

Objections for development on Halgavor Moor, Bodmin Bd-UE2
Notes for the Inspector - Falmouth Hotel
March 15th 2018 (3 pages)

The area BD-UE2: Halgavor Moor, is historically a '*wildlife corridor*' – between Cardinham Woods, Halgavor Plantation, Lanhydrock, the Beacon Nature Reserve, and other areas that link up. The fields (moorland and wetland) are an Ancient wild life area, with many different kinds of Flora.

They are a corridor for Deer, Stoats and Weasels, Hedgehogs, Including, I believe, the protected species: Bats, Newts and Badgers, and the endangered water vole.

Many different types of wild birds including Owls, Hawks, Buzzards, Woodpeckers, many different specie of Finches and Tits, sparrows including the wood tree sparrow, and in adverse weather Snipe. Plus of course the migrating birds in the summer.

We have seen a lot of Documentation, but little reference to this ancient moorland, the wildlife habitat and how they will be protected.

It cannot be possible to build 770 houses on Halgavor Moor without having a dramatic and detrimental effect on the natural wildlife and ecology of the surrounding area – this moorland should not be considered for development without proper information on the potential habitat loss.

Concerns regarding Hydrological Issues.

Is the DPD Allocations Plan for this area viable?

Especially, according to the report by Cornwall Councils Hydrological Survey. This Moorland and surrounding area has many springs and issues, has a high water table, extremely boggy at all times, and is an important wetland area, which made impermeable would have significant consequences downstream.

There are many council documents and reports that highlight these issues going back at least 20 years.

Presumably 770 houses will equate to 3000 or more people.

All the supermarkets, retail outlets, Schools, the Doctor Surgeries and Hospital are on the North side of the moor. This means most of the new traffic will be using St Nicholas Street, Dennison Road and Church Square – the Black Spots for Pollution.

St Nicholas Street is narrow and the housing is changing into flats and HMO's, plus B & B. There are more cars per property, and, when they park to unload they stop the traffic flow, which comes to a standstill, and, because of the road gradient even more pollution will be created.

I would also point out the narrow bridges over the steam railway. It is not only the proposed bridge that is required, it is the old existing bridges which restrict the flow of traffic.

A prime route via a humpback railway bridge connects the Lostwithiel Road over Beacon Road to Wadebridge and the North Coast. This bridge is blind and only takes one vehicle at a time.

The other bridge in question is the Crabtree Lane railway bridge leading to Blowinghouse Lane. This route is used as the School Run to Bodmin College, via the Beacon Bridge already mentioned at Harleigh Road.

An e-mail from Cornwall County Council: Cllr Matthew Brown to the BTC is of great concern to residents.

He states that he has already met with Wainhomes to outline their plans to start the Masterplanning process for the Halgavor Moor site by the end of this year. Cornwall Council has indicated that they will be more than happy to work with them closely during the development of their Masterplan/application.

Cornwall Council owns land on the Eastern Side of the DPD, and some on the Western side (rented by a farmer).

Wainhomes has an option on the rest of the land on the Western side.

Bodmin Town Council object to this development on Halgavor Moor, and I quote from BTC minutes: *'object 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. Adding traffic to the local network would result in the felling of hundreds of trees, and destroy agricultural land.'*

Is it right for CC to override Bodmin Town Council (who have repeatedly voted against this development) to give up this Ancient Moorland and all the wildlife/biodiversity it supports and has supported for years?

Other areas of the Country are endeavoring to bring back moorland, wetland and wildlife areas.

It is very sad to think that this '*moorland*' will be lost and can't be recreated or relocated for the abundant wildlife. The ecological value of this area should be protected, not destroyed.

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