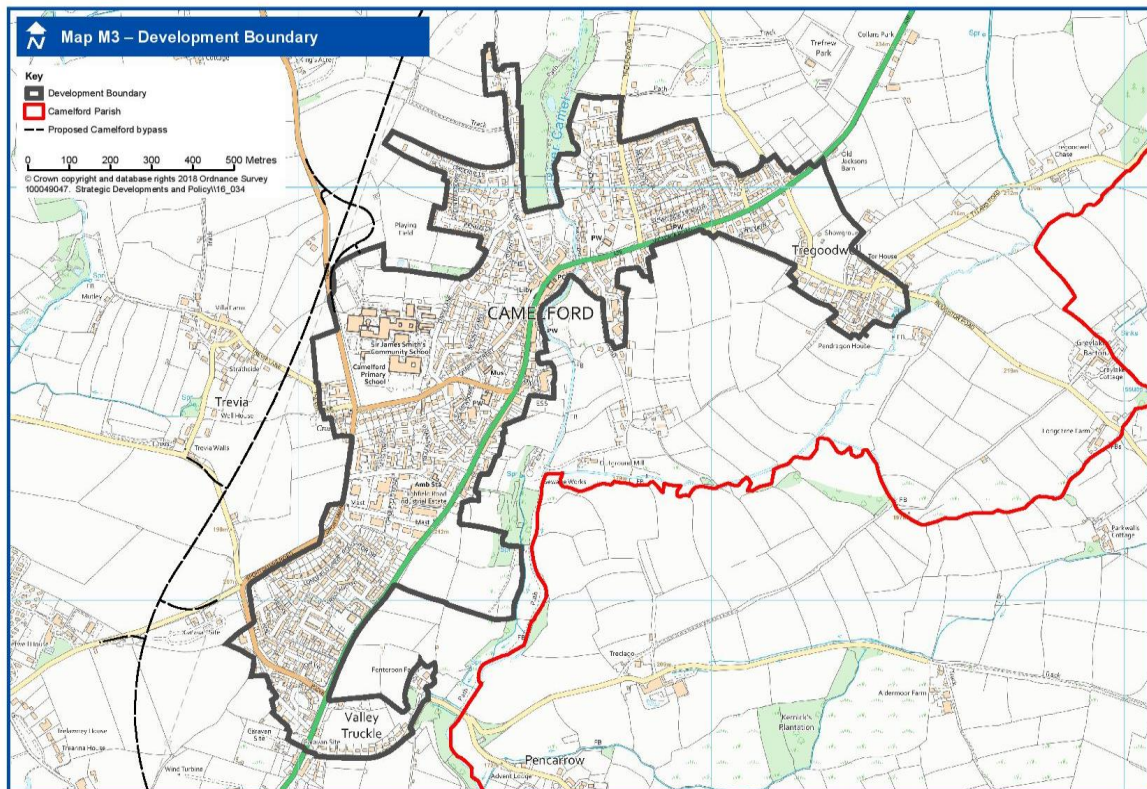
Table 1: Minimum NDP housing target to be in conformity with the CLP.

¹² See the CC Affordable Housing Supplementary Document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents>

4.3 HOUSING POLICY 1A - Camelford Development Boundary

4.3.1 Justification and Evidence

4.3.2 The NDP establishes a new Development Boundary for Camelford (see Map M3). The new Development Boundary for Camelford was identified following consultation with landowners (all landowners were written to and responses taken into account)¹³; previous existing maps from North Cornwall District Council¹⁴ and feedback from our public consultations. The Rationale for the Formation of the Development Boundary is available in our Evidence Base.¹⁵ CTC took into account the landscape (i.e. protected views, green spaces) and feasibility of development due to the natural landscape. CTC also looked at what pre-planning applications CC had received and the Strategic Housing Land Availability Assessment (SHLAA) Map 2015¹⁶.



Map M3 - Development Boundary

¹³ See the *Consultation Statement* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

¹⁴ See the *Minor Village Development Boundaries* (NCDC) November 2001 at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

¹⁵ See the *Rationale for the Formation of the Development Boundary* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

¹⁶ See the *SHLAA* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – HOUSING
Policy 1A – Camelford Development Boundary
<p>Policy Intention:</p> <ol style="list-style-type: none"> 1. To clearly define where development of infill, rounding off and development of previously developed land (in line with CLP Policy 3) will be supported.
POLICY
<ol style="list-style-type: none"> 1. The Camelford Development Boundary is set out in Map M3. Proposals within the development boundary will be supported where they: <ol style="list-style-type: none"> a) conform with the Cornwall Local Plan and other policies in this NDP; and, b) retain or enhance the character of the area.

4.4 HOUSING POLICY 1B – Rural Exception Sites

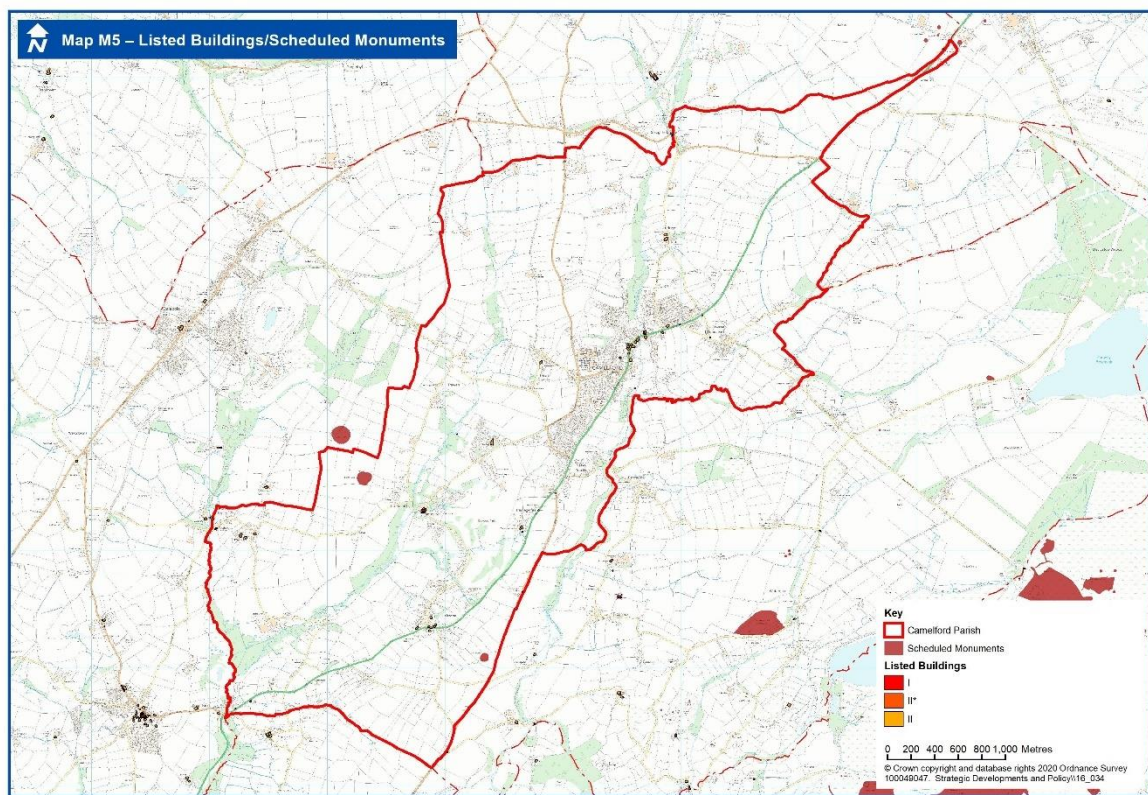
4.4.1 Justification and Evidence

- 4.4.2 Camelford has met its housing target (if current commitments are completed), and therefore no sites have been identified for further development. However, in order to fulfil Camelford's affordable housing need, proposals for new housing will be supported in line with Policy 9.

POLICY AREA – HOUSING	
Policy 1B – Rural Exception Sites	
Policy Intention:	
1. To ensure that residential development outside the Camelford Development Boundary is in line with CLP Policy 9 and other policies within this NDP.	
POLICY	
1. Residential development outside the Camelford Development Boundary will only be supported for rural exception site development where the proposal: <ul style="list-style-type: none"> a) conforms with the CLP Policy 9 and other policies in this NDP; b) demonstrates that it is meeting local housing need; c) will be occupied by those who have a strong connection to Camelford Parish in accordance with CC criteria; d) is connected to or can provide connecting footpaths and cycle paths into the town to access key services such as schools, health provision and local shops; e) does not adversely affect the road network in terms of increasing traffic and pollution. 	

4.5 HOUSING POLICY 1C – Heritage

- 4.5.1 In line with Objective 3 (“to preserve and enhance the heritage assets of Camelford”) of our NDP and following investigation into the potential impact that housing development may have on heritage assets within the Parish (see Listed Buildings/Scheduled Monuments in Camelford Parish Map M5 below), CTC conclude that, development on exception sites will have no or little impact on heritage assets as there are no heritage assets in the direct vicinity of these areas. The NDP does not act in isolation though and works alongside higher level policies (e.g. CLP Policy 24: Historic Environment) which will help mitigate against negative impacts. Consideration of potential heritage impact can also be found in our evidence base – “Rationale for the Formation of the Development Boundary”¹⁷. CTC have also consulted the CSUS Historic Characterisation Report.¹⁸



Map M5 - Listed Buildings/Scheduled Monuments

¹⁷ See the “Rationale for the Formation of the Development Boundary” at <http://www.camelford.gov.uk/ndp-supporting-documents/>

¹⁸ See the “CSUS Historic Characterisation Report” at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – HOUSING	
Policy 1C – Heritage	
Policy Intention:	
1.	To ensure minimum or no impact on heritage sites/assets.
POLICY	
	<ul style="list-style-type: none"> a) Proposals for new development should have regard to the duty to conserve and enhance the Camelford Conservation Area. b) Proposals should demonstrate, where relevant, how their proposals meet the requirements of the Camelford Design Statement¹⁹ with particular reference to the special character areas. c) Proposals which impact designated and non-designated heritage assets must comply with the requirements of national and local policy. d) Proposals for the conversion or development of heritage assets will be supported where it will secure the future of that heritage asset.

¹⁹ See the *Camelford Design Statement* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

4.6 HOUSING POLICY 1D – Housing Development and Design

4.6.1 Justification and Evidence

- 4.6.2 Camelford has a high proportion of detached properties 55.1% compared to a national average of 22%²⁰. By contrast CTC have a lower than average number of semi-detached properties 21.7% compared with 24% nationally (SHMNA 2013 Overview Report²¹). Terraced houses are within 2% of the national average whilst purpose-built flats are way down on the national figures 7% compared to 17%. Second homes make up 12.5% of our properties compared to 0.6% nationally (Local Insight Profile for Camelford October 2016²²).
- 4.6.3 Expansion has been rapid in the last decade with Camelford's population dramatically increasing, from around 1900 at the 2001 census to 3000 at the 2011 census – an increase of over 55%. Three major developments, at opposite ends of the town have accommodated the majority of this expansion.
- 4.6.4 Whilst efforts have been made to connect these new developments with the rest of the town, there are issues with lack of footpaths (or poorly maintained footpaths) and cycle routes.
- 4.6.5 Camelford has a large Conservation Area, starting at Market Place and ending at the top of Camelford along the East of the High Street. Unfortunately, a lack of enforcement over the years has meant properties have not kept their original characteristics (e.g. the use of UPVC windows, brick extensions rather than rubble & stone).
- 4.6.6 There are a number of heritage assets within the town centre (see Appendix 3 – Listed Buildings/Scheduled Monuments). It is important to residents of Camelford that these are protected.
- 4.6.7 In line with the rest of the UK, Camelford has an aging population. Currently, 26.9% of households are pensioner households compared with 20.7% nationally (Local Insight Profile for Camelford 2016). By the end of the NDP period it is predicted that nearly one third of residents will be over 65 (in 2009 this figure was 25.4%) (Population and Household Change in Cornwall²³). An aging population has implications for housing stock therefore it is essential that new housing is built with the flexibility required to adapt to different needs at the various life stages. In addition to an aging population, 23% of people have a limiting long-term illness in Camelford CNA compared with 18% across England. Accessible housing and Homes for Life are therefore very important to ensuring ongoing quality of life for these Camelford residents.

²⁰ See the *Local Insight Profile for Camelford (October 2016)* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²¹ See the *SHMNA 2013 Overview Report* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²² See the *Local Insight Profile for Camelford October 2016* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²³ See the *Population and Household Change in Cornwall* document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- 4.6.8 The NDP has also taken into account protected spaces/views (see Maps M4 and M6) in order to protect the landscape (including strategic views within the Parish and out to Bodmin Moor and Rough Tor), our historic hedgerow networks and Ancient Woodland. CTC have also taken into consideration availability and viability of the land by consulting with landowners Biodiversity Supplementary Planning Document (SPD)²⁴ sets out a new approach by CC for achieving a gain for nature, or at worst no net loss, within development sites. It does this by encouraging green space within development sites, such as parks, ponds and corridors of open green space along rivers and hedges. The SPD contains clear guidelines for how developers should approach hedge protection and creation as these are very important features for wildlife within our landscape. Rapid expansion has proved to be unsustainable in relation to health provision, with great strain being placed on the local GP service. The health situation is made even more difficult as Camelford is entirely lacking in dental, optometry and physiotherapy provision. In addition, with Camelford's aging population this will exacerbate the issue. Whilst the NDP cannot directly address this situation (the NDP can only influence planning decisions), CTC are raising this in the NDP as it is of great concern to our residents and the issue should be acknowledged.
- 4.6.9 Camelford has a higher than average proportion of home workers²⁵, therefore new builds should make an allowance for provision of a specific home office rather than having to sacrifice a bedroom. Live/work units should also be considered.
- 4.6.10 Affordability remains a key housing issue in Camelford. Over half of those responding to the survey have a household income of £25,000 or less. Therefore, any new housing should be designed and built to sufficiently high standard to ensure that running costs are minimal.
- 4.6.11 CC Cornwall Design Guide (Section 7 'Building Design') sets out the standards and aspirations for building design. CTC wholly embrace these recommendations.
- 4.6.12 The Camelford Design Statement²⁶ was created to ensure that the special characteristics of each Character Area and Hamlet are preserved. Much of the housing in Character Area 1 (Medieval Camelford and the Valley) is within a Conservation Area.
- 4.6.13 In order to deliver ecological enhancement across Cornwall all new residential units will now be required to provide either a bat or bird box/brick within the structure of the building, or within the site boundaries on non-built features if this is not possible²⁷. The Design Statement supports this.
- 4.6.14 **Community Feedback**
- 29% do not believe there is a need for further development
 - Only 4% suggested that a single large development would be appropriate
 - 33% think a mixture of small and medium size developments would be suitable for Camelford in the future.
 - 22% have a home-based business²⁸
 - 21% do not have enough parking for all their household needs.

²⁴ ²⁴ See the CC Biodiversity Supplementary Planning Document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- A common theme in the survey by many participants (especially through questions concerning improvements to the town) are concerns around over population and apparent rapid growth of the town in recent years. 19% of the survey sample moved into Camelford within the last four years.
- 92% of people own their own cars or have use of a car. There are low levels of public transport which is seasonal and infrequent.
- 73% of people surveyed felt that Camelford would benefit from live/work units.
- Over 85% of people surveyed would like to see new developments/houses built to incorporate renewable energy (e.g. solar panels, air source heating).

POLICY AREA – HOUSING
POLICY 1D – Housing Development and Design
<p>Policy Intention:</p> <ol style="list-style-type: none"> 1. Ensure that new developments are properly integrated and connected to the surrounding landscape and town, including footpaths and cycle paths. 2. Meet the needs of the local community as a whole in terms of affordable, adaptable and high-quality housing (accessible and adaptable housing standards category 2 and 3). 3. Provide a mix of housing and scale of development appropriate to the needs of the community. 4. That housing design compliments the character and style of and is of similar curtilage to existing properties in the vicinity. 5. That housing includes appropriate garden areas for recreation. Safeguard against over-development within areas of the Development Boundary that have already seen large developments built already or where there is a high density of housing (e.g. Valley Truckle, Tregoodwell) 6. Existing trees, hedges and Cornish hedges will be preserved wherever possible and appropriate screening will be placed to protect landscape character and mitigate for any environmental impact
POLICY
<ol style="list-style-type: none"> 1. Proposals for new development should: <ol style="list-style-type: none"> (i) Where relevant, provide new or connecting foot and cycle paths into the town to access key services such as schools, health provision and local shops. (ii) Be visually well-integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes and colour, siting, landscaping and characteristic patterns of settlement, and demonstrate how any impact on the areas of important public views, identified on Map 11 have been minimised. (iii) Wherever possible provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances. (iv) Demonstrate how the principles of designing out crime have been incorporated through layout, orientation and detailing;

²⁵ See the PFA Research Community Survey at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²⁶ See the Camelford Design Statement) at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²⁷ See the Biodiversity SPD at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

²⁸ See the PFA Research Community Survey at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – HOUSING	
POLICY 1D – Housing Development and Design	
	<ul style="list-style-type: none"> (v) Be locally distinctive, delivering a creative and high -quality standard of design, that sits comfortably with the existing built and natural environments. Reference should be made to Section 7 “Building Design” of the Cornwall Design Guide. (vi) Include, for residential development, appropriate garden areas for recreation and to meet the particular needs of the residents. The following minimum standards will be encouraged: <ul style="list-style-type: none"> 1 or 2 bed dwelling 40-44sqm 3 bed dwelling 65sqm 4+ bed dwelling 80sqm Flats with communal space 30sqm per flat (vii) Where possible, incorporate renewable energy in their design (e.g. solar panels, air source heating). (viii) Include the required number of homes to be built to Accessible and Adaptable Standards (Category 2 and 3) Building Regulations 2010²⁹ with a target of 50% where achievable, in developments of 10 dwellings or greater. (ix) Include bee bricks, bat and bird boxes, wherever possible. (x) Demonstrate how their proposals have addressed the requirements of the Camelford Design Statement. <ol style="list-style-type: none"> 2. The conversion of suitable disused buildings into residential housing within the Camelford Development Boundary will be supported, subject to adequate off-street parking for occupiers and visitors. 3. Developers are encouraged to consider the needs of a population that increasingly works from home by including flexible space in their developments. 4. Affordable housing must be designed and delivered “tenure blind” (i.e. where the affordable housing units are dispersed through the development in small clusters, with the market and affordable homes being indistinguishable in design, form and materials used). 5. The inclusion of fire sprinklers is encouraged in all new development.

POLICY AREA – HOUSING	
POLICY 1E – Settlement of Trewalder	
Policy Intention:	<ol style="list-style-type: none"> 1. To protect the character of Trewalder.
POLICY	
	<ol style="list-style-type: none"> 1. Trewalder is outside the Camelford Development Boundary, and due to the lack of facilities and unsuitable highways is considered an unsustainable location. Proposals for new housing will not be supported.

²⁹ See Building Regulations 2010 at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – HOUSING
POLICY 1F– Tregoodwell and Valley Truckle
Policy Intention: <ol style="list-style-type: none"> 1. To protect the character of Tregoodwell 2. To protect Valley Truckle from over-development.
POLICY
<ol style="list-style-type: none"> 1. Due to the unique character of Tregoodwell, only new housing development in the form of infill development will be supported. 2. Valley Truckle area has seen extensive development, therefore only new housing development in the form of minor development or infill will be supported.

POLICY AREA – HOUSING
POLICY 1G – Character Area 1
Policy Intention: <ol style="list-style-type: none"> 1. To maintain and protect the character of Character Area 1
POLICY
<p>Within Character Area 1 (see Map M2 – CSUS Character Areas), in order to maintain the character of the area, due consideration must be made to:</p> <ol style="list-style-type: none"> 1. Maintain the area’s diverse slate roofscape through retaining chimneys, maintaining or recreating authentic roof details and avoiding the use of artificial slate or other roofing material, and the introduction of inappropriately located or scaled dormer windows, roof lights, solar panels or aerals. 2. The general proportions of buildings and window ratios within the conservation area. 3. Retaining and incorporating local materials of stone, vertical slate hanging, slate roofs and brick chimneys wherever possible.

4.6.15 The following plans, documents and strategies support Policies 1A to 1G . These documents, or links to these, can be found/accessed at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

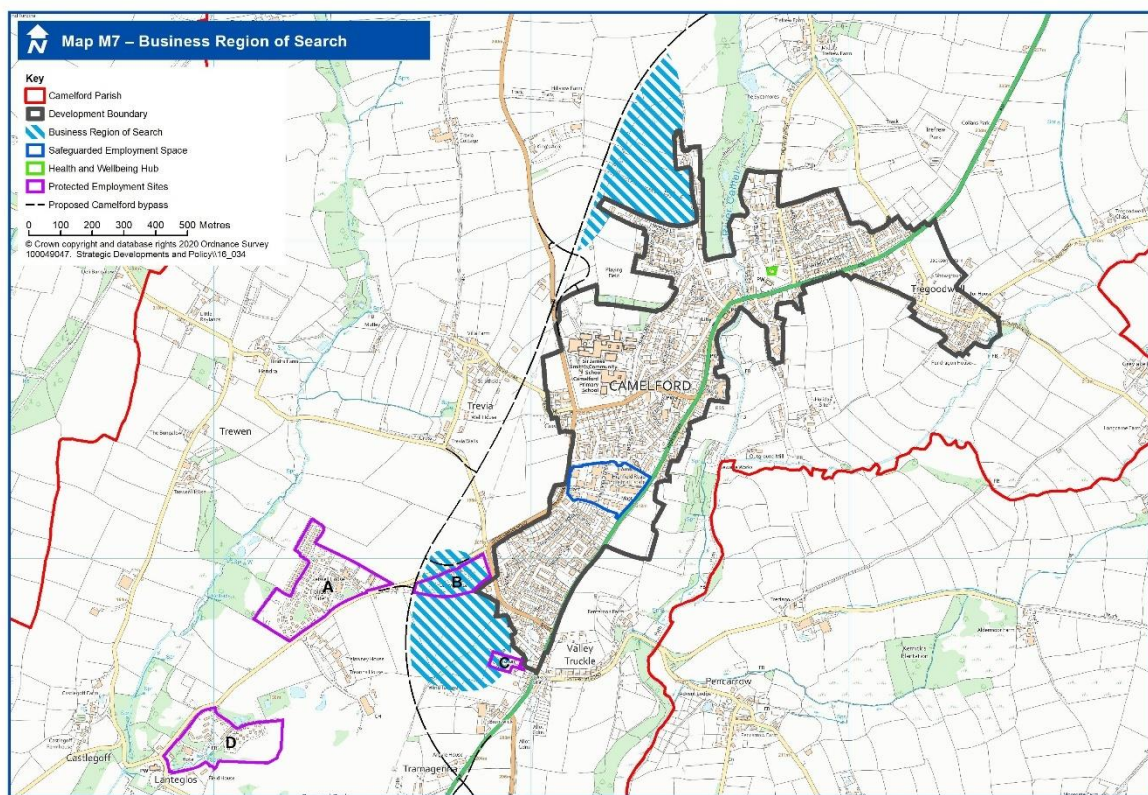
- Consultation Statement
- CC’s SHLAA
- CSUS Historic Characterisation Report
- Local Insight Profile for Camelford (October 2016)
- Strategic Housing Market Needs Assessment (2013)
- Population and Household Change in Cornwall
- Site Allocations Evidence Base Report

- Building Regulations 2010 Access to and Use of Buildings Category 2 and 3
- Cornwall Design Guide
- Building for Life 12
- National Planning Policy Framework
- CLP (Policies 2, 6, 8, 9, 10, 13, 24)
- Camelford Design Statement
- CC Demographic Evidence Base – Populations Over 65
- Camelford Parish Economic Profile 2015
- Camelford Conservation Area Management Appraisal and Plan
- PFA Community Survey
- CC Planning Future Cornwall – Population and Household Change in Cornwall
- Rationale for the Formation of the Development Boundary
- NDP Survey August 2017
- CC Biodiversity SPD
- CC Affordable Housing SPD
- CLP Housing Evidence Briefing Note 11
- Primary Residence survey (Camelford Show 2018)

4.7 POLICY 2 - ECONOMY AND EMPLOYMENT - (POLICIES 2A- 2B)

4.7.1 Heritage Impact – Potential Employment Use

4.7.2 In line with Objective 3 (“to preserve and enhance the heritage assets of Camelford”) of our NDP and following investigation into the potential impact that employment use may have on areas identified outside the Development Boundary (see blue lined areas in Map M7 below) may have on heritage assets within the Parish (see Listed Buildings/Scheduled Monuments map M5), CTC conclude that, development within these areas will have no or little impact on heritage assets as there are no heritage assets in the direct vicinity of these areas. It is acknowledged that development proposals will not be constrained to within these regions of search but will also progress as more ad-hoc development proposals, which could impact on heritage assets. The NDP does not act in isolation though and works alongside higher-level policies (e.g. CLP Policy 24: Historic Environment) which will help mitigate against negative impacts.



Map M7 – Business Region of Search

4.7.3 Justification and Evidence

- 4.7.4 The following justification and evidence supports **all** of the Economy and Employment Policies 2A to 2C.
- 4.7.5 CTC recognises that the provision of local employment opportunities is crucial to support a thriving community and to minimise the number of people who have to undertake long journeys to work. The need for local jobs is a key concern of the community; the Camelford Questionnaire Summary of Findings 2010³⁰ “very clearly wanted to see support for smaller business units that could offer local apprenticeships, employment and bring revenue to the town”. 76% of respondents to the PFA Research survey³¹ 2015 supported giving help to existing employers and, in the same survey, 54% of respondents indicated that they consider it important to consider larger retail for Camelford. Reflecting this and CLP Policy 5, the policies of the NDP encourage business and employment opportunities by providing and identifying adequate land for current and future employment needs.
- 4.7.6 In identifying possible areas of search for employment uses, CTC considered possible negative impacts (lack of public transport, protected views, landscape) as well as the positive impacts (increase in employment opportunities, accessibility to the proposed new by-pass, maximising/safeguarding existing business sites).
- 4.7.7 There were 525 businesses identified in the Camelford area in 2015³². The main category was ‘Agriculture, forestry and fishing’ (43%), which was over-represented compared to the Cornish average. Most other sectors were under-represented, particularly ‘Wholesale, retail and motors’ 10% compared to 19% (Cornish average).
- However those residents that stated they were ‘employed’ give a different picture: the three main sectors in which residents work are ‘Education’ (14.0%), ‘Health’ (13.4%), ‘Wholesale, retail and motors’ (12.8%) and ‘Construction’ (10.2%). This suggests that people with the right skills set are commuting to jobs in education and health, retail and construction. Over 60% of this work force commutes to work by car or van. This has an impact on the requirements for road improvements and highlights the lack of opportunities for residents to find suitable work within the parish. The NDP, therefore, attempts to encourage more employers into the area, by identifying areas of employment land, so that less people have to commute.
- 4.7.8 The Town Centre (see Fig 10) is limited to a linear row of shops including a butchers, 2 public houses, 2 members clubs, 3 hairdressers/beauty salons, 4 estate agents, a funeral directors, The Town Hall, Cornwall Hospice Charity shop, Needle and Thread, Accountants, Solicitors, Second hand clothes shop, Camels Garden, and 4 fast food retailers. Towards High Street, there are quite a few empty shops, and our aspiration is to attract new businesses that complement the current offer.

³⁰ See the *Camelford Questionnaire Summary of Findings* document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

³¹ See the *PFA Research Analysis of Findings Report* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

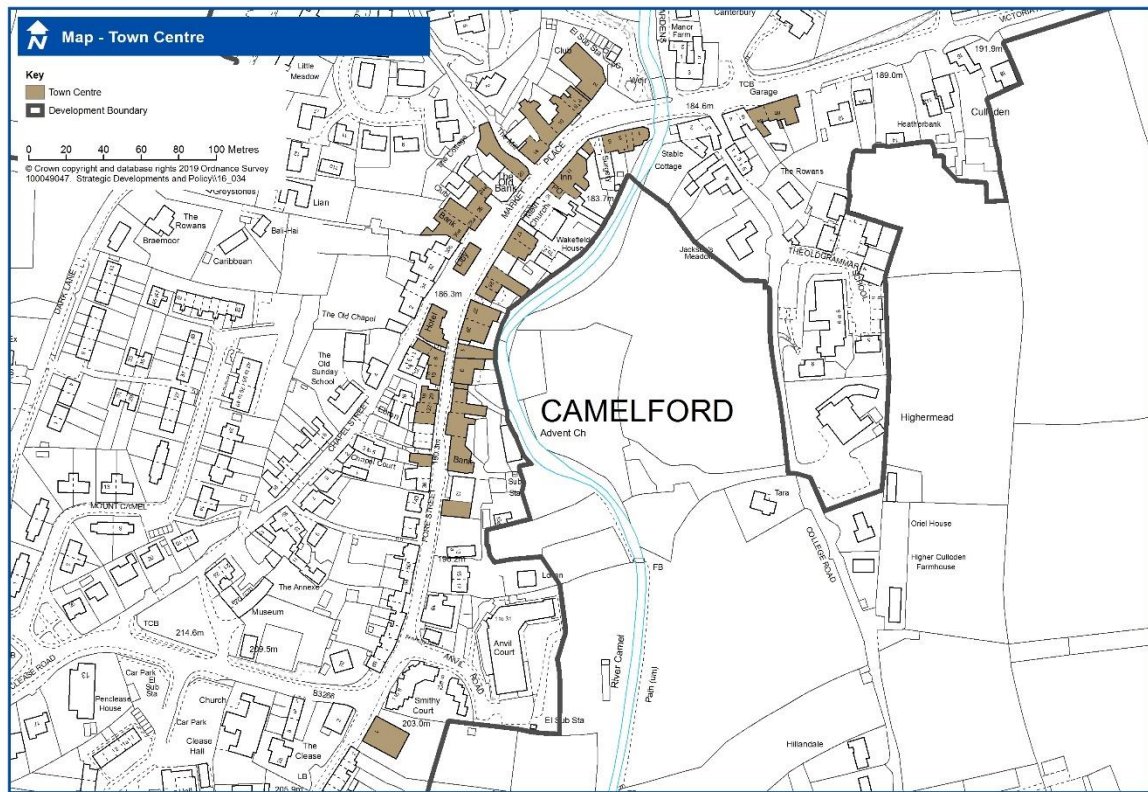


Fig 10: The Town Centre is a single road, the A39, and starts at Culloden Farm House (Market Place) through to “Bike Bits” (High Street) at the other end of Town.

³² See the *Camelford Parish Economic Profile* Nov 2015 document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- 4.7.9 Increased population, as a result of new house builds, will also require employment opportunities in order to encourage sustainable development; this approach is also in line with Connecting Cornwall 2030³³, which encourages people to work near their place of residence.
- 4.7.10 The PFA Research community consultation survey clearly shows that the majority of people think that Camelford is a good place to run a business. However, it also shows that most people do their main shopping elsewhere. This lack of footfall through the town has a significant effect on local businesses and the provision of facilities. Proposals to protect the retail and business nature of commercial premises within the Town Centre by restricting the ability of premises to obtain change of use to non-commercial uses will be supported.
- 4.7.11 Tourism is one of the main drivers of Cornwall's economy, providing £770m contribution to the Gross Value Added (GVA), 11% of total GVA³⁴. This places Cornwall as the top region in terms of importance of tourism to the economy. Camelford is marketed as the "Gateway to the Moor" and has "Walkers are Welcome" status. Bodmin Moor has also been awarded "Dark Skies Designation". It would be prudent to provide better facilities to encourage tourists to the area to spend more money and boost the local economy. For more information see the Camelford Parish Economic Profile November 2015³⁵.
- 4.7.12 **Community Feedback**
- 44% of households are working full time with 26% working part time.
 - 7% are unable to find work
 - 94% would like to see improvements in the range of shops within Camelford
 - 79% would like more premises for small business
 - 80% think CTC should be encouraging larger businesses to relocate to Camelford
 - Top 5 comments from residents who completed the Neighbourhood Development Plan Survey clearly demonstrate what would be welcome to encourage the economy to grow:
 - Camelford needs a large supermarket
 - Need bypass to encourage business to the town
 - More shops and facilities needed (including health facilities)
 - Encourage small businesses in the town
 - Improved maintenance of the town

³³ See *Connecting Cornwall 2030* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

³⁴ See the *CC Economy and Culture Strategy* document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

³⁵ See the *Camelford Parish Economic Profile* document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – ECONOMY AND EMPLOYMENT
POLICY 2A – Design of Potential Land for Employment Use
<p>Policy Intentions:</p> <ol style="list-style-type: none"> 1. To ensuring that development does not negatively impact on the landscape and existing built form of Camelford. 2. To ensure that development is in line with the criteria set out in Camelford Design Guide. 3. Protect current employment sites (A, B, C and D on Business Region of Search Map M7) and Highfield Estate (area outlined in blue within the Development Boundary).
POLICY
<ol style="list-style-type: none"> 1. All development should: <ol style="list-style-type: none"> a) be visually attractive and compatible with the character of the surrounding area; b) include necessary screening; c) be of a scale, design and finish appropriate to the locality, particularly where the development can be viewed from main roads or residential areas. d) demonstrate how their proposals have addressed the requirements of the Camelford Design Statement. 2. Map M7 illustrates “regions of business search” where proposals for new employment land will be supported subject to conformity with other policies in the Camelford Development Plan.

POLICY AREA – ECONOMY AND EMPLOYMENT
POLICY 2B – Town Centre & Tourism
<p>Policy Intentions:</p> <ol style="list-style-type: none"> 1. To support the vitality and viability of Camelford’s Town Centre and maintain and enhance good and appropriate range of shops, services and community facilities in line with CLP Policy 4. 2. To protect and enhance heritage assets within the Town Centre. 3. To enhance the commercial diversity. 4. To maximise the tourism opportunities, including those afforded by Bodmin Moor’s Dark Skies Designation and Walkers are Welcome status.
POLICY
<ol style="list-style-type: none"> 1. The loss of business premises used for Class E (shops, retail warehouses, hairdressers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes, professional services, food and drink, drinking establishments and hot food and takeaway uses, together with Class F2 (local community, halls for principal use of the local community)³⁶ in the core shopping area of Camelford Town centre (Fig 10) to other uses will not be supported unless: <ol style="list-style-type: none"> a. It can be demonstrated that the use of the premises for these purposes is no longer viable; b. Adequate facilities or services exist or are being re- provided that are similarly accessible by walking, cycling or public transport; and c. The proposed alternative use would provide equal or greater benefits for the local community and economy than the current use. 2. New employment uses within the Town Centre which increase opportunities for local people, thus reducing the need to commute elsewhere will be supported. 3. Proposals for high quality new hotels in Camelford will be supported where there are no significant detrimental effects on nearby residents amenity, and where sufficient off-street parking for hotel guests (i.e. 1 parking space per bedroom) and staff is provided. 4. Proposals which support the vitality and attractiveness of the Town Centre as a community hub, shopping centre or visitor destination will be supported. 5. The Town Centre is within a Conservation Area and therefore only high quality and appropriate design will be supported. 6. Proposals that maximise tourism opportunities in particular (shops and restaurants) will be supported. 7. The “business regions of search” illustrated on Map M7, indicate areas where Class E (large supermarkets, light industrial, research, STEM) and Class F1 (learning and non-residential institutions, and leisure facilities) use will be encouraged, subject to conformity with other policies in the Cornwall Local Plan.

The following plans, documents and strategies support Policies 2A-2B

- Camelford Questionnaire Summary of Findings 2010
- Camelford Survey 2011 & August 2017
- PFA Community Survey
- Camelford Design Statement – Section 3 Business Development
- CLP Policies 2, 4, 5 and 24

³⁶ Class E and Class F was created 1 September 2020 replacing A1,A2, A3, A4, A5, B1, D1 and D2.

- Survey “Supplementary Questions” August 2017
- Camelford Parish Economic Profile November 2015
- Connecting Cornwall 2030
- CC Economy and Culture Strategy

4.8 **POLICY 3 - TRANSPORT AND INFRASTRUCTURE POLICIES (POLICIES 3A – 3E)**

4.9 **POLICY 3A - Support for a Bypass**

4.9.1 **Justification and Evidence**

- 4.9.1.1 The A39 runs through the centre of the town. The town was not designed with the current traffic levels in mind. According to the Cornwall Council A39 Higher Level Needs Assessment³⁷ traffic flows are set to rise to a daily average of 6,981 in 2030. This is a 28.8% increase from traffic flows in 2014. In August 2016, a record 11,000 cars passed through Camelford in one day.
- 4.9.1.2 The A39 is now designated the “Atlantic Highway” and is now designated as part of Cornwall’s Strategic Freight Network.
- 4.9.1.3 The town centre layout is restricted by a priority shuttle layout and traffic signals. This is causing queuing and traffic congestion.
- 4.9.1.4 Idling vehicles, combined with narrow roads fronted by tall (3-4 storey) buildings impacts significantly on air quality. Camelford was declared an Air Quality Management Area in January 2017.
- 4.9.1.5 HGV traffic makes up only 7% of the total traffic flow but contributes nearly 40% to the NOx pollution.
- 4.9.1.6 Camelford is unfortunately well known as a “bottle-neck” to visitors and locals alike, and this has a detrimental affect on the reputation of the town.
- 4.9.1.7 High levels of traffic and subsequent pollution have contributed to the negative appearance of buildings along the main street through Camelford. Some of the major pollutants that affect stonework is carbon dioxide, sulphur dioxide, nitrogen oxides and particulates such as smoke. Residents are concerned that this damages the look of Camelford and deters people from visiting or buying property. Fig 11 below shows idling traffic during the busiest times of year.

³⁷ See the *Cornwall Council Higher Level Needs Assessment* document at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>



Fig 11 - Congestion in Camelford from West and East of Camelford

4.9.1.8 Community Feedback

- 4.9.1.9 The most repeated comments from previous surveys, including the Camelford Town Enhancement Survey June 1998, the Camelford Questionnaire 2010 and the Neighbourhood Development Plan Survey 2017 was a request for a bypass followed by urges to improve infrastructure.

POLICY AREA – TRANSPORT AND INFRASTRUCTURE
POLICY 3A – Support for a bypass
<p>Policy Intentions:</p> <ol style="list-style-type: none"> 1. To improve the safety in the town and on its approaches for all those using the highways. 2. To provide easy access by all modes, to employment opportunities that help reduce local unemployment level. 3. To improve accessibility in and around the town centre and enhance the urban environment so that Camelford can fulfil its role as a local centre thereby reducing the need for people to travel further afield for services and facilities and providing a wider range of options for those who find travel difficult and too expensive. 4. To reduce congestion and the damage it does to health and the built environment. 5. To address the problems encountered in the town and on its approaches without causing significant adverse impact on the natural environment. 6. To reduce delays for traffic using the A39 as a strategic access route linking towns and villages along the north coast of Devon and Cornwall.
POLICY
<ol style="list-style-type: none"> 1. Proposals for an A39 Camelford Bypass to relieve congestion and subsequent air pollution in the town will be supported. 2. Where relevant, proposals should demonstrate that the proposed development will not affect the deliverability of the bypass. 3. In the absence of a full A39 bypass road, proposals for an alternative HGV route at Camelford, must incorporate traffic calming measures or weight limiting restrictions through the town centre.

4.10 POLICY 3B - Air Quality

4.10.1 Justification and Evidence

4.10.2 Air quality monitoring has been undertaken in Camelford since 2010.

4.10.3 In October 2016, an air quality assessment for Camelford was published by CC³⁸. This report highlighted that between 2010 and 2015, two locations within Fore Street and High Street had recorded levels of Nitrogen Dioxide (NO₂) in exceedance of the annual mean Air Quality Standards (AQS) objective of 40µg/m³. A further location within Fore Street recorded levels of NO₂ with an annual mean in excess of 60µg/m³, indicating a potential exceedance of the NO₂ hourly mean AQS objective.

4.10.4 Camelford was declared as an Air Quality Management Area (AQMA) in January 2017 (see Fig 12).

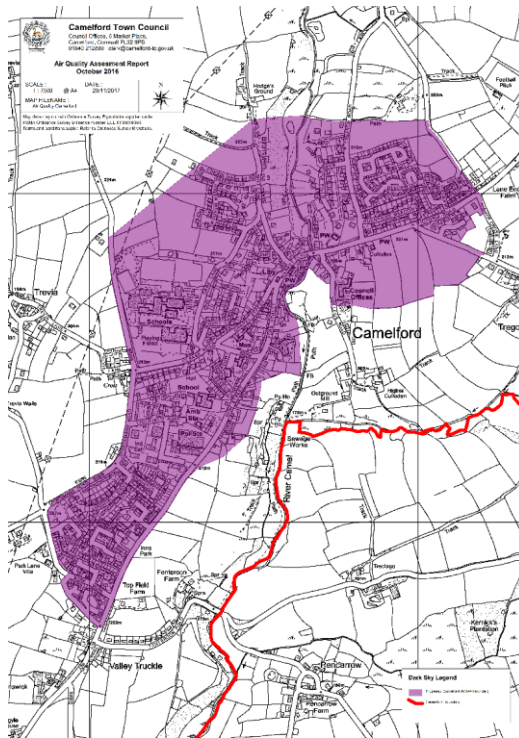


Fig 12 – Camelford's AQMA Area

4.10.5 Current 2016 data has identified a further two locations within Fore Street and High Street in exceedance of the annual mean AQS objective of 40µg/m³. It is thought that this data has been impacted upon by the construction of the A30 Temple to Higher Carblake scheme, with additional traffic either diverted during times of road closure or shifting onto the A39 as a result of delays to the A30. It is hoped that any future works to the A30 and subsequent diversions through the A39 Camelford, will be carefully considered in future to avoid detrimental affects to Camelford's air quality and health of its residents.

³⁸ See the Air Quality Assessment Camelford 2016 report at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

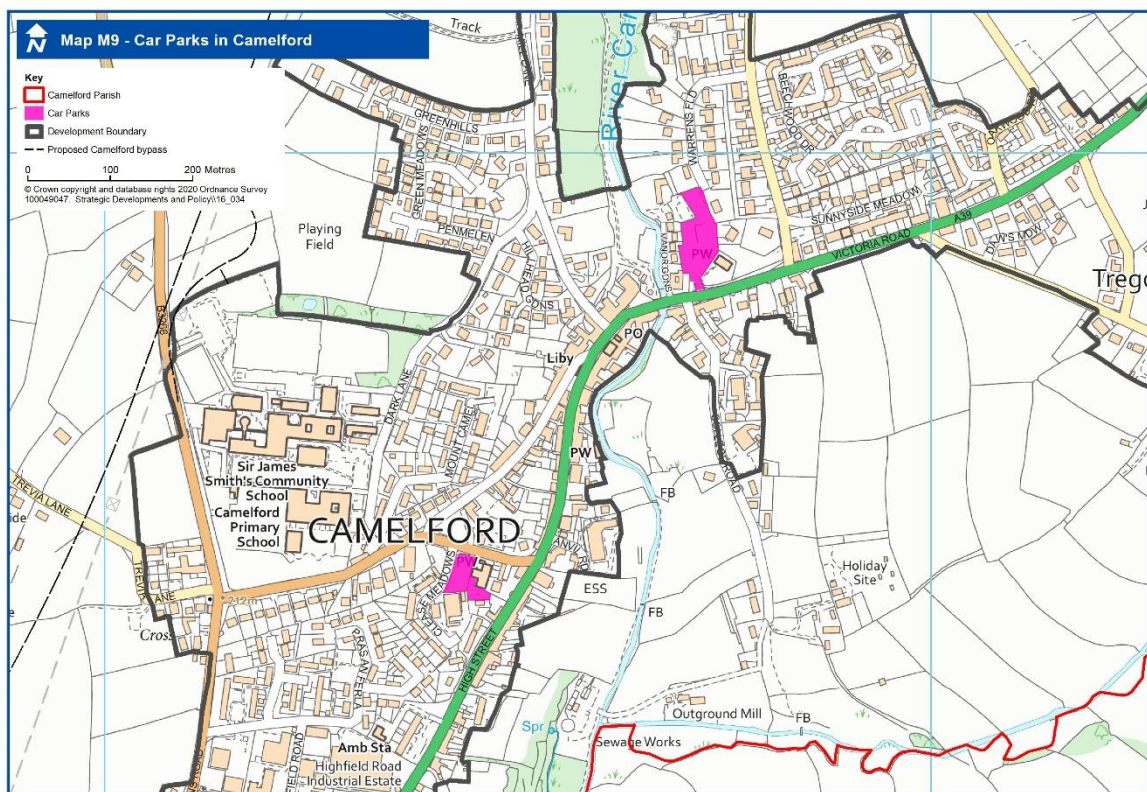
POLICY AREA – TRANSPORT AND INFRASTRUCTURE
POLICY 3B – Air quality
Policy Intention: <ol style="list-style-type: none"> 1. To improve the air quality in Camelford
POLICY
<ol style="list-style-type: none"> 1. Camelford is an Air Quality Management Area and proposals which are likely to impact upon the air quality of the Parish should be accompanied by an air quality assessment report. 2. New developments individually or cumulatively, should not lead to unacceptable poor air quality. 3. Proposals that would require direct access onto the A39 and that would have a negative impact on air quality will not be supported. 4. Proposals to enhance and improve footpath and cycle path connections around Camelford will be encouraged.

4.11 POLICY 3C – Car Parking

4.11.1 Justification and Evidence

4.11.2 Camelford's only public transport is the bus service. It is limited, and variable – at the mercy of CC funding cuts which effect the rural subsidy offered to providers. What is available in one budget year may change dramatically the next.

4.11.3 Camelford has two public car parks, Churchfield car park, owned by CTC and Cleese Road owned by CC. These car parks, whilst intended for those that come into the town for shopping or business, have become an overflow for residents who are unable to park outside their homes. Churchfield Car Park is now enforced³⁹ in order to curb this mis-use of the car park and therefore enable visitors to park easily in order to use the town centre shops and facilities. A map of public car parks is shown below (Map M9).



Map M9 – Car parks in Camelford

³⁹ See Survey August 2017 (Car Parking) Report at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

4.11.4 Parking for residents living above shops along the A39 and nearby streets such as Mill Lane and Chapel Street, are very limited due to parking restrictions. Many of the older built homes within the Conservation Area do not have off-street parking spaces and rely on very limited on-road parking or the two public car parks for their vehicles.

4.11.5 The NDP seeks to help these issues by ensuring that any new housing must be built with sufficient off-street parking (see Camelford Design Statement Appendix 2).

4.11.5.1 **Community Feedback**

4.11.5.2 72% of residents use the car parks and feel this facility is important to protect.

POLICY AREA – TRANSPORT AND INFRASTRUCTRE	
POLICY 3C – Car Parking	
Policy Intentions:	
1	To protect the three public car parks (Churchfield Car Park, Clease Car Park and Market Place Car Park) in Camelford (Map M9).
2.	To ensure that any new developments do not exacerbate current strains on car parking within Camelford.
POLICY	
1.	All future development must ensure that there is adequate car parking spaces for residents and visitors to ensure that the Town Centre and nearby roads are not affected by an increase in car parking (See Appendix 2 – Design Statement for further details).
2.	Development proposals will not be supported where they propose building on the town centre car parks unless acceptable replacement car parking of a similar standard is provided nearby.

4.12 **POLICY 3D - Accessibility & Connectivity**

4.12.1 **Justification and Evidence**

4.12.2 Camelford's roads are narrow and busy and there are very limited dedicated cycle paths; this is something that needs consideration as the town grows and as CTC need to encourage a more active population.

4.12.3 There is an existing network of footpaths, which helps locals and visitors explore the locality. It is essential that all new housing or business developments link into the existing footpath network.

4.12.4 The B3266, which leads from the main A39 around to Station Road where the primary school and secondary school are located, does not have a footpath from the A39 to the Lanteglos junction (see Fig 13 below) until you reach Sportsmans Road, Highfield Estate). Children are forced to walk on the road as the grass verges on the side of the B3266 are not maintained or lit.



**Fig 13 – Dangerous for children walking from Weeks Rise development to school
- no footpath/unmaintained verges on B3266**

- 4.12.5 Enhancement of the transport links to wider transport networks is beyond the resources of the Parish but improvement in local transport infrastructure including a new bypass, and cycle paths and footpaths to reduce the need for vehicle traffic will be encouraged and actively supported.
- 4.12.6 Mobile phone coverage across the Parish is patchy. Internet access has also been poor but with the roll out of fibre-optic broadband should now be improving. The intention is to establish and maintain communications across the Parish at the forefront of technology to attract high tech business to the area and enable more people to work from home.
- 4.12.7 **Community Feedback**
- 68% of residents would like to see a secure cycle rack/parking within the Parish⁴⁰.
 - 62% of residents agreed or strongly agreed that broadband connectivity is important and needs to be improved.

POLICY AREA – TRANSPORT AND INFRASTRUCTURE	
POLICY 3D – Accessibility & Connectivity	
Policy Intentions: <ol style="list-style-type: none"> 1. To ensure that developments provide convenient, accessible and appropriate cycle and pedestrian routes, in part to improve the health of residents 2. To improve pedestrian safety (particularly in vicinity of Camelford's schools). 3. To improve the overall connectivity of Camelford Parish by way of enhancing existing footpaths, cycle routes and secure cycle rack/parking on any new developments and provision in the Town Centre. 4. To improve digital connectivity. 	
POLICY	
<ol style="list-style-type: none"> 1. Where relevant to the scale and size of the development, proposals should provide: <ol style="list-style-type: none"> a) safe pedestrian and cyclist routes, both through the site and between the site and the town centre; and 	

⁴⁰ See the NDP Survey August 2017 at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

- b) avoid a cul-de-sac site layout by ensuring multiple points of entry/exit which will encourage bus services to operate through the site.
- 2. New residential developments should be designed to integrate well into the existing community and must provide good pedestrian routes, preferably from more than one access. Consideration must be given to connectivity both to existing facilities and those set out in this NDP and existing development proposals.
- 3. Site layouts must be designed to provide safe routes to schools and other local amenities, including the town centre and with pedestrian and cyclist infrastructure where appropriate.
- 4. Proposals to improve access for the less able-bodied to amenities will be encouraged and actively supported.
- 5. The provision of a pedestrian route alongside the B3266 will be supported.
- 6. Development proposals that remove walking and cycling routes will not be supported unless acceptable alternative routes are provided.
- 7. Proposals to extend, improve or develop new or existing footpaths and cycle paths through the town will be supported.
- 8. Proposals to include secure cycle racks/parking within new developments and within the Town Centre will be encouraged.
- 9. Proposals to provide access to super-fast broadband services, or any subsequent replacement technology, and improvements to the mobile telecommunications network to serve the Parish will be supported. Where above ground network installations are required, these must be sympathetically located and designed to integrate into the landscape.

4.13 **POLICY 3E - Education and Health**

4.13.1 **Justification and Evidence**

4.13.2 CC data indicates that the surgery is at capacity with Dr Nash in October 2016 having 3,116 registered patients. Compared to the population of Camelford, this is a high number of registered patients. There are 2 other doctors at the surgery. Our nearest hospital is Treliske in Truro (1 hour by private car) or Derriford in Plymouth (1.5 hrs by private car). The site of the current surgery and the land between the surgery and the church is reserved for a new Health and Wellbeing Hub. Plans have been drawn up and a formal business case but its future looks uncertain due to funding. CTC acknowledge that the NDP cannot protect health services but wanted to include this in the NDP as it is an important issue to residents and should be highlighted.

4.13.3 Education provision is via Camelford Community Primary School and Sir James Smiths Community School. The Camelford Rural Planning Area forecasts show Camelford Primary School at 128% capacity by September 2020. However, since this NDP was written, additional classrooms have been added. There is no provision for Years 12&13 (6th form) - our young people must leave the parish and travel to Bodmin, Wadebridge or Truro. All require a considerable amount of travel by bus. Students can spend 3 hours a day travelling.

POLICY AREA – TRANSPORT AND INFRASTRUCTRE
POLICY 3E – Education and Health
Policy Intention: <ol style="list-style-type: none"> 1. To ensure that Camelford’s educational offer is protected and enhanced. 2. To support any proposals for a Camelford Health and Wellbeing Hub.
POLICY
<ol style="list-style-type: none"> 1. Proposals to enhance educational facilities will be supported. 2. Proposals to develop new Health and Wellbeing facilities will be supported.

4.13.4 The following plans, documents and strategies support Policies 3A – 3E

- Air Quality Assessment 2016 Camelford – CC
- PFA – Community Survey October 2015
- CLP Policies 13, 14, 16, 26, 27
- Cornwall’s Local Transport Plan
- Connecting Cornwall 2030
- Email Development Coordinator South West Water⁴¹
- Camelford Rural Planning Area Forecasts
- Educational Needs Infrastructure Assessment
- NDP Survey August 2017
- Camelford Town Enhancement Survey June 1999
- Camelford Questionnaire 2010
- Camelford Survey 2011

⁴¹ See South West Water email regarding capacity at <http://camelford-tc.gov.uk/ndp-supporting-documents/>

4.14 POLICY 4 - Community Facilities and Amenities

4.14.1 Justification and Evidence

4.14.2 Camelford has a growing sense of community. CTC have recognised the need to host regular events throughout the year, for example Wassailing, Fun Week, Music in the Park to aid community cohesion and to encourage people to come into town. Alongside this there is a very active group of local residents that organise the annual Camelford Carnival and the Christmas Lights & Fireworks.

4.14.3 The addition of a skate park

Phase 2 of the project includes a parkour area, pump track, gym bars, table tennis, resurfacing and a cafe/youth hub. This has resulted in a steady influx of young visitors to the Town. Fig 14 illustrates the support given at the official opening in September 2018 and March 2022.



Fig 14 – A new skate park for Camelford

4.14.4 Considerable investment by CTC has been made to Market Place, including roof for the bandstand and resurfacing (see Fig 15 below). The bandstand is now a lovely feature for those who live in Camelford with the addition of lighting.



Fig 15 – Bandstand and resurfacing in Market Place

- 4.14.5 Despite these efforts to aid community cohesion, Camelford has seen a steady decline in the facilities available to its residents. This decline seems strangely bizarre considering the rise in population over the last 10 years. The most recent example has been the loss of all three banks in the town – a process over which the town had no control. At the same time the towns educational and health facilities are struggling to cope with the increase in population.
- 4.14.6 Therefore the aim of the NDP must be to enable the area to meet the needs of its population, both permanent and seasonal visitors, by avoiding the loss of existing facilities whilst encouraging the provision of new or enhanced facilities.
- 4.14.7 Camelford is fortunate to still have a Post Office, but unfortunately our nearest bank is in Wadebridge (30 minutes travel time by private car) as our banks closed in 2014.
- 4.14.8 CTC have just taken over the Library from CC to save this much needed facility for the town and are enhancing the offer with events and kids clubs.
- 4.14.9 The centre of Camelford has a selection of shops, food outlets and pubs. The Old Bank (the old Natwest Building) has been converted into a Community Building running various clubs such as Zumba, model making, youth club, you and me café. Camelford Hall provides complimentary facilities within walking distance of the centre. The “Pop in Centre” is located within the existing library and provides invaluable space for the elderly community to meet and socialise.
- 4.14.10 Camelford Leisure Centre (a key asset for the town) offers many different activities and most importantly is where local children learn to swim. There are other, privately run gyms, which supplement the Leisure Centre offer.
- 4.14.11 The Community Allotments are well-used and currently have a waiting list. Allotments contribute to aspirations to improve community nutrition, emotional resilience and healthy activity.
- 4.14.12 **Community Feedback**
- The top three most important facilities/amenities were – Town Centre/shops and services (97%), Health centre (96%) and Enfield Park/playgrounds (94%)
 - Over 90% of people would like to see more evening entertainment opportunities in Camelford. This highlights a need for **Class E and Class F** development outside of the Town Centre.

POLICY AREA – COMMUNITY FACILITY AND AMENITIES POLICY	
POLICY 4 – Community and Amenities	
Policy Intentions:	
1. To enable the Parish to meet the needs of its population by avoiding the loss of existing facilities, including education, health and community facilities.	
2. To encourage the provision of new or enhanced facilities.	
3. To continue to provide community allotments, either private or statutory.	
4. To protect and enhance community facilities such as Camelford Hall and the Leisure Centre.	
POLICY	
1. Change of use of the following community facilities will be resisted where possible:	
a) The Library/Town Hall	
b) Camelford Hall	

POLICY AREA – COMMUNITY FACILITY AND AMENITIES POLICY	
POLICY 4 – Community and Amenities	
	<ul style="list-style-type: none"> c) The Masons Arms d) The Darlington Public House e) The Conservative Club f) The Liberal Democrat Club g) Peckish Fish and Chips h) Places of worship i) Stephens Home Hardware/Post Office j) Sleeps Ltd k) Spar shop l) The Cooperative
2.	<p>The following development proposals will be encouraged and supported:</p> <ul style="list-style-type: none"> a) Development of new or improvements to existing community assets; b) Developments which allow for educational, health and wellbeing provision to grow in line with projected demographic data (plus a buffer); c) Proposals to develop community facilities for local groups such as (but not exclusively) cubs, scouts, Brownies and Guides; d) Development which enhances existing facilities, local services and infrastructure ; and, e) Development which encourages a greater variety of leisure facilities and evening entertainment opportunities for all age groups.
3.	<p>Any new community facility must be designed to encourage use by both future and existing residents of all ages</p>

4.14.13 The following plans, documents and strategies support Policy 4

- PFA – Community Survey October 2015
- CLP Policy 16
- NDP Survey August 2017

4.15 POLICIES 5A, 5B AND 5C – Landscape, Green Spaces and Open Space

4.15.1 Justification and Evidence

4.15.2 Camelford Parish sits to the west of Bodmin Moor and is within the Bodmin Moor, Camel and Allen Valleys and Delabole Plateau Landscape Character Areas (LCAs), as defined in the Cornwall and Isles of Scilly Landscape Character Study.⁴² This study includes assessments and subsequent aspirations to protect the ecological, cultural and visual sensitivity of each of these areas. It is important that developers read the Management Guidelines for each LCA.

4.15.3 Important green spaces are to be protected, as are strategic public views within the Parish and out to Bodmin Moor and Rough Tor (designated as an Area of Outstanding Natural Beauty). The NDP seeks to retain and protect existing trees and hedgerows which are important for their historic, visual or biodiversity value. Where this is the case, significant landscape mitigation will be sought. The Open Space Study for Camelford⁴³ sets out standards for green spaces and existing provision.

4.15.4 Enfield Park (see Fig 16 below) provides the main play facilities for children under 12 within the town. Enfield Park is widely considered the jewel in the crown and is much loved by all.



Fig 16 – Enfield Park Play Area

4.15.5 The old dilapidated skate park located at the old Cattle Market site, at the top of town, was replaced by a sustainable concrete skate park in September 2018 and was added to in March 2022 with a parkour area, pump track, gym bars, table tennis, resurfacing and a cafe/youth hub. This has provided a much-needed recreational facility for all ages, but in particular teenagers.

4.15.6 There are community allotments available for rent within the Parish. CTC rents the land, from a local landowner. The current lease runs out 2023.

4.15.7 Community Feedback

- 52% would like to see improvements to existing play areas.
- 51% of residents use the park either fairly often or all the time.

⁴² See the *Cornwall and Isles of Scilly Landscape Character Study* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

⁴³ See the *Open Space Study for Camelford* at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

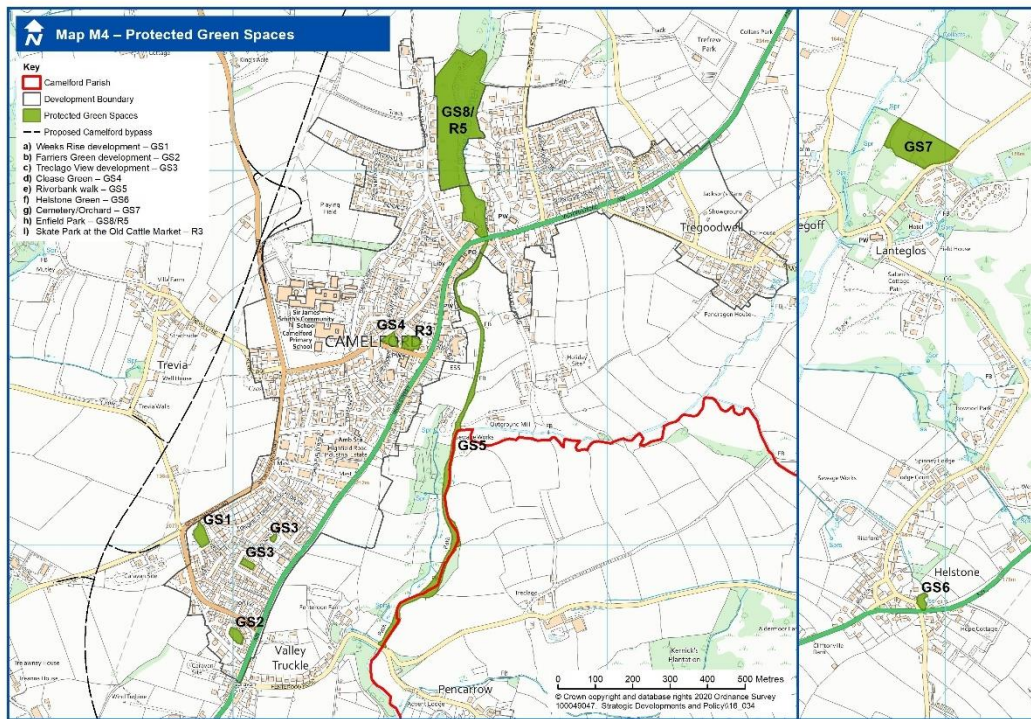
- 94% of those surveyed in 2015 think Enfield Park and other playgrounds are very important to Camelford.

POLICY AREA – LANDSCAPE
POLICY 5A – Landscape
<p>Policy Intentions:</p> <ol style="list-style-type: none"> 1. To protect the rural character of Camelford and its public views towards the countryside and towards Roughtor (an Area of Outstanding Natural Beauty). 2. To protect and retain existing trees and hedgerows within the Parish and increase biodiversity within the Parish. 3. To provide Camelford residents and visitors to Camelford with high quality play areas and recreation areas. 4. To continue to provide Camelford residents with allotment gardens in order to encourage growing own food.
POLICY
<ol style="list-style-type: none"> 1. Development proposals should seek to protect, conserve and enhance the landscape setting of the Parish and areas of public views V1, V2 and V3, identified on Map M6. An assessment of the views to Roughtor (AONB) and from the development location should accompany planning applications wherever relevant. 2. All proposals should seek to retain existing trees and hedgerows. Where this is not possible: <ol style="list-style-type: none"> a) development will only be supported where proposals clearly identify where replacement trees or hedgerows of an equivalent or better standard will be provided (and where these are among those listed as being Native to Cornwall, as set out on Pg. 52 of Cornwall's Biodiversity SPD⁴⁴); and, b) only where these are in an appropriate location on the site, being planned appropriately to accommodate the species at full maturity and avoiding future problems of excessive shading nuisance. 3. Proposals that both protect the existing tree cover and encourage the planting of additional native trees (see Page 52 of Cornwall's Biodiversity SPD) will be welcomed. 4. Developments that provide for private or statutory allotment space will be supported.

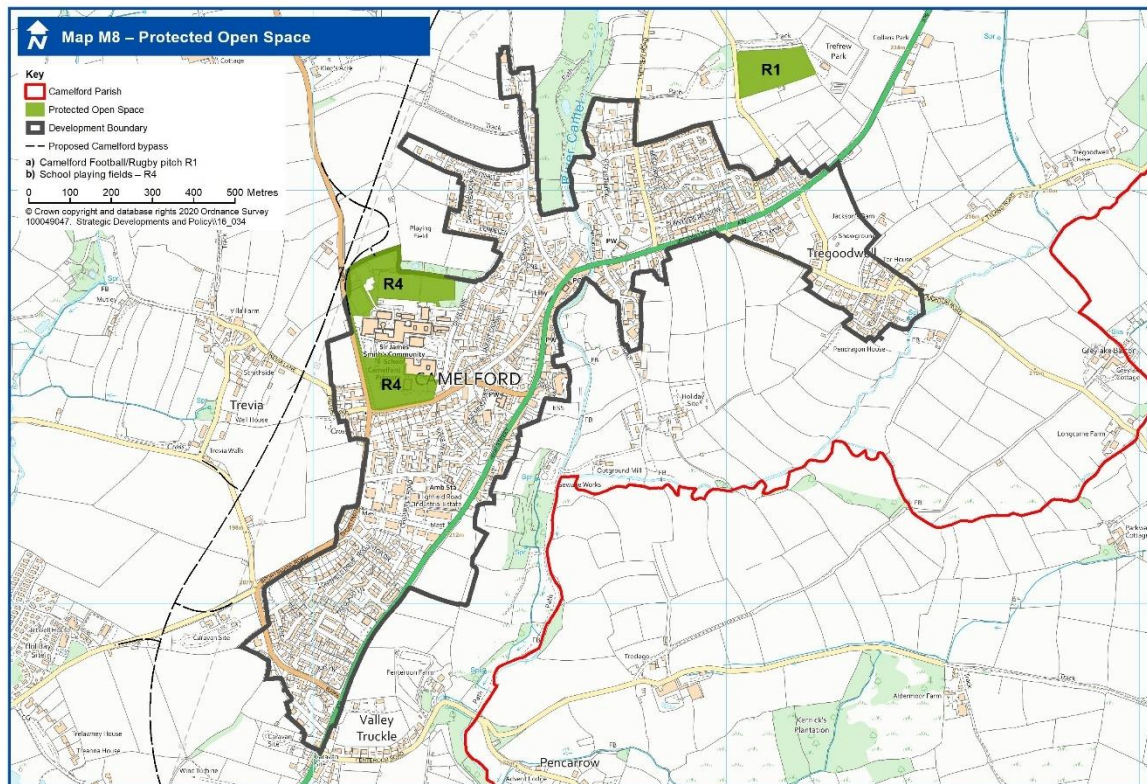
⁴⁴ See CCs Biodiversity SPD available from <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

POLICY AREA – LANDSCAPE
POLICY 5B – Designation of Local Green Spaces
Policy Intentions: <ol style="list-style-type: none"> 1. To protect and provide Camelford residents and visitors to Camelford with local green spaces and high-quality recreational areas.
POLICY <ol style="list-style-type: none"> 1. The following spaces are designated as Local Green Spaces (see Map M4): <ol style="list-style-type: none"> a) Weeks Rise development – GS1 b) Farriers Green development – GS2 c) Treclago View development – GS3 d) Clease Green -GS4 e) Riverbank walk – GS5 f) Helstone Green – GS6 g) Cemetery/Orchard – GS7 h) Enfield Park – GS8/R5 i) Skate Park at the Old Cattle Market – R3 <p>Development will only be supported on these sites in very special circumstances</p>

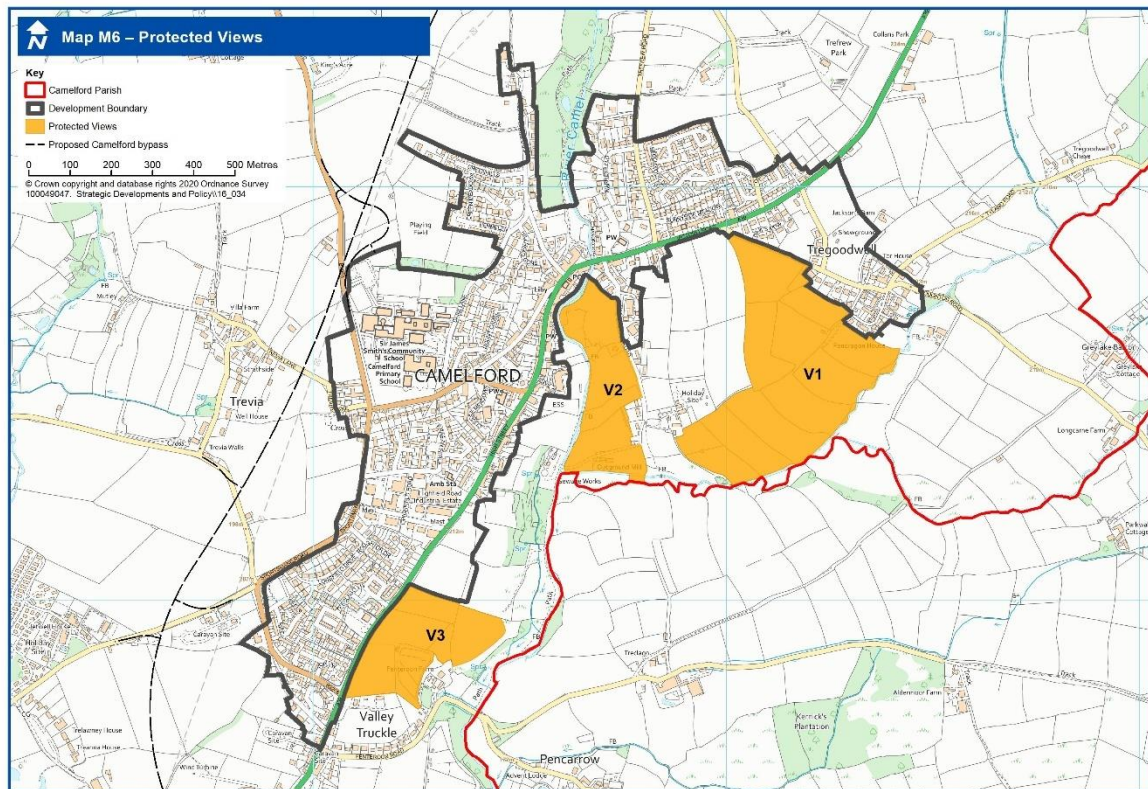
POLICY AREA – LANDSCAPE
POLICY 5C – Open Space
Policy Intentions: <ol style="list-style-type: none"> 1. To protect and provide Camelford residents and visitors with important existing open space.
POLICY <p>The following areas have been identified as important existing open space (see Map M8):</p> <ol style="list-style-type: none"> a) Camelford Football/Rugby pitch R1 b) School playing fields – R4



Map M4 – Local Green Spaces



Map M8 – Protected Open Space



Map M6 – Protected Views

The following plans, documents and strategies support Policy 4A and 4B.

- PFA – Community Survey October 2015
- Cornwall and Isles of Scilly Landscape Character Study
- CC Biodiversity SPD
- CLP, Policy 16
- NDP Survey August 2017

4.16 POLICY 5D - External Lighting

4.16.1 Justification and Evidence

4.16.2 Camelford is within the buffer zone of the Dark Skies Designation of Bodmin Moor. Fig 17 shows the buffer zone which is represented by a red-dashed line.

4.17 POLICY 6 - Renewable Energy

4.17.1 Justification and Evidence

4.17.2 Camelford is a relatively deprived town. Half of those that responded to the PFA survey have a household income of £25k or less. This factor, together with high energy costs and energy efficiency of the property (a high proportion of properties within the Parish were built c1800) mean fuel poverty is an issue. Later developments either side of the town have not maximised renewable energy opportunities. Given Cornwall's aim to be a green peninsula, resilient to rising energy costs with a low carbon economy, this plan seeks to support initiatives to increase use and production of renewable and low carbon energy generation development proposals.

4.17.3 Community Feedback

- 76% of those surveyed would like to see a community owned organisation generate renewable energy to provide power for the Parish.
- Over 85% of people surveyed would like to see new developments/houses built to incorporate renewable energy.

POLICY AREA – RENEWABLE ENERGY	
POLICY 6 – Renewable energy	
Policy Intention: <ol style="list-style-type: none"> 1. To ensure that all new developments are as energy efficient as possible. 	
POLICY	
<ol style="list-style-type: none"> 1. Residential/business energy efficiency measures will be encouraged. 2. Provision of electric car charging points (including TESLA) will be encouraged. 3. Proposals within the Parish for small/domestic scale renewable energy facilities will be supported, provided that it can be shown that the activity: <ol style="list-style-type: none"> a. Would not adversely affect areas which are of nature conservation importance. b. Would not adversely affect the quality and character of the landscape; c. Would not result in irreversible loss of the best and most versatile agricultural land. d. Would not adversely affect the amenities or safety of local residents or other users of the countryside. 4. Proposals for use of land for community owned organisations to generate renewable energy to provide power for the Parish will be supported. 	

4.17.4 The following plans, documents and strategies support Policy 6

- CLP Policy 14 and 15
- NPPF support for renewables
- NDP Survey August 2017
- Camelford Design Statement

5 APPENDIX 1 – Evidence Base

The following documents are presented within the Evidence Base at <http://www.camelford-tc.gov.uk/ndp-supporting-documents/>

1. National Planning Policy Framework
2. Cornwall Local Plan (CLP)
3. Camelford Economic Profile
4. Local Insight Report for Camelford October 2016
5. Camelford Questionnaire Summary of Findings 2010
6. Email South West Water regarding capacity
7. 2011 Census Information (direct website link) <http://www.ukcensusdata.com/camelford-e05008212#sthash.w4ie86mX.dpbs>
8. Open Spaces Assessment
9. Camelford Conservation Area Appraisal
10. Camelford Conservation Area Management Plan
11. Camelford Town Council Development Plan 1999 (2003-2006)
12. PFA Community Survey
13. Visions Document
14. Camelford Town Enhancement Survey 1998
15. CSUS Historic Characterisation for Regeneration
16. SHMNA 2013 Overview Report
17. PFA Research Analysis of Findings Report
18. Accessible and Adaptable Standards (Category 2 and 3) Buildings Regulations 2010
19. Air Quality Assessment Report 2016
20. Survey August 2017 Report (NDP supplementary questions)
21. Survey August 2017 Report (Car parking)
22. Cornwall Council A39 Higher Level Needs Assessment
23. Minor Village Development Boundaries (NCDC) November 2001
24. Biodiversity Supplementary Planning Document
25. Cornwall and Isles of Scilly Landscape Character Study
26. Basic Conditions Statement
27. Consultation Statement
28. Rationale for the Formation of the Development Boundary
29. CC Affordable Housing Supplementary Document
30. CC Economy and Culture Strategy Evidence
31. CLP Housing Evidence Base Briefing Note 11
32. Connecting Cornwall 2030
33. CC Population and Household Change
34. CC SHLAA (Strategic Housing Land Availability Assessment)
35. Primary residence survey August 2018
36. Camelford Design Statement

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The Camelford NDP was written between 2017 and 2018 but due to COVID restrictions, the plan did not go to referendum until March 2022, where it was supported by 77% of voters. Due to this extended period, some non-material information may have changed (ie new planning applications, completed projects and provision in education). Any updates will be addressed in the next version of the NDP in 2030.