

## Bodmin development hearing

C.Russon

I moved to Bodmin from the Midlands in Aug 2013 and my parents moved down in March 2015. Some would say that Cornwall including Bodmin require substantial investment and development, part of which includes residential development and improved transport infrastructure. After looking through the supporting documentation I would agree that some degree of development is required but would question if the current proposals are excessive.

### General issues

#### Is the level of provision in allocations consistent with LPSP targets? [CR][WHL]

Bodmin Urban Extension assessment states that the four sites together accommodate growth in excess of the residual target but may not be developed by the end of the plan period. As a result, all urban extensions are required to ensure the housing target for Bodmin is achieved. This seems a contradiction in terms, if not all required then why include them?

Where is the detailed and proven evidence of employment opportunities to accommodate such extensive developments?

There are brown field sites such as land at Respryn Road/Lostwithiel road and Priory Road that could be built on. If the amount of dwellings is required, why extend out on all four sides of the town?

Bdue 1 – 650 dwellings – Priory Road already approved

Bdue2 – 700 + dwellings

Bdue3 – St Lawrence 1000 dwellings, could extend if required.

Bdue4 – Callywith Urban Village 600 dwellings, could extend if required.

I am primarily against Bdue2 as everyone who lives locally knows the value of Halgavor Moor with its wildlife habitats including the deer run parallel to the back of the leisure centre towards Kestel Parc, Christine has more on the detrimental impact this development would have on the wildlife habitats.

I attended a Bodmin Town Council planning meeting on the 07<sup>th</sup> February and Bdue2 site was on the agenda. Bodmin Town Councillors stated that they were astounded how this site had even got to the table based on all the issues we are discussing today, the Town Clerk has informed me that meeting minutes will be available after the 22<sup>nd</sup> March.

#### With regard to flooding and hydrology of allocation Bd-UE2, Halgavor Urban Extension, in particular

I would seriously question the suitability of Bdue2 based on hydrological issues, everyone knows it consists of boggy wetlands that rarely dry out. Even the councils own documentation acknowledges this as far back as 2013, for example the Bodmin Green Infrastructure Strategy October 2013 makes the following reference:

This site, Halgavor Moor, is known to be particularly wet. It is highly likely that the natural groundwater level is close to the surface and infiltration drainage methods are unlikely to be feasible, pending detailed site investigation.

Now I know the potential developers would argue that these issues are insurmountable and there are solutions, but I wouldn't expect any different and believe they would say anything to push the plans through.

With regard to the effect of Bd-UE2, Halgavor Urban Extension, on nearby residents and traffic infrastructure?

Let Christine speak on this.

Is allocation Bd-UE2, Halgavor Urban Extension, justified with reference to its potential effects on the natural qualities of Halgavor Moor?

I have already mentioned the impact on Halgavor Moor but I would like to bring in document PS.192.9 by emery planning for Wainhomes. It basically makes sweeping statements with little substance that all of the concerns have been considered and are not significant.

Have interested parties had appropriate opportunity to comment on the proposed allocation? (N.B. if not already considered under legal compliance issue (c)) [CH][CR]

Nothing more to add.

What effect would allocation Bd-UE2 have on ecology, and is the assessment that has been given to this issue robust? [BTC][CH][CR]

Again, PS.192.9 makes sweeping statements with little supporting context or depth.

Finally

It is both obvious and alarming that Wainhomes quite openly makes comments below in the PS.192.9 document and that they believe this is a done deal irrespective of what the Inspectors say; in my opinion, this brings into question and makes a mockery of the whole process.

Wainhomes controls the majority of the proposed allocation Bd-UE2: Halgavor. A plan showing land under their control was appended to their representations to the Submission Version (ID: 192). Wainhomes is actively working with the Council in order to bring the site forward, and a pre-application meeting with the Council took place in January 2018.

### **Is allocation Bd-UE2 justified with reference to its potential effect on the natural qualities of Halgavor Moor?**

3.5 The presence of Halgavor Moor has been accounted for within the Council's evidence base, and is specifically referenced within the Bodmin Town Framework: Housing Assessment report (D7.1). However the land is not subject to any special environmental designation and there are no significant constraints to the proposed allocation.