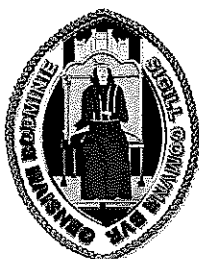


Bodmin Town Council



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Local Plans Team
Cornwall Council
Room 3B
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Date: 7 August 2017

Our Ref: DK/Planning

Your Ref: Site DPD

Dear Sir/Madam,

Cornwall Site Allocations Development Plan Document – Preferred Options Consultation

Bodmin Town Council welcomes the opportunity to comment on the Cornwall Site Allocations Development Plan Document – June 2017. This document was considered by the Council's Planning Committee when it met on 19 July and 2 August 2017 and I have been instructed to provide the following response. The items addressed are in the order that they are listed in the Allocations DPD document and not necessarily in the order of importance:

These comments are made from the perspective that Bodmin Town Council is one of the largest and most proactive town councils in Cornwall. The Town Council provides a range of high quality services and facilities throughout the town and has a budgeted operational expenditure of £1.4 Million in the financial year 2017/18.

Bodmin Town Council broadly supports the aims and aspirations of the Bodmin Chapter of the Allocations Document from pages 229 – 250 and has the following comments in relation to the document:-

Public Engagement

When referring to the (Cornwall Site Allocations Development Plan Document March 2017) the dates of public consultation were March 2013 with a final consultation being a 'preferred options' public consultation in October 2016.

The last consultation was almost 12 months ago and now the Town Council is receiving representations from the public for further information. It is the Town Council's view that continued focus should be put on communication of the plan to the public going forward.

Housing

Bodmin has been identified as one of the towns earmarked for substantial housing growth in the next 15 to 20 years. As a fundamental part of any housing development there needs to be a clear commitment from Cornwall Council to invest in infrastructure. There is a real need to increase the capacity of Doctors surgeries, Dentists, schools, hospitals and leisure facilities in the town. Bodmin has a large proportion of social housing mainly to the West, so when looking

at the overall mix of council tax rated properties, there are more band A,B & C with less D+ in Bodmin. This disproportionate mix could be addressed by the inclusion of a requirement of any future developments to provide a reasonable number of self build plots. By proactively making available the opportunities to self build residents aspiring to acquire a larger house could do so within a more manageable budget. A knock on effect would be the potential freeing up of starter homes back into the market. Traditionally self build homes tend to be of a higher tax band which would also start to redress the Town Council's aspirations to provide higher specification Band D housing.

Development

It appears the development allocated to the St Lawrence area of Bodmin is one of the most favourable options to start with along with the Callywith Urban Extension which the Town Council strongly supports. The St Lawrence area appears to have the best road transport capacity with potential to accommodate extra traffic, accessing directly onto the A30 via Lanivet. However the development must be adequately provided with infrastructure and services to mitigate any overload and capacity issues with stress management for existing staff working for existing providers to the centre and east of Bodmin. Along with the school that forms part of the published proposals the possibility of incorporating corner shops, pubs / restaurants and ideally a doctor's surgery should be a non negotiable requisite.

The Callywith Urban Extension is strongly supported and the Town Council's Planning Committee hoped that this could be the start of a possible Northern Link Road to assist with addressing the increase in town centre traffic due to the number of new homes being considered.

The Council objected to the Halgavor Lane extension on the grounds of hydrology issues, moorland/wildlife loss/disruption, poor access and a lack of any attributable benefit to that area of the town.

Transport

Vital to future proofing Bodmin's development and key to providing the community with a good quality of life will be a green, permanent, public transport link from Bodmin Parkway main line railway station to Bodmin Town centre. The most ambitious proposition would be to link Bodmin Parkway, Lanhydrock House and Bodmin Town Centre with a public transport type that could add to a developing tourist offering. In other parts of the country and around the world solutions such as electric trams assisted with sustainable transport links have provided the answer. If the development plan is unable to adequately provide good quality full time permanent employment, then public transport may in the future be a governing factor in the capability of Bodmin to accommodate expansion, as people will always need to travel to earn a living and any green transport link would assist with the AQMA recording within the Town Centre.

Community & Employment

Bodmin needs to strengthen its community engagement by providing a strong offering of recreational and communal meeting space. There has to be as part of any overall future development firm commitment to the regeneration of Fore Street by partial pedestrianisation to allow a cafe street culture to develop, this would by nature attract further employment.

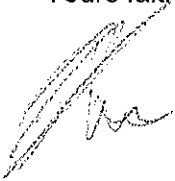
The youth of the town have to be involved in future deployment of investment and location of assets to encourage them to become stakeholders. With this in mind organisations that promote youth engagement need to be adequately funded and the Town Council's Planning Committee queried a mechanism to generate financial support through development clauses. Some Councillors consider that there is an urgent need for Bodmin Town Council and the electorate is to work together to formulate a Neighbourhood Plan which is vital and must be a top priority of the new council, which some Councillors believed has the potential to unlock finance that can revitalise the fabric of the community.

The employment offerings in Bodmin must diversify, the focus over the term of the last council was to promote an agri/food economy. This aspiration seems to have stalled and sustainability at this stage would need questioning. Bodmin needs to broaden the employment horizons and look to attract internet (Hi Tech), IT based employment. Cornwall Council's own move to Chy Trevail is exactly the diversification Bodmin needs. With the predicted increase of housing a proactive move to higher value property would put Bodmin in a good position to attract Tech business to town. The ability to offer good access to the main arterial route of the A30 and the fact Bodmin is now under an hour to the M5 must be monopolised and this can only be achieved if the land allocated to the East at Callywith is maintained for industrial development.

Further, the Town Council believe that to increase the employment offering and also to revitalise the Town Centre, preferential business rates/rents should be offered to small business start-ups to assist them in overcoming the difficult first few months of a new venture.

Your kind assistance in this matter is much appreciated.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DK', is written over a series of horizontal lines that serve as a guide for the signature's placement.

David Kinnair
Executive Support Officer

