

PP11 Bodmin Community Network Area

Introduction

14.0 The Bodmin Community Network Area covers the seven parishes of Blisland, Bodmin, Cardinham, Helland, Lanhydrock, Lanivet and Withiel. Bodmin is the key settlement within this area, and acts as the local service centre to the smaller settlements surrounding it.

Key facts

Population 2007: **19,100**

Dwellings 2010: **8,201** (3.2% Cornwall)

Past housing build rates 1991-2010: **1,631**

Bodmin completions 2006-2009 – **262** (87pa)

Housing need (preferred area): **555** (Band A-D) plus **628** (Band E) equates to 4.8% and 4.3% of Cornwall total respectively

Existing housing commitments 2010-2012: **580**

Bodmin employees estimate (2011): Full time: **6,068** Part-time: **2,635**

Objectives

14.1 Specific objectives to be addressed in planning for the Bodmin Community Network Area include:

Objective 1 – Housing

Identify the level and location of new growth. Create a better balance between the amount of housing and jobs and enable the delivery of affordable housing.

Objective 2 – Travel

Address the traffic congestion that leads to the air quality issues in the town centre at Bodmin. Promote walking and cycling links to Lanhydrock.

Objective 3 – Employment

Promote better quality jobs to create a more balanced economy.

Objective 4 – Services and Facilities

To expand Bodmin town centre to help to retain a greater level of comparison shopping trips. Maintain and enhance local shops, facilities and services with the aim of providing for local communities.

Objective 5 – Environment

Ensure development is sensitive to the natural, built and historic environment of the area.

Objective 6 – Infrastructure

Investigate the need for new road infrastructure to address congestion and air quality issues and to allow continued growth of Bodmin, support drainage infrastructure and promote ICT infrastructure.

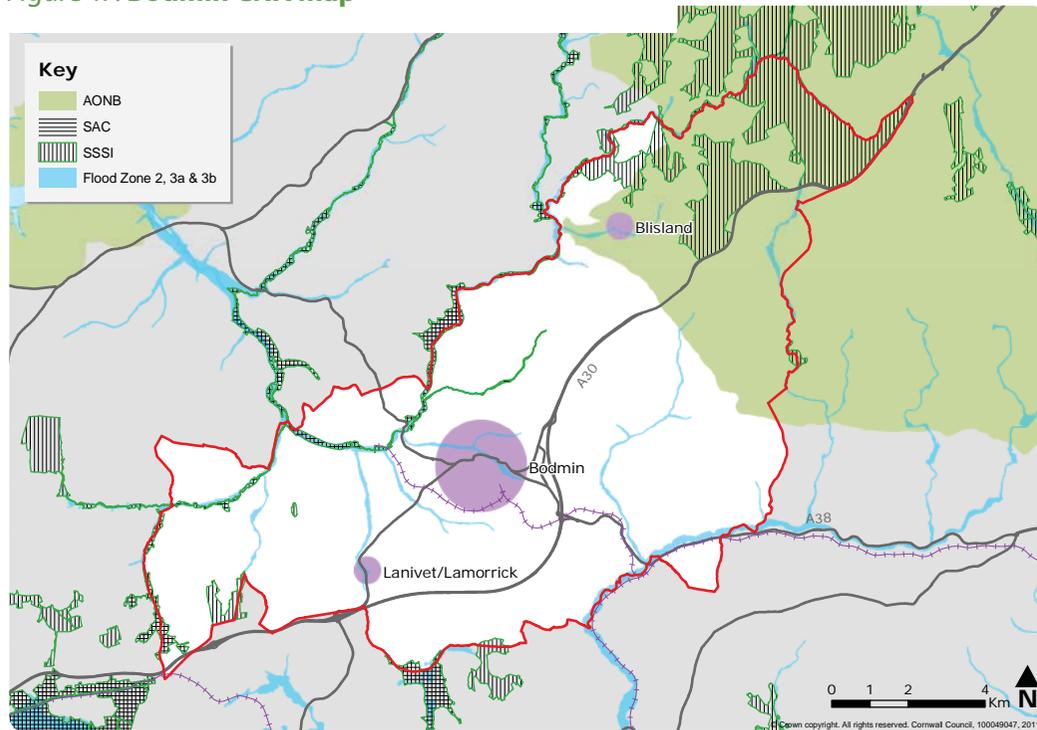
Objective 7 – Inequalities

Address deprivation in education, training, skills, and health as well as issues relating to disability.

Development strategy

14.2 The preferred option stage of this plan included two options for growth. The first for 1,000 homes over the plan period and the second for 5,000 homes based upon proposals in the Bodmin masterplan which included the concept of a northern distributor road. The consultation response highlighted a number of views and issues. These included support for growth in Bodmin to achieve a number of key objectives as well as different views reflecting concerns about the scale and speed of possible growth and the impact of any proposed northern distributor road and its deliverability.

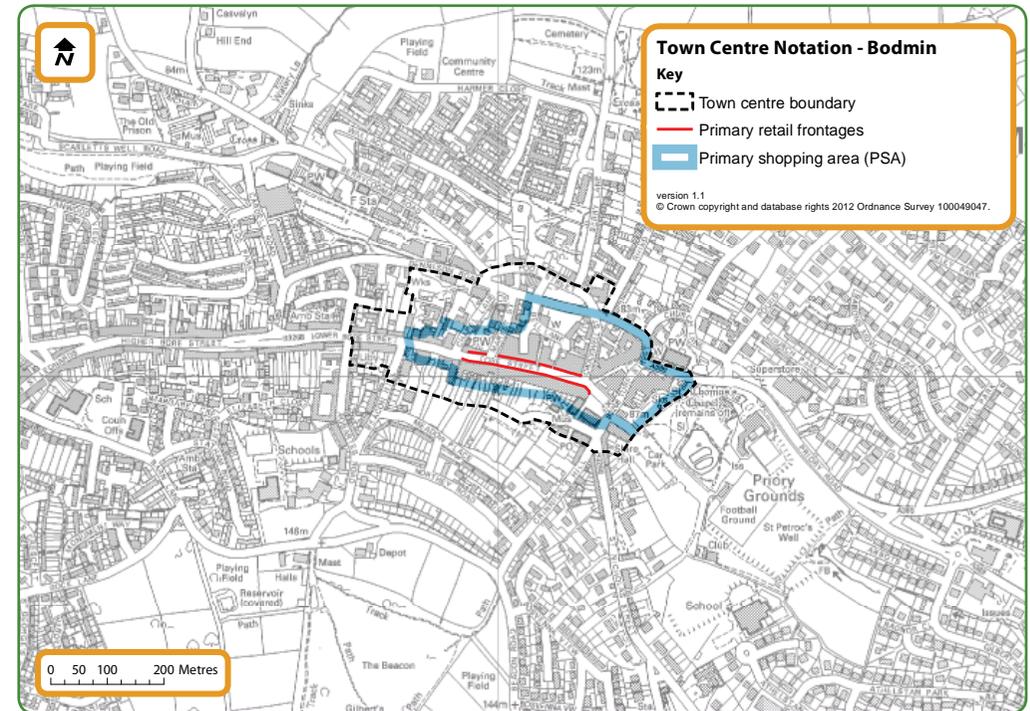
Figure 17: Bodmin CNA map



14.3 In responding to these issues an alternative approach is proposed. This will no longer include a northern distributor road in the plan for this period due to the difficulties in likely delivery. Transport solutions can however be developed to resolve specific issues of pinch points and further work is currently being developed to identify an alternative

town centre traffic management solution to both mitigate air quality issues and provide greater opportunities for development of the town centre.

14.4 These proposals will be developed and brought forward as part of the Cornwall allocations development plan document.



Employment

14.5 Bodmin supports a number of successful employers with a surplus of jobs over resident working population. The position of Bodmin on the junction of the main trunk roads brings with it opportunities to continue to strengthen the employment role through

development of new sites and the redevelopment of exiting employment sites.

Housing Requirements

14.6 The area should plan for around 3,200 dwellings (about 160 dwellings per year) between 2010 and 2030, subject to transport infrastructure improvements in Bodmin.

14.7 As the main settlement with good employment and transport provision, Bodmin will be required to accommodate the majority of those dwellings. The overall level of housing proposed for Bodmin will require a step change in building rates and the provision of significant infrastructure improvements. As a result it is envisaged that taking into account completions since 2010 and current infrastructure constraints an annual building rate between 2013 and 2018 of 70 per annum rising to 200 per annum for the remaining 12 years to 2030 is an appropriate target.

14.8 Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas with a focus on meeting local needs and affordable housing.

Policy PP11 – Bodmin CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Bodmin can be satisfied:

- a. The protection of the vitality and viability of Bodmin town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b. The need for the provision of around 7,700sqm of B1a office accommodation and 8,800sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period;
- c. The provision of around 3,000 dwellings in Bodmin in the period up to 2030 to be phased in relation to infrastructure requirements;

- d. Prioritisation of sustainable transport solutions and include measures to address air quality issues in the town;
- e. Promote better quality jobs to create a more balanced local economy;
- f. Address deprivation in education, training and skills.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a. The provision of around 200 dwellings in the period up to 2030. Additional housing and employment

- b. Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c. Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.

