



Bude-Stratton

Neighbourhood Development Plan

2016 - 2030

February 2016

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Foreword

Bude-Stratton Town Council is proud to present the Neighbourhood Plan for our area. It has taken over four years from our original public meetings in Bude, Stratton and Poughill to reach this stage.

Thanks are due to the many volunteers, too numerous to name, on the Steering Group and the many working groups who have worked tirelessly to produce this document to reflect the views of those who completed the survey in 2014.

We must also thank our contractors, Common Places who have supported and enabled us throughout the process and the Officers of Cornwall Council for their support.

We have developed policies which are in keeping with how residents told us they wanted to see Bude and Stratton developing in the future.

Lea Deely

Mayor, Bude-Stratton Town Council
and Chair of Bude-Stratton Neighbourhood Plan Steering Group

1 Introduction

Neighbourhood Plans are subject to the Localism Act 2011. Each Plan must relate to a defined geographical area; in our case it's the area for which Bude-Stratton Town Council is the responsible local authority (see map showing boundaries; [APPENDIX 1 – Map Showing Town Council Boundary \(Designated Area\)](#)).

The Localism Act came about after central government recognised that changes in local government over previous decades had led to communities becoming remote or detached from the planning process.

In the 1960s, former urban and rural local councils merged to form larger district councils (eg North Cornwall DC). More recently, these were subsumed into unitary authorities, again often remote, (eg Cornwall Council).

The Bude-Stratton Neighbourhood Development Plan (Neighbourhood Plan) is the means by which the residents of Bude-

Stratton can influence how the local area might develop to 2030, in line with the time frame of the Local Plan.

The Neighbourhood Plan has been developed from extensive public consultation and engagement, and it will be subject to scrutiny by an independent examiner, before being put to a local referendum.

After adoption as a statutory document, the Plan policies must be taken into account by the relevant authorities when planning applications are considered. The Neighbourhood Plan should be read and used as a whole in order to determine development proposals, rather than on a piecemeal basis.

The Bude-Stratton Neighbourhood Plan, like all plans, is concerned with the future - but the past cannot be ignored. It is part of our heritage and how we got to where we are

now. The area served by Bude-Stratton has a diverse history.



- In population terms, it took the century 1901 to 2001 to almost double from 2300 to 4500, but it took only 10 further years to more than double, to nearly 10,000 at the 2011 census.

- Stratton’s heritage dates from around 800 AD and it was an important market town and commercial centre for the area. The Battle of Stratton in 1643 (aka The Battle of Stamford Hill) was a significant turning point in the English Civil War.
- The village of Poughill is listed in the 1087 Domesday records as Pochehelle.
- Bude, in comparison, is a young upstart, expanding rapidly during Victorian times after the development of the canal and the railway, leading to the popular seaside resort that we know today. There are earlier references to Budehaven and Bedehaven.
- Today the town is simply referred to as ‘Bude’ – even though there are distinct differences and identities in the local communities of Bude and Stratton.
- In addition to the main settlements, there are numerous pockets of more localised history in areas such as Bagbury, Diddies, Efford, Flexbury, Hollabury, Lynstone, Maer, Northcott, Upton - or anywhere between.

In drafting this Plan, efforts have been made to recognise, and where possible preserve, the

distinct and special identity of these areas and their local communities.

Collectively, we are all part of Bude-Stratton – a microcosm reflected in the Cornwall motto Onan Hag Oll - "One And All"; this Plan seeks to represent this.



2 Process

2.1 Background

This Neighbourhood Plan process was started by Bude-Stratton Town Council in 2012. The development of the Neighbourhood Plan has been led by Bude-Stratton Town Council, as the “qualifying body”. However, the work has been undertaken by a specifically tasked Steering Group, comprising Town Council Members and individuals representing interests around the town, including local businesses, residents, environmental groups and interest groups. The Steering Group has met at least monthly throughout the development of the Neighbourhood Plan. Information about the process of plan preparation has been made available on the dedicated Bude-Stratton Neighbourhood Plan website, which is linked to the Town Council website.

2.2 Action Chapter

Some of the issues which arose as part of the community consultation on the Neighbourhood Plan were not specifically land use planning issues, and as such could not be included within the policies. However, the Steering Group felt that as these issues were important to the people of Bude-Stratton, a mechanism should be developed for these issues to be tackled. As a result the Group have included an Action Chapter as part of the Neighbourhood Plan, which has been developed in cooperation with a number of stakeholder organisations from within Bude-Stratton. The aim is for these partners to address the issues by cooperative and joined up thinking and working to meet the needs of the local population.

2.3 Supporting Documentation

As the document has been developing, there has been a series of reports written; setting out the information from the community, the methods, the data itself, how legislation has

been conformed to and other areas of evidence to show how the information in this document has been arrived at and how the document is in conformity to the relevant legislation and rules. The main documents in this respect are:

- Evidence Base
- Statement of Community Involvement
- Statement of Basic Conditions
- Strategic Environmental Assessment Screening Opinion
- Sustainability Checklist November

All of these documents can be seen on the Bude-Stratton Neighbourhood Plan website at the following address:

<http://www.budestrattonnp.org/the-plan/>

2.4 Key Milestones in the Process of Neighbourhood Plan development in Bude-Stratton

| | |
|-----------------------------|--|
| 2012 – 2013 | Early community consultation via events and a questionnaire to establish the scope of issues to be covered |
| 14 February 2013 | Neighbourhood Plan Area Designation |
| Throughout plan development | Sustainability Appraisal and evaluation shaping process and outcomes |
| End 2013 | Detailed analysis and reporting on consultation undertaken, Project Plan established, development of the evidence base of baseline data |
| December 2013 | Development of Communications and Engagement Strategy |
| January 2014 | A large scale community consultation survey was launched which yielded almost 900 responses |
| February/March 2014 | Analysis and reporting on consultation survey outcomes, alongside examination of all other policy documents to form an Issues Report |
| February/March/April 2014 | Developing aims, objectives and vision |
| April / May 2014 | Development of Themes and Options for examination through Strengths, Weaknesses, Opportunities and Threats (SWOT) methodology |
| May 2014 | Well attended public meeting held to encourage people to get involved in the theme areas of the Neighbourhood Plan |
| Summer 2014 | Local theme groups working on the Options and examining how the issues could be addressed in Neighbourhood Plan policies, or through the Action Chapter |
| Autumn 2014 | Local groups developed a set of policies based on those options which would effectively guide planning decisions |
| Autumn 2014 | Testing of policies to check for conformity with national and local planning guidance |
| Spring 2015 | Development of Action Chapter to guide work on non-land use aspects |
| Spring 2015 | Engagement with landowners and developers with interests in Bude-Stratton |
| Spring 2015 | Development of draft Neighbourhood Plan, refining policies, development of supporting text |
| Summer 2015 | Collaboration with Cornwall Council officers to ensure Neighbourhood Plan meets Basic Conditions |
| July until September 2015 | Neighbourhood Plan out for 6 week statutory/public consultation |
| September / October 2015 | Respond to information received in the public consultation |
| October/November 2015 | Completion of Sustainability Appraisal and a Strategic Environmental Assessment Screening Opinion from Cornwall Council http://www.budestrattonnp.org/the-plan/ |
| February 2016 | Finalise and submit Neighbourhood Plan with all supporting documents to Cornwall Council |
| Winter 2016/17 | Independent examination of the Neighbourhood Plan |
| Spring 2017 | Community referendum |
| Cornwall Council (date tbc) | “Make” the Neighbourhood Plan (where it becomes adopted as part of the suite of Development Plan Documents for Cornwall) |

3 Bude-Stratton Neighbourhood Plan Vision and Objectives

3.1 Neighbourhood Plan Vision

Overall, the community has set its overriding vision of this plan:

- *Bude-Stratton will be maintained and enhanced as a vibrant coastal settlement which meets the needs and aspirations of all residents, offering a high quality sustainable environment, a choice of homes and jobs and a range of recreational opportunities.*

The Neighbourhood Plan acknowledges previous work undertaken by the community and stakeholders; such as through the range of work within the Community Network Area – see website <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/place-based-plans/bude-community-network-area/#Documentation>. Whilst this work includes that of the Cornwall Local Plan and National Planning Policy Framework to set planning policy for Bude-Stratton, ultimately the overriding objective of this plan is to ensure that Planning Policy, as it impacts on the community of Bude-Stratton, should include the engagement and involvement of those local people in development and decision-making; from “grassroots” up.

The fulfilment of this vision is through each of the chapters’ Aims, Objectives and Policies. The Aim of each chapter is set out below.

3.2.1 Housing Aim

- To provide for the housing needs of residents of all ages, ensuring there is a range of housing available. Housing choices should be provided via small scale, mixed developments of up to 30 dwellings, prioritising brown field sites, and offering high quality, well designed accommodation with ample communal green spaces and private gardens or communal food growing spaces.

3.2.2 Education and Training

- To enhance opportunities for higher and further education and workplace training in Bude-Stratton, making it a more sustainable location to live, work and study.

3.2.3 Economic Development and Employment

- To encourage opportunities for economic development and employment over and above the traditional tourist sector.

3.2.4 Energy

- To improve the energy sustainability of Bude.

3.2.5 Town Centre and Retailing

- To preserve and enhance the essential character of Bude-Stratton towns as attractive places to live and work, and as family-friendly, year round tourist destinations.

3.2.6 Transport

- To encourage improvements to the road network and public transport opportunities to offer more sustainable travel choices. Making better provision for walking and cycling as transport modes is also a priority.

3.2.7 Services and Facilities

- To maintain and enhance services and facilities which meet the needs of residents and visitors.

3.2.8 Open Spaces, Heritage and Conservation

- To protect and enhance open spaces, parks, the coast, conservation areas and footpaths/bridleways in Bude-Stratton.

4 Housing

Housing, and the design of the urban environment, has a direct impact on quality of life and is critical to creating sustainable neighbourhoods with a sense of community and place. The Neighbourhood Plan seeks to influence development to ensure that it meets the needs and aspirations of the community; that is complementary to the town and makes the most of opportunities offered from planning gain. The Local Plan Strategic Policies Document indicates that some housing growth will be needed within Bude-Stratton over the plan period and the Neighbourhood Plan has a key role to play in ensuring this meets local needs and aspirations.

4.1 Policy Aim

To provide for the housing needs of residents of all ages, ensuring there is a range of housing available. Our preference, as evidenced in the initial community consultation, is that housing choices should be provided via small scale, mixed developments of up to 30 dwellings, prioritising brown field

sites, and offering high quality, well designed accommodation with ample communal green spaces and private gardens or communal food growing spaces.

4.2 Policy Objectives

4.2.1 To provide low cost housing for local families and single people.

4.2.2 To make full use of brownfield sites and re-use existing buildings in order to protect greenfield land.

4.2.3 To promote high quality, environmentally sensitive design in housing, and ensure that all impacts of development are assessed, including the impact on local facilities.

4.2.4 To make effective use of developer contributions to make community gains.

4.2.5 To provide for the housing needs of older residents.

4.2.6 To promote small scale housing developments (up to 30 dwellings) and to

encourage the provision of land for self-build housing.

4.2.7 To help Bude-Stratton become more self-sufficient in terms of food production.

Engagement with landowners and developers allowed dialogue to take place as to possible future residential development in Bude-Stratton. However, this picture is constantly changing and updating, and many of the sites which were introduced via the Strategic Housing Land Availability Assessment had no detailed proposals in place.

As a result, making a site-specific policy which allocated particular sites in preference to other sites was inappropriate. A policy-led, rather than site-specific approach has therefore been taken to determining how residential growth should take place in Bude-Stratton.

4.3 Policies

It is clear from the community consultation and from the Community Network Profile for Bude that there is a need for additional affordable housing, especially for young people. As a result, Policies 1 and 2 seek to encourage the provision of high quality affordable housing in Bude-Stratton, alongside market housing or in independent schemes.

Policy 1: Affordable Housing Led Schemes

1. Housing schemes which meet an identified local affordable housing need will be supported where they are in accordance with Cornwall Council's Local Plan and Affordable Housing Policies and guidance.
2. All new affordable homes should take steps to comply with the guidance set out within Cornwall Council's Design Guide.

Affordable housing may differ from open market provision where it is demonstrated to meet an identified local need.

Policy 2: Mixed Development Schemes

The development of mixed tenure schemes (affordable and market housing) will be supported and encouraged where;

- i) it can demonstrate it meets a local need for housing; and
- ii) designs are tenure blind ensuring that one type of tenure could not readily be identified from its design and quality.

Where mixed tenure schemes are delivered in full or in part on brownfield sites, a reduced proportion of affordable housing provision will be supported where justified by evidence of prohibitive abnormal costs (for example, decontamination works). Cornwall Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish.

It is recommended that all proposals for development take account of the advice in the Cornwall Design Guide 2012, to ensure that residential and other proposals are appropriate to their setting, and enhance the character and appearance of the specific area in which they are to be situated.



The need for the development of community facilities in line with any future housing growth has been evidenced through the Issues Report (refer to the Evidence Base document). This report was derived from the community consultation in which almost 900 local individuals gave their views on the future of Bude-Stratton.

Policy 3: Development and Community Facilities

Planning permission will be granted for schemes of up to 30 dwellings on sites within or adjacent to the settlements of Bude, Stratton, Flexbury and Poughill and for developments of over 30 units on sites allocated for residential development in any adopted Site Allocation DPD, where;

- a) it can be demonstrated that the development will be linked to local facilities including shops and primary schools by safe walking and cycling routes;
- b) it takes steps to follow the guidance of the Cornwall Design Guide 2012 (or any subsequent iteration);
- c) it maintains the gaps between the settlement of Bude - Stratton and the settlements of Flexbury and Poughill and does not cause their coalescence; and,
- d) it does not compromise the character and amenity of the Conservation Area.

Policy 4: Residential Conversions in the Countryside

Residential conversion schemes that meet the criteria outlined in the Cornwall Local Plan Housing in the Countryside Policy will be supported.

For the purposes of the Bude-Stratton Neighbourhood Plan, 'suitably constructed' buildings is not restricted to traditional stone-built buildings; support will be given to residential conversion schemes where the proposed dwelling is of a high quality design and take steps to follow the guidance of the Cornwall Design Guide 2012 (or any subsequent iteration). Residential conversion schemes which contribute to off-site affordable housing provision in line with established local need will be supported.

Concern was expressed in the community consultation about the use of greenfield land for housing, and the need for sustainable development within the existing settlement boundaries. Therefore, Policy 5 encourages the use of brownfield sites and the conversion of existing buildings, where appropriate, for housing, in preference to greenfield sites.

Policy 5: Brownfield Development and Infill

The development of brownfield sites in suitable locations for residential proposals will be supported. In order to protect and enhance the existing street scene, infill development within the town centre of Bude will be supported providing it accords with Policy 15 of the Neighbourhood Plan and is sympathetically designed in accordance with the guidance in the Cornwall Design Guide 2012 (or any subsequent iteration) .

Residential development brings with it additional pressure for services and services and facilities. Residents were concerned in the community consultation that the growth of additional services and facilities kept pace with housing growth in Bude-Stratton, so that existing and new residents could access their needs locally without the need to travel to other settlements. Policy 6 sets out the framework for accommodating growth in as sustainable way as possible, maintaining and enhancing the quality of life for residents now and in the future. For public open space requirements, refer to Chapter 11: Open Spaces, Heritage and Conservation. This information is derived from the Open Spaces

Strategy for Larger Towns in Cornwall, prepared by Cornwall Council.

Policy 6: Social, Economic and Environmental Sustainability Impacts of Development

Developers will be expected to work closely with regulated infrastructure providers to ensure that the infrastructure requirements arising from their development are fully met.

Development which offers measures to reduce its carbon footprint through the use of renewable energy, water and waste recycling and energy efficiency measures will be viewed favourably.

The provision of two car parking spaces where it is practical to provide such spaces and a high standard (quality and quantity) of private open space and provision of public open space or contribution towards off site provision is expected in all residential development.



The community consultation revealed concerns about the housing needs of older people in Bude-Stratton, and how these needs will be met in future. There was also awareness amongst the community that providing suitable accommodation for older people can help to free up other types of housing, perhaps more suited to families. It was also noted by the community that Bude-Stratton is a popular relocation area for retirement. Policy 7 therefore seeks to promote housing developments which are specifically suited to the needs of older people in order to meet their needs.

Policy 7: Sheltered/Retirement Housing

The development of purpose built sheltered and retirement accommodation for older people in Bude-Stratton will be supported providing;

a) the site design and layout is such that there is high quality communal outdoor space, access to public transport and parking for residents, staff and visitors.

Local food supply is an important aspect of sustainable development. Residents of Bude-Stratton wanted to ensure that current and future residents have as much opportunity as possible to grow their own food, and enjoy the benefits of a healthy lifestyle. Policy 8 intends to promote food growing spaces, both within private gardens and in more public spaces to encourage future generations to engage with sustainable food production.



Policy 8: Food Growing

Residential development will be supported where it allocates and allows land for community led food growing via initiatives such as allotments, orchards, community gardens and innovative spaces for food growing, subject to the other policies of the Bude-Stratton Neighbourhood Plan and the Cornwall Local Plan. Residential development which makes provision for large gardens of at least 110 square metres to allow for food growing will also be supported, subject to the other policies of the Neighbourhood Plan and the Cornwall Local Plan.



5 Education and Training

5.1 Policy Aim

To enhance opportunities for higher and further education and workplace training in Bude-Stratton, making it a more sustainable location to live, work and study.

5.2 Policy Objectives

5.2.1 To encourage more workplace training/apprenticeship opportunities through the flexible use of industrial/workspace.



5.2.2 To encourage the development of higher and further education opportunities within Bude.

5.3 Policies

Many views were expressed in the community consultation about the lack of opportunity for further and higher education in Bude. Residents were concerned that young people in particular had to travel elsewhere for these educational opportunities, either on a daily basis, or by moving away. Policy 9 seeks to help address this by providing opportunities for further and higher education within Bude-Stratton. Concern was expressed that skilled young people did not return to Bude-Stratton and so their skills and the opportunity for them to become involved in local businesses or to start their own businesses in the area is lost. Residents noted that school infrastructure is becoming overloaded and that this is likely to continue as newly built houses come onto the market. Additional school places for children and young people at

all stages will be increasingly required in the future.

Policy 9: Further and Higher Education

Opportunities for the development of higher and further education, including adult education in Bude-Stratton will be encouraged.

Development proposals will be supported where they provide education facilities to improve the knowledge and skills of local people.

Development proposals associated with the South West's universities and further/higher education facilities for knowledge based businesses and creative industries will also be supported.

6. Economic Development and Employment

The two largest employment sectors in the Bude-Stratton economy are wholesale/retail and hotels/restaurants (source: Bude Community Network Profile, Cornwall Council, 2009). These sectors account for more jobs than in other parts of Cornwall and imply a heavy reliance on visitors to the area. The community consultation showed there was support for a more diverse economy in Bude-Stratton, as well as making the most of the area as an attractive and popular tourist destination.

6.1 Policy Aim

To encourage opportunities for economic development and employment over and above the traditional tourist sector.

6.2 Policy Objectives

6.2.1 To make provision for fast broadband to enable more diverse small businesses to set up and thrive. In particular, “footloose” small businesses which depend less on being close to other businesses are suitable for the relatively remote location of Bude.

6.2.1 To enable a growth in jobs to match population expansion.

6.2.2 To provide for a range of employment opportunities: skilled, semi-skilled and unskilled job opportunities, available all year round.

6.2.3 To encourage sustainable tourism and maintain and enhance Bude-Stratton as a high quality holiday destination.

6.3 Policies

Residents believe that Bude-Stratton could welcome small businesses more effectively by offering non-traditional workspace, and opportunities for better networking and support for small business start-ups through the land use planning system. Work hubs provide flexible shared facilities that inspire, nurture and support freelancers, home-based and mobile workers, business start-ups, and entrepreneurs through cooperation and collaboration. The policies seek to encourage a range of types and sizes of businesses,

including those based around sustainable tourism, to locate and thrive in Bude-Stratton. Policy 13 supports the growth of “green” sustainable tourism businesses which will help build Bude-Stratton’s attractiveness to visitors without harming the environment.

It is important that new and existing businesses in Bude-Stratton are given the opportunity to grow, so that Bude-Stratton becomes a more self-contained place where people can live and work, reducing the need to travel and increasing local prosperity. There are several employment sites in existence in Bude-Stratton and Policy 12 will ensure that the land in these locations is not lost to other uses outside of the commercial sector. The sites referred to in Policy 11 are shown in the maps within the accompanying Evidence Base document.

Policy 10: High Tech Industries/Flexible Workspace

Development proposals for 'high tech' industries and businesses, particularly those based on digital communications, marine, renewable technologies, will be encouraged and supported.

Proposals to identify and establish work hubs which offer a flexible work space for new and growing businesses will also be encouraged and supported.

Policy 11: Tourism Facilities/Out of Season Attractions

Development proposals will be supported that help to extend the tourism season by providing indoor and/or all-weather activities that enhance the range of facilities, events, and attractions in the area.

Policy 12: Existing Employment Sites

Land and buildings at Petherick Mill, Efford Farm, Kings Hill Industrial Estate and Bude-Stratton Business Park* will be retained in employment uses, B1, B2 and B8 in order to maintain and enhance the quality and quantity of employment opportunities in Bude-Stratton.

*Maps of these sites are on the following pages

Policy 13: Green Tourism

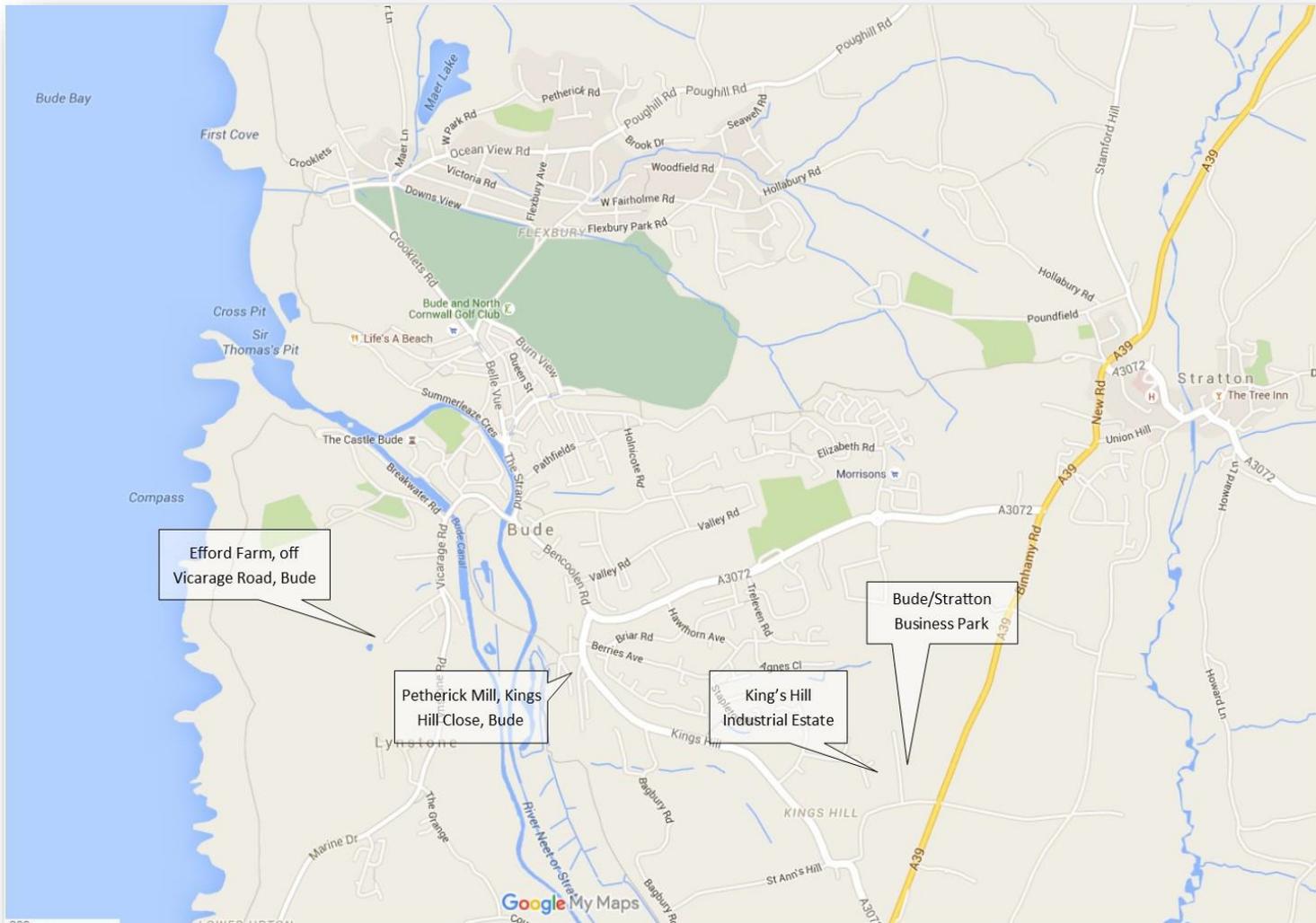
Development proposals will be encouraged and supported where they contribute to 'green' tourism, including the provision of outdoor activities, enhancement of the local environment and improvement of the environmental sustainability of Bude-Stratton businesses.

Green tourism proposals should be able to demonstrate how they are prepared to make a long term commitment to sustainability through energy efficiency, water use, waste minimisation and sustainable transport.



Site maps (Policy 12)

Indicative Location Map



7 Energy

Most people recognise the importance of reducing reliance on fossil fuels and cutting carbon emissions to help tackle climate change. It is also important to find ways of reducing and localising our expenditure on energy. In the Bude area, we spend nearly £11 million a year on electricity and gas. Most of this money leaves the area, with little direct benefit to local people.

Bude Town Council is keen to work with the local Community to develop renewable energy projects that will be owned by local people and run for the benefit of local communities. Surplus income will be fed back into the community to support local initiatives, particularly to improve energy efficiency and tackle fuel poverty. This will help start to ensure that money spent on energy stays in the local economy. The development of community energy is supported in Cornwall Council's Renewable Energy Supplementary Planning Document, Consultation Draft 2015.

5.1 Policy Aim

To improve the energy sustainability of Bude.

5.2 Policy Objective

To help small scale renewable energy by supporting the development of community owned renewable energy projects

5.3 Policy

Policy 14: Renewable Energy

Development proposals for community owned renewable energy schemes (excluding wind turbines) will be supported, provided they do not have an unacceptable impact on the environment or residential amenity. Community owned schemes (excluding wind turbines) which benefit the local community by contributing to local energy self-sufficiency and to a community fund will be supported and encouraged.



6 Town Centre and Retailing

Bude-Stratton towns are an attractive place to live and work, and are widely recognised as a family-friendly tourist destination. However, the rural, isolated, coastal location, combined with changing patterns of shopping and service provision have proved challenging, especially to the high street, as out-of-town supermarkets and on-line purchasing take an increasing share of the retail market. The heavy reliance on income from tourism is a concern for sustainability as retailers and service providers struggle to cover costs out of season and struggle to increase capacity to cater for the influx of visitors during the holidays.

6.1 Policy Aim

To preserve and enhance the essential character of Bude-Stratton towns as attractive places to live and work, and as family-friendly, year round tourist destinations.

6.2 Policy Objectives

8.2.1 To ensure the prosperity of Bude town centre, servicing both local residents and visitors.

8.2.2 To make provision for a greater number and variety of shops, to reduce the need to travel elsewhere, especially supporting local independent retailers.

8.2.3 To ensure, through Policies and the Action Chapter, that the town centre is attractive, welcoming and adequately resourced with public toilets.

8.2.4 To permit out of town shopping only where it cannot be accommodated in the town centre or otherwise meets the sequential test.

8.2.5 To encourage, through Policies and the Action Chapter, the retention and improvement of the library.

8.2.6 To encourage, through the Action Chapter, good quality restaurants and cafes offering locally-produced food, including family-friendly pubs.

8.2.7 To ensure that Bude's attractiveness as a year-round tourist destination is enhanced.

8.2.8 To support, through the Action Chapter, seasonal pedestrianisation of parts of the town centre

8.3 Policies

A thriving town centre has a mix of uses which meet local needs, and a low rate of vacant units. The various types of town centre uses include convenience shops (used for daily needs), comparison shops (for larger long term purchases) and units offering services such as hairdressers, restaurants, pubs and professional services. According to the Bude Health Check Update, 2013, published by Cornwall Council, Bude has a vacancy rate of 7.2%, lower than the Cornwall average of 9.4%. Bude Town Centre also compares favourably to other Cornish towns in terms of the mix of town centre units. However, a greater range of shops and services which are not aimed at tourists and visitors would be welcomed by residents to serve their needs

and allow them to shop more sustainably and locally.

Policy 15: Bude Town Centre

Development in Bude Town Centre will be encouraged which is;

- a) sympathetically designed,
- b) complements its surroundings; and,
- c) conserves and enhances the character and heritage of the town,

in order to improve the attractiveness of the town centre as a tourist and shopping destination. Proposals for out of town retail will only be supported if the sequential test for retail has been followed.

Development proposals will be supported that provide an outside community and event space in Bude Town Centre. Additional signage to help visitors to access attractions and facilities is welcomed.

Residents of Bude-Stratton were keen to keep town centre uses within the town centre and resist out of town retail development. It was felt that edge of centre and out of town units would cause damage to the town centre by drawing customers away. Development which

contributed to providing a range of shops and services within an attractive shopping environment was felt to be positive for Bude town centre.



Policy 16 seeks to protect the town centre shops from conversion to other uses, such as residential, in order to preserve the vitality and viability of the centre. Public toilets, the Heritage Centre and the library are also important features of the town centre, and residents felt strongly that they should be supported, perhaps by developer contributions in the case of town centre development and by the Town Council and Cornwall Council.

Policy 16: Town Centre Uses

In order to protect and enhance the vitality and viability of Bude Town Centre as a tourist destination and a local service centre;

- I. Support will be given to the development of retail outlets, restaurants and pubs on brownfield sites within the town centre;
- II. Class A3 (restaurants and cafes) and A4 (Drinking Establishments) uses in Bude Town Centre will be protected from conversion to residential accommodation. Upper floors of such premises may be converted to residential accommodation if the upper floor is vacant;
- III. Proposals that increase the number and the variety of Class A1 uses (Shops) in Bude Town Centre will be supported;
- IV. Proposals that include provision for electric car charging points within existing car parks and town centre streets will be looked upon favourably;
- V. Proposals which offer improvements to the library and public toilets will be looked upon favourably.

7 Transport

Bude-Stratton's coastal and deeply rural location has a bearing on the complex transport problems the community faces. Public transport is limited to a bus service that is adequate for leisure or occasional use, but not comprehensive enough for commuters to other centres or return trips to cities for such things as hospital appointments. North Cornwall lost its rail service in the 1960s and now the nearest railway station is over 30 miles away so, as in most rural communities, there is a heavy reliance on private motor vehicles for local and long distance travel. The area is a very popular tourist destination so there is a necessity to accommodate a significant increase in traffic in the summer period without compromising the attractiveness of the place so many people come to visit. Bude-Stratton has long planned for more pedestrian areas, increased access to multi-use paths and better access to rail transport.

7.1 Policy Aims

To encourage improvements to the road network and public transport opportunities to offer more sustainable travel choices. Making better provision for walking and cycling as transport modes is also a priority.

7.2 Policy Objectives

9.2.1 To encourage proposals to reduce road and parking congestion particularly in the summer months, whilst retaining ease of access to services and facilities on which the local residents and visitors depend

9.2.2 To support improvements in public transport provision, in terms of number of routes and frequency of buses, and to support ongoing work into the options for rail connections to Bude.

9.2.3 To improve facilities for walking and cycling so that Bude-Stratton achieves a reputation for being a cycle-friendly destination.

9.3 Policies

Congestion and parking are significant issues within the summer months in Bude-Stratton. Policy 17: Public Transport seeks to support provision for alternatives to bringing cars into the town to alleviate these problems and to create a more attractive environment for visitors and residents alike.

Policy 17: Public Transport

In order to reduce congestion and parking problems in the town centres, the development of a Park and Ride facility to serve Bude-Stratton will be supported.

Long-stay parking facilities with access to Bude and Stratton town centres will also be supported.

It is recognised that increasing opportunities for walking and cycling has multiple benefits both to the individual and to the wider community. Policy 18 seeks to encourage the maintenance and enhancement of the road network so that the town is easily and safely accessible throughout the year, in particular encouraging walking and cycling.

The improvement of facilities and paths for cyclists and pedestrians is a priority in Bude-Stratton to increase the range of sustainable travel choices.

Policy 18: Cycleways and Public Rights of Way

Proposals which contribute towards the provision of a network of cycleways and footpaths will be looked upon favourably.

In order to facilitate these improvements. Residential development must provide for safe dedicated pedestrian access to the existing pedestrian network. Existing public rights of way, public footpaths, cycleways and bridleways will be safeguarded in order to encourage walking, cycling and horse riding.



8 Services and Facilities

Bude-Stratton is a centre offering services and facilities to a widely dispersed population, and catering to the needs of a large number of visitors during holiday periods. The community has suffered from so-called modernising of public services that has removed facilities and jobs as far away as the cities of Truro and Plymouth. However, there is recognition that the more recent political moves towards community-led provision and the necessity of support for residents within the locality may ensure increased capacity in future and the policies in this Neighbourhood Plan support this trend.

8.1 Policy Aim

To maintain and enhance services and facilities which meet the needs of residents and visitors.

8.2 Policy Objectives

10.2.1 To seek opportunities to ensure Bude-Stratton's medical and dental facilities grow in line with population growth to meet the needs of current and future residents.

10.2.2 To support the extension of hospital services available locally to reduce the need for patients and their relatives / carers to travel to other main towns.

10.2.3 To encourage improvements to the range of sports facilities that are available, including provision for all-weather activities.

10.2.4 To improve beach-side facilities to enhance attractiveness of Bude-Stratton as a tourist destination.

10.2.5 To encourage the provision of a greater number and variety of leisure facilities, especially promoting use of such facilities by community groups.

10.3 Policies

Residents were interested in opportunities for increased sports and leisure provision, and felt that facilities which could be shared between the community and the school would be a positive way of using resources more effectively. Policy 19 makes provision for the

development of these facilities for the benefit of residents and the school, as appropriate.

Policy 19: Sports and Leisure Facilities

Community- led proposals which provide for sports and leisure facilities to meet the needs of Budehaven Community School and the wider community will be supported.

A shared space which could be used for a variety of different community and commercial activities would be welcomed in Bude-Stratton to provide inclusive space for activities which would appeal to residents and improve the tourist offering at the same time. Policy 20 supports the provision of a community hub which could allow for a flexible space for sports, recreation, arts, leisure and business.

Policy 20: Community Hub

The development of a Community Hub will be supported provided it offers:

- I. facilities for local community groups including facilities for elderly and disabled support groups;
- II. facilities for visiting and local performing arts organisations;
- III. indoor sports and leisure facilities not currently available in Bude and Stratton; and
- IV. provision of space for business start-ups.

The coast is recognised as a hugely important draw for tourists, and a significant reason local people that people chose to live in Bude-Stratton. However, local people also believe that improvements to the coastal facilities could be made which would improve the appearance and function of this area, and allow more people to enjoy the coast. Policy 21 makes provision for the coast to be preserved and enhanced as a place of enjoyment and recreation, whilst respecting its natural beauty.



Policy 21: Bude Surf Lifesaving Club, Sea Pool and Beach Facilities

Proposals to maintain and enhance the facilities at Bude Surf Life Saving Club (BSLSC), and Bude Sea Pool, including showers, lockers and indoor space will be encouraged.

Development which threatens the ongoing use of the BSLSC or Bude Sea Pool for community use will not be permitted. Opportunities will be sought for community led schemes to implement improvements needed at BSLSC, and to bring forward the development of beach huts to offer a boost to tourism.

Proposals for the development of and access to beach huts in Bude will be supported provided they offer clear community benefits and are located to avoid spoiling the amenity of the Downs and do not to create access or parking problems.

9 Open Spaces, Heritage and Conservation

The rural, coastal nature characterises the market town. It provides a sense of identity for the community, it is what attracts people to come and live in the area and it is the defining image that drives the tourism economy. The process of Neighbourhood Planning proved the strength of feeling for the natural and built environment of Bude-Stratton and there is a genuine desire to ensure that future development provides opportunities for maintenance and enhancement.

Bude has the highest level of open space per head of any of the 16 larger towns evaluated in the Open Space Strategy for Larger Towns in Cornwall study (2014). However, there are some particular needs still outstanding, including provision for young people, which is 61% below average, and the provision of general parks and amenity space, which is 28% below the average of the 16 towns in the study.

The following table offers a summary of the proposed open space standards in Bude and Stratton over the Local Plan period:

| Type of Space | Minimum quantity needed for new housing (m squared per dwelling) |
|--------------------------|--|
| Parks/Amenity | 16.82 |
| Natural Space | 5.26 |
| Public Sport | 30.36 |
| Childrens Equipped Play | 1.47 |
| Teen provision | 0.47 |
| Allotments | 1.73 |
| Cemeteries | 0 |
| School pitches and clubs | 0 |
| Total | 56.11 |

9.1 Policy Aim

To protect and enhance open spaces, parks, the coast, conservation areas and footpaths/bridleways in Bude-Stratton.

9.2 Policy Objectives

11.2.1 To support proposals to maintain and enhance the local nature reserve, canal, sea pool, beaches and open spaces for informal recreation.

11.2.2 To ensure that new development makes provision for high quality, accessible play space for children and young people of all ages.

11.2.3 To develop, via the Action Chapter, mechanisms for keeping public rights of way open and beaches and open spaces clean.

11.2.4 To support proposals for new public rights of way as part of new development, encouraging links with services and facilities.

11.2.5 To encourage proposals to improve the existing skate park.

11.3 Policies

Public consultation with residents of Bude-Stratton highlighted many areas which are valued, over and above the coastline. Residents felt that these areas should be kept open in the future for people to enjoy for either formal sport or informal recreation.

Policy 22: Open Spaces of Heritage and Recreation Value

The following open spaces are of great value to Bude-Stratton in terms of heritage and recreation:

- Summerleaze Down
- Efford Down
- Maer Down
- Bude Golf Course
- Bude Valley and Canal
- Bude Rugby Club Ground
- Bude Football Club Ground

Development proposals should retain the openness of these areas and should, when it is appropriate demonstrate measures to enhance existing walking, cycling and horse riding opportunities, and promote opportunities for other outdoor recreational

The location of these sites can be seen at [APPENDIX 2 – Valued Sites Indicative Locations](#)



Conservation Areas are important in preserving built heritage for the future, and frequently provide the setting for Listed Buildings. They are important in describing

the character and historical development of Bude-Stratton and are valued by local people. Policy 23 seeks to ensure that development respects the character of the unique built heritage in Bude-Stratton.

Policy 23: Conservation Areas and Listed Buildings

Development within the Conservation Areas* and affecting the Listed Buildings of Bude, Poughill and Stratton will be required to demonstrate how it enhances the heritage, conservation and amenity value of these areas/buildings, in terms of high quality, sympathetic design and appropriate scale of development. Other built heritage assets including Scheduled Ancient Monuments and the Historic Battlefield will be preserved and enhanced.

*See [Appendix 3 – Historical Assets Map](#)

Play spaces which are suitable for all ages of children and young people are important in Bude-Stratton, particularly spaces close to homes where children can play safely. New development should make provisions for, or contributions to, play space, as set out in the Housing Policies above. Policy 24 sets out these areas, and make provision for their protection (APPENDIX 4 – Indicative Map of Play Spaces)



Policy 24: Play Spaces

The following play spaces are valued by the community for their social and recreational value, and as such should be preserved and enhanced for use by residents and visitors;

- Bencoolen Park.
- Summerleaze Play Space.
- Poughill Play Space, by the church yard.
- Berries Avenue play space.
- Budehaven School playing fields.
- Stratton play space by allotments.
- Playing fields at Stratton Primary School.
- Playing fields at Bude infants / junior.
- Crooklets Play space including the skate park.

New opportunities for play and open space will be sought in line with the Cornwall Council's open spaces standards.

The location of these sites can be seen at [APPENDIX 4 – Valued Sites Indicative Play Spaces Locations](#)

Bude Marshes Local Nature Reserve and Higher Wharf (see Evidence Base) are important natural resources to Bude- Stratton which residents wish to see conserved and enhanced for biodiversity and for people to enjoy. Policy 25 aims to secure the protection and enhancement of these important areas for the future.

Policy 25: Bude Marshes Local Nature Reserve and Higher Wharf

Bude Marshes Local Nature Reserve will be safeguarded from development and opportunities sought to extend its size and scope. Proposals affecting the Reserve must be developed in partnership with local conservation groups and the Town Council.

For Location Please see [APPENDIX 5 Designated Wildlife Sites and Landscape Maps](#)

Bude-Stratton has a rich and varied environment comprising valuable coastal and inland areas. There are many important designated sites of wildlife and landscape importance which it is vital are monitored, maintained and enhanced for the future.

Some of these locations are unique, making their protection even more significant.



Policy 26: Designated Wildlife Sites and Landscapes

Proposals for development in Bude-Stratton must ensure the protection and enhancement of designated wildlife sites and landscapes through adequate and appropriate management plans where applicable. These sites include:

- Areas of Great Landscape Value
- County Wildlife Sites
- Biodiversity Action Plan areas (these include an area of woodland to the north of Stratton and the maritime cliff and slope running much of the length of the Bude coastline)
- County Geology site on the coast to the south east of Bude
- Ancient Woodland
- Sites of Special Scientific Interest
- Areas of Special Conservation
- Area of Outstanding Natural Beauty

The sites listed in Policy 26 are mapped in [APPENDIX 5 – Designated Wildlife Sites and Landscape Maps](#)



10 Action Chapter

The Neighbourhood Plan Steering Group offer this unique addition to the plan document.

When the surveys that informed the Neighbourhood Plan were analysed a number of actions and activities were identified that could not be carried out by creating land use policies. Therefore, the Steering Group decided to provide this chapter to highlight actions and activities that can be taken forward in other ways by organisations and institutions that have the appropriate mandate in the Bude-Stratton area.

The source of the actions and activities listed in this chapter is the residents' and workers' response to the surveys carried out for the Bude-Stratton Neighbourhood Plan. However, it is important to acknowledge the good work of those who put together previous community-led plans and to note how similar the issues and concerns are today. The list of previous plans includes:

- **1992: Bude Plan (Leader 1)**
- **2002: Bude Study & Plan (Bude-Stratton Town Council and Bude Forum)**

- **2007: Bude Community Strategic Action Plan (Bude Partnership)**

The vision for the 2007 strategic plan included an extended business park, affordable housing, preserved and enhanced open spaces, multi-use, off road paths, a new hospital with more services, improved leisure and entertainment facilities, provision for young people, pedestrian areas, universal, high speed access to the internet and the possibility of reconnection to the railway network. As you can see, the actions and activities listed in this chapter are echoing the expectations of the past.

Other elements of this Neighbourhood Plan carry statutory weight and the policies that have been published will determine much of what occurs with land use in the coming years. The actions and activities in this chapter do not have the same statutory status so they must be carried out by us, the community, and by our organisations in Bude-Stratton. For that reason we have done our best to

identify how they can be taken forward and by whom.



10.1 Housing

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|--|---|---|------------------------|
| Conversion of existing building/refurbish old unused buildings | Policy 4: Residential Conversions in the Countryside. Policy 5 Brownfield Development/Infill | Set up a Community Land Trust for delivery of community led housing | Chamber of Commerce |
| Create opportunities for self-build housing | | Set up a Community Land Trust for delivery of community led housing | Chamber of Commerce |

10.2 Education and Employment

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|--|--|--|--|
| Make buildings more energy efficient | Policy 6: Social, Economic and Environmental Sustainability Impacts of Development | Bude Town Council will take the project forward working with the Community. | Bude Town Council and the local Community |
| Set up renewable energy projects that provide local employment (including community owned renewable energy projects) | Policy 14: Renewable Energy | Bude Town Council will take the project forward working with the Community. | Bude Town Council and the local Community |
| <p>Strengthen local food economy.</p> <p>Provide allotments for local families, to promote better life style, organic food, flood control. Preserve, promote, protect</p> <p>Identify specific opportunities for new community food growing spaces</p> | Policy 8: Food Growing | <p>Develop a local food strategy based on the mapping of the local food economy including the connections between local producers, retailers and consumers (see www.cpre.org.uk/resources/farming-and-food/local-foods/item/3076- mapping-local-food-webs-toolkit).</p> <p>A local food strategy could maximize opportunities to: develop and promote a local food brand; encourage local retail outlets to champion, promote and sell locally produced food; develop community food gardens, run campaigns to encourage householders, businesses and tourists to buy locally produced food; and promote and support community food growing projects.</p> | <p>Bude For Food Festival Committee</p> <p>Bude Community Power</p> <p>Bude Food Assembly</p> <p>Bude-Stratton Town Council with reference to land use</p> |

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|---|---|---|---|
| Support establishment of social enterprises | | Further evidence gathering: assess potential for using 'top 20' working models of social enterprises http://www.reconomy.org/the-neweconomy-in-20-enterprises/ ; and using support available at the Cornwall School for Social Entrepreneurs (http://www.the-sse.org/schools/4/cornwall) | Bude Works, BEAM, Bude Partnership, Chamber of Commerce. |
| Establish workplace training and apprentice schemes. | | Assess scope for utilising existing schemes in Cornwall http://cornwallapprenticeships.com/ http://www.cornwall.gov.uk/education-and-learning/adult-and-communityeducation/skills-for-business-cornwall/ and http://www2.cornwall.ac.uk/business/index.php?page=Apprenticeships&id=2281 Consider establishing a local 'Employment and Skills Council' http://www.cornwallandislesofscillylep.com/employment-and-skills.html The Job Centre 'wage incentive' scheme to encourage employers to offer 26 week jobs to 18-24 year olds https://www.gov.uk/jobcentre-plushelp-for-recruiters/work-choice | Bude Works, BEAM, Bude Partnership, Chamber of Commerce. |
| Develop out of season/indoor/wet weather activities and attractions (eg art and crafts, music, yoga, retreats etc) | Policy 11: Tourism Facilities/Out of Season Attractions | Potential further evidence gathering: assess what's been tried before, what happens elsewhere, and who could lead the initiative. | Community Action Through Sport, Bude TIC and Budehaven School |
| Encourage and promote 'green' tourism based on outdoor activities, quality of the local environment and green credentials of local businesses | Policy 13: Green Tourism | Potential further evidence gathering: assessing scope for developing and promoting Bude as a green tourism destination. Schemes / case studies available at http://www.green-tourism.com/business/case-studies/ | Bude Tourist Information Centre |

10.3 Services and Facilities

| Action/Activity | Related Neighbourhood Plan Policy | How could this be taken forward? | Who might be involved? |
|---|---|---|---|
| Provide power points for electric cars | Policy 16: Town Centre Uses | No action possible, other than policy implementation by local authorities | Cornwall Council and B-STC |
| BSTC to regain control of local services from CC eg. toilets, car parks, dog warden etc. | | No actions identified | Cornwall Council, BSTC |
| Great need to improve bus services locally, to the other centres and to railway stations | Policy 17: Public Transport | No actions identified | Cornwall Council, Bude community Network, BSTC |
| A new Bude Surf Life Saving Club a hub for a beach centred community with restaurants/bar, showers. | Policy 21: Bude Surf Lifesaving Club, Sea Pool and Beach Facilities | Beach Hut, showers and lockers development to be locally controlled. Reference Phase 5 of the Coastal Asset Plan | Cornwall Council's Coastal Assets Scheme is managing this |
| Improve indoor sports facilities and include a Community HUB on Budehaven Splash Sports & Leisure Centre site | Policy 20: Community Hub | Safeguard the existing location of the Budehaven Splash Sports & Leisure Centre | Community Action Through Sport, Bude TIC and Budehaven School |
| Develop sports facility (for croquet?) on waste ground behind the Tennis & Bowling clubs. | Policy 19: Sports and Leisure Facilities | Land has been identified and usage is defined. | Budehaven Recreation Centre |

| Action/Activity | Related Neighbourhood Plan Policy | How could this be taken forward? | Who might be involved? |
|---|--|---|---|
| Further Specialist Education college (Tripos) for vocational training as hub also expand Gregson Centre | Policy 9: Further and Higher Education | Land has been identified and usage is defined. | Cornwall Council, BEAM, Bude Works, Bude Partnership, Chamber of Commerce |
| New GP Medical Centre for Bude & Stratton on land to be identified | Policy 6: Social, Economic and Environmental Sustainability Impacts of Development | | Cornwall Council Community Network meeting |
| Campaign for more facilities at Stratton Hospital. | Policy 3: Development and Community Facilities | Policy needed to safeguard existing land at Stratton hospital to service increasing medical needs of the population | Cornwall Council, Health Authorities, BSTC |
| Create a new cemetery. Locations currently used for burial are almost full and there is no body responsible for allocation of more land for new burial ground | | Explore options for provision of suitable land for internment of bodies or ashes. Explore opportunities for creation of a natural, or Green burial site including allocation of unused land, in public or private ownership, suitable for tree planting | BSTC, Cornwall Councilors, religious bodies, private landowners |

10.4 Town Centre and Retailing

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|---|---|---|--|
| Development of a Loyalty/Reward Scheme for small local shops | | Identify organisations / individuals who can lobby / campaign | Chamber of Commerce |
| Improve and enhance the Triangle Area | Policy 15: Bude Town Centre | The Action Chapter sub-group to identify organisations / individuals who can lead. | BSTC |
| Produced a Bude and Stratton Town map in conjunction with Information Board located at Triangle | Policy 15: Bude Town Centre | Identify organisations / individuals who can lobby / campaign | Chamber of Commerce |
| Provision of Electronic Information Boards on the outskirts of the Town | Policy 15: Bude Town Centre | Identify organisations / individuals who can lobby / campaign | Chamber of Commerce, TIC, BSTC |
| Provision of a year-round toilets maintained by BSTC. | Policy 16: Town Centre Uses | Identify organisations / individuals who can lobby / campaign | BSTC, Cornwall Council, Chamber of Commerce |
| Safeguard the operation of the library | Policy 16: Town Centre Uses | Increase the number of volunteers involved in the running of the Library through the participation of recognized organisation e.g. Volunteer Cornwall | Cornwall Council, Bude Partnership BSTC |
| Support Bude Festival and make this an annual event | | Identify organisations / individuals to lobby / campaign | Bude for Food Committee, Bude Works, Chamber of Commerce, BSTC |

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|--|---|--|---|
| Organise a “Food Heroes” competition | | Identify organisations / individuals to lobby / campaign | Bude Food Assembly, Bude for Food Committee, Bude Works, BEAM |
| Support smaller independent hospitality firms | | Identify organisations / individuals to lobby / campaign | Bude Works and BEAM |
| Park and Ride Service and or Street Hopper Bus | Policy 17: Public Transport | Identify organisations / individuals to lobby / campaign | To be identified |
| BSTC to take on responsibility for Car Parks | | Identify organisations / individuals to lobby / campaign | BSTC, Cornwall Councillors |
| Introduce residents’ parking permits | | Identify organisations / individuals to lobby / campaign | Cornwall Councillors, BSTC |
| Free 2 hour parking in Summerleaze Crescent Car Park | | Identify organisations / individuals to lobby / campaign | Cornwall Councillors, BSTC |
| BTSC and Cornwall Council to support investment in public transport including Bus Improvements, water links / railway re-instatement | Policy 17: Public Transport | Identify organisations / individuals to lobby / campaign | To be identified/ Local MP |
| Improvements to town centre sign quality | Policy 15: Bude Town Centre | Identify organisations / individuals to lobby / campaign | BSTC, Chamber of Commerce |
| Support traffic calming measures and other proposals to enhance road safety in Bude/ Stratton area. | | Identify organisations / individuals to lobby / campaign | BSTC, Cornwall Councillors |

10.5 Heritage and Conservation

| Action/Activity | Related Neighbourhood Plan Policy | How can this be taken forward? | Who might be involved? |
|--|---|--|--|
| Improve and increase public rights of way – including multi – use paths and cycle tracks. Identify bridleways, preserve, promote, protect and allow horse access from Bude to Hele Bridge. | Policy 18: Cycleways and Public Rights of Way | Cornwall Council’s Green Infrastructure Map, (part of Town Framework Plan), identifies where future pedestrian, cycling and PRow routes should be encouraged. Identify organisations / individuals who can lobby / campaign | Ramblers Association and Campaign to Protect Rural England |
| Extending local nature reserve. High Wharf area to be redeveloped for use by the community | Policy 25: Bude Marshes Local Nature Reserve and Higher Wharf | Identify organisations / individuals who can lobby / campaign | Bude Canal and Harbour Society, Bude Harbour Trust |
| Green Spaces: Identify all green spaces. Increase green space. Ensure green space is kept between areas | Policy 22: Open Spaces of Heritage and Recreation Value | Identify existing green spaces for protection also identify locations to establish new green spaces | BSTC, Cornwall Council, Community Network |
| Play Spaces: Preserve & Improve for all. Promote more local control. Provide a graffiti wall. Landscape and plant trees on road verges, landscape Bencoolen park | Policy 24: Play Spaces | Identify existing play spaces for protection; also identify locations to establish new play spaces. | BSTC, Cornwall Council, Community Network |

11 Conclusions and Recommendations

The work on producing the Plan, and the creation of policies that have come from consultation with the community, is complete. Now we need to ensure the Plan is used in the best way possible.

The Neighbourhood Plan Steering Group wants to see the Plan become a living document, to be used by planners, politicians, developers and local people, when making important decisions about the future of Bude-Stratton. The Neighbourhood Plan policies will influence and guide the location, scale, design and sustainability of new development, they will encourage efficient use of funds available through Section 106 obligations or the Community Infrastructure Levy for improvement to local infrastructure and may enable applications for project funding from sources such as government programmes, the National Lottery or private donors. This is the reason that this Neighbourhood Plan has an Action Chapter that complements the rest of the document.

On a national level there is a shift from centralized, governmental/local authority-led decision making. The Localism Act of 2012 offers a range of powers and opportunities for communities to shape their built environment and much more. The community of Bude-Stratton has taken up the right to produce a Neighbourhood Plan; the next step is to fulfill the responsibility of implementing it.

Partnerships and joint or cooperative working are the way to implement the activities in the Action Chapter.

It is important to make it clear that list of activities in the Action Chapter are separate and distinct from the policies in the Neighbourhood Plan and as such the actions do not have the statutory weight behind them that the policies do. However, the Action Chapter lays out what the community of Bude-Stratton is concerned about, it offers solutions and suggests options for taking things forward. Therefore, it is to be hoped that the many local organisations, groups and motivated individuals can coalesce around the

action plan to ensure that the activities it has listed are fulfilled.

Not only should this be a living plan, but it should also be a rolling plan to be revised by a reconvened steering group on a 5 yearly basis. The revision must continue to be in keeping with the Cornwall Local Plan and other key national and EU policy while continuing to meet local people's aspirations.

The introduction of the Bude-Stratton Neighbourhood Plan heralds a new way of managing development with the emphasis on increasing the involvement of people who have to live and work with the decisions that are made. There have been some controversial planning decisions made in recent years and the opinion of many local people is that this new approach is long overdue, so it is to be hoped that the community can make good use of this document in the years to come.

APPENDIX 1 – Map showing Town Council Boundary (Designated Area)





0 0.125 0.25 0.5 0.75 Kilometers

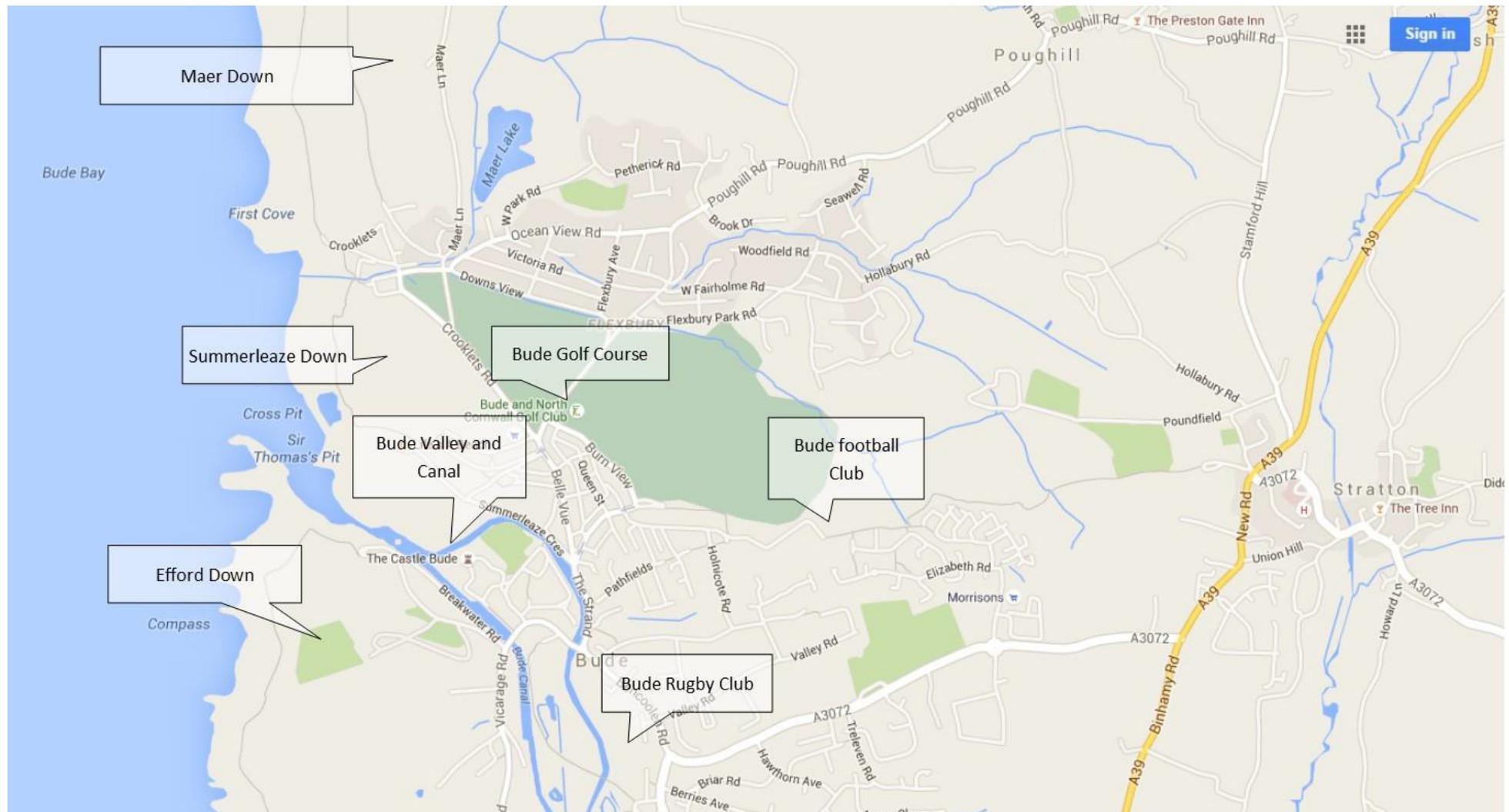
© Crown copyright and database right 2018 Ordnance Survey 100046047
Strategic Development and Policy 10_2014

Bude-Stratton Parish



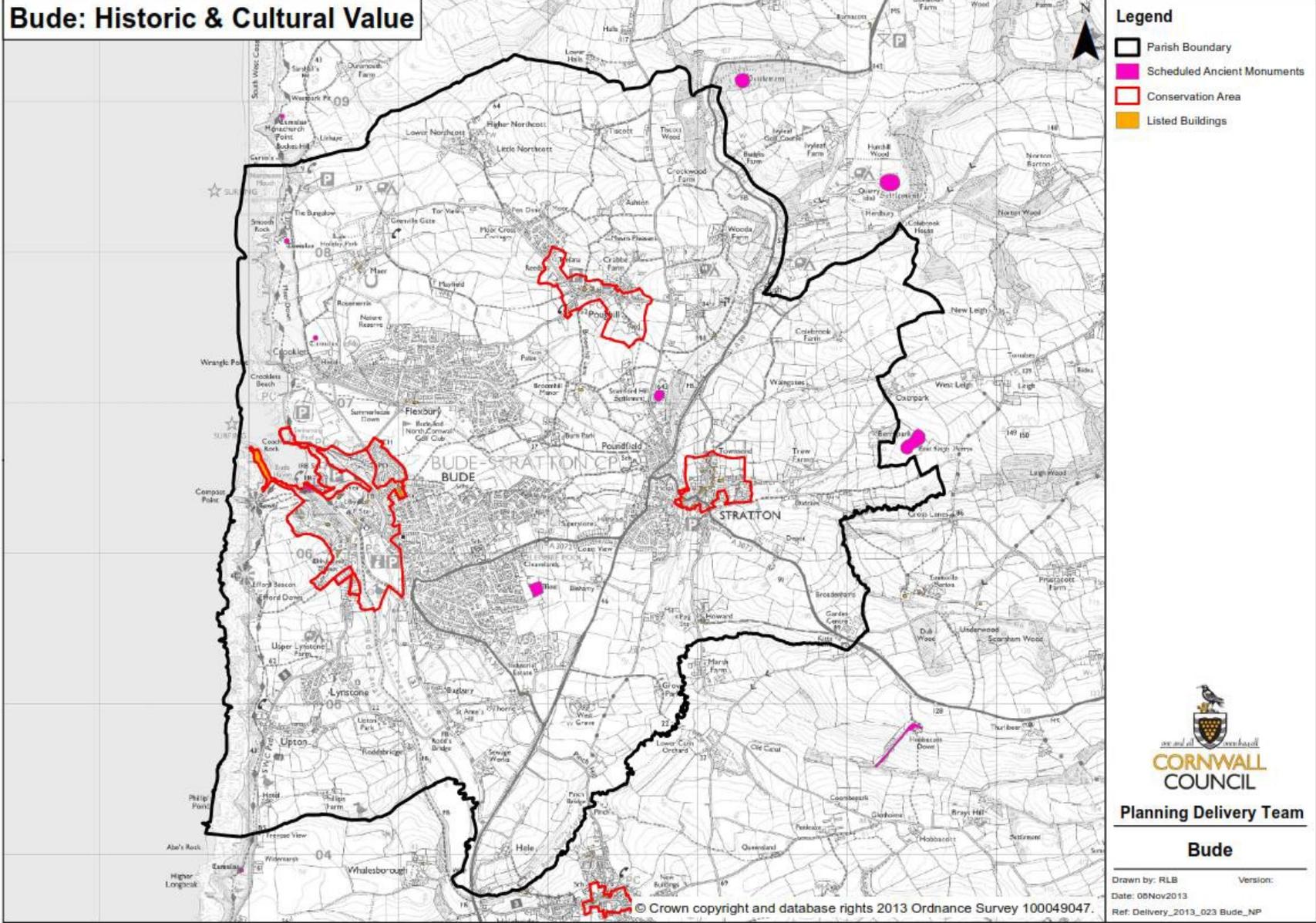
Key
[Red outline] Bude-Stratton Parish

APPENDIX 2 – Indicative Locations of Valued Open Spaces Sites (Policy 22)

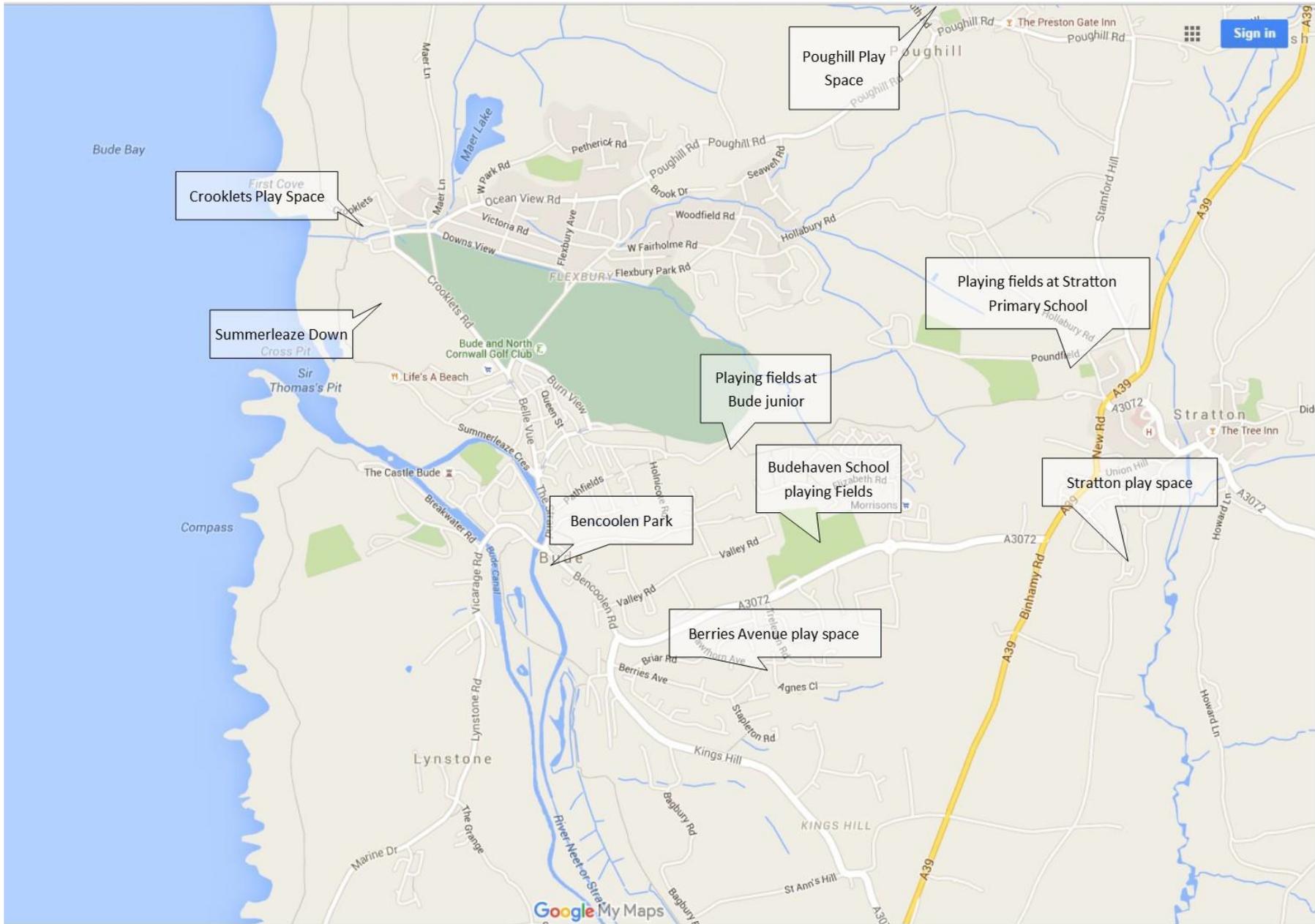


APPENDIX 3 - Historical Assets Map (Policy 23)

Bude: Historic & Cultural Value



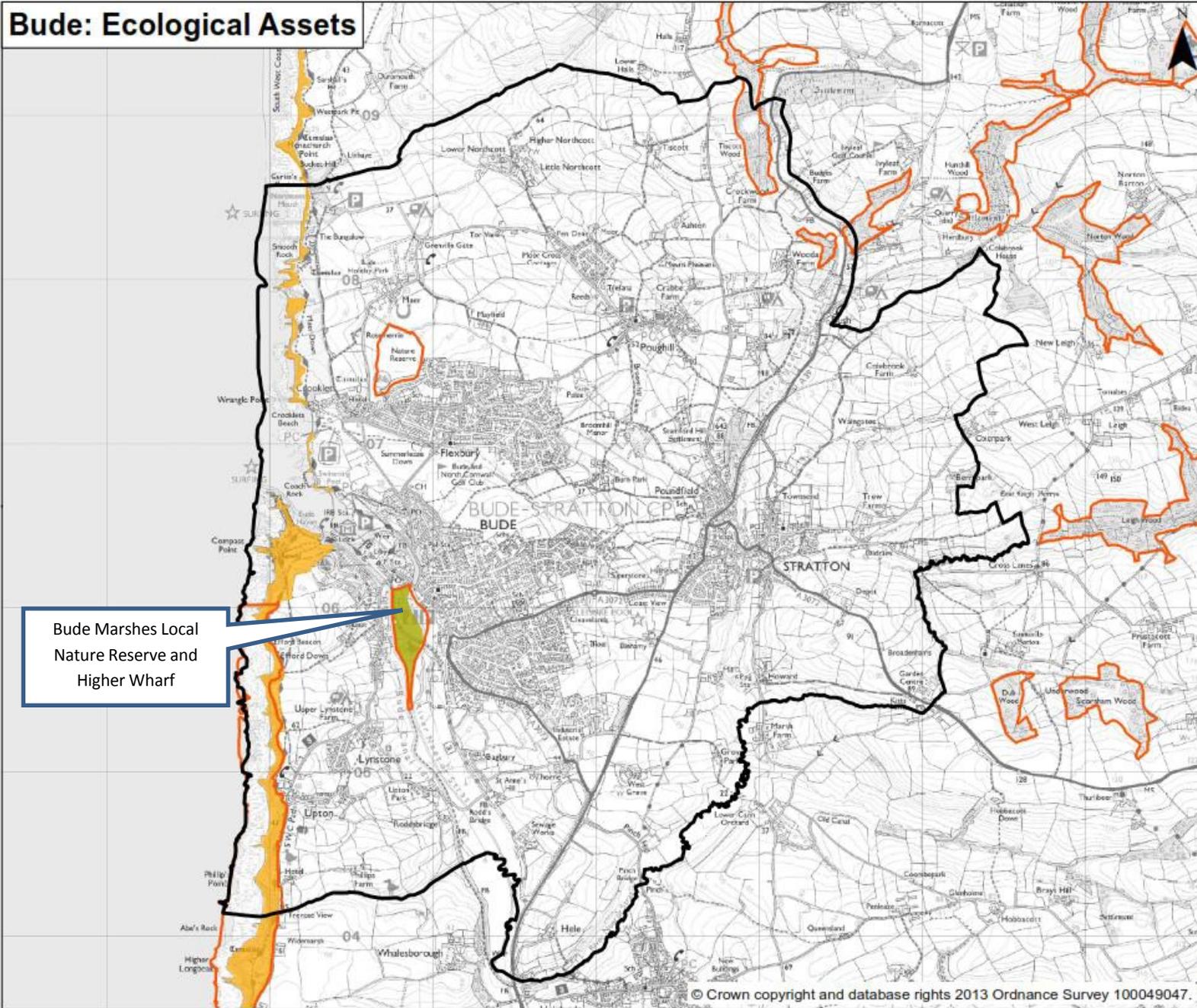
APPENDIX 4 – Indicative Locations of Play Spaces (Policy 24)



APPENDIX 5 – Designated Wildlife Sites and Landscape Maps (Policies 25 & 26)



Bude: Ecological Assets



Bude Marshes Local Nature Reserve and Higher Wharf

- Legend**
- Parish Boundary
 - County wildlife site
 - Local nature reserve
 - Biodiversity Action Plan - Maritime cliff & slope



Planning Delivery Team

Bude

Drawn by: RLB Version:
 Date: 06Nov2013
 Ref: Delivery_2013_023 Bude_NP

