

# Bodmin CNA

## Events: Community Network Areas Core Strategy Area Based Discussion Paper

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Charles Page		Yes		Cornwall Towns / High	I personally feel that enough development has been done in the surrounding villages of Bodmin area (example, the overdone one in St Mabyn and the Wenford dries, yet to be decided).	Apart from Bodmin. no	yes, Blisland, St Mabyn, St Breward.	yes	no	As I said no more development in villages and surrounding areas	better shopping,	No	Comments noted and will be taken into account when developing the preferred approach.
Cllr Ann Kerridge	Cornwall Councillor Bodmin West  Cornwall Council			Economy led / High	I wish to record my support for a high level of growth in Cornwall and Option 3 an Economy lead distribution as I think that this will best ensure growth and prosperity in Cornwall								Comments noted and will be considered in developing the Preferred Approach.
David Lobban	PCL Planning	Yes	Bodmin has a substantial economic base and provides employment opportunities for a much wider area than its immediate catchment.									No	Comments noted and will be taken into account when developing the preferred approach.  The Bodmin Masterplan which looks at more detail in the issues for the town will be out for consultation at the same time as the Core Strategy preferred approach.  The summary document with can be

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			<p>The town has the potential to continue to provide an attractive location for business, but there is also a need to match the housing opportunities with employment opportunities. The town centre retail offer is, in our view, weak and could be improved to provide a more attractive centre for those who live and work there, but also as a tourist destination, particularly one of the main beads on the camel trail. In this regard we also view Wadebridge as a significant town in the area and one which would benefit from both enhanced employment and residential opportunities.</p>										<p>viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmin">www.cornwall.gov.uk/masterplanbodmin</a></p>

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Ian Williams	Cornish Social and Economic Research Group	No	<p>Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements, including incorporation of Bodmin to Bodmin parkway line into rail network.</p> <p>Maintain and respect the environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops,</p>		'Steady-state' dispersed.							No	<p>The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>

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			<p>facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p>										
J Christie			Equal consideration should be given to social, economic and environmental		None of the 9 options work best for the area as the scale for each is too high to deliver					Future development must be sustainable; ensuring social prosperity and the continued		No	<p>Equal consideration is given to social, environmental and economic issues – this is regulated through the sustainability appraisal process.</p> <p>The additional issue suggested is important but is a generic one which</p>

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			<p>issues.</p> <p>Add 'Ensure location, scale and design of new development minimises impact on the natural environment, including ecosystem goods and services. Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation.'</p>		<p>sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					<p>provision of quality environmental goods and services.</p>			<p>would apply to all CNAs, whereas the Local Spatial Priorities have been developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is an issue which the Core Strategy must address, whatever preferred approach is taken.</p> <p>Agree the importance of sustainable development and employment opportunities for this area.</p>
M Allsop	Hawkstone (SW) Ltd			Cornwall Towns/High	<p>We broadly agree that the identified issues are those that should be prioritised.</p> <p>We support option 1C (as indicated above) across the County but we also believe that it would work best for Bodmin Community Network Area.</p> <p>It would seek</p>								<p>Comments noted and will be taken into account when developing the preferred approach.</p>

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					<p>to ensure that 2,800 (140 per annum) new homes are delivered in the CNA within the next 20 years. We believe this level of provision is suitable (to meet the need) and achievable.</p> <p>In particular, we consider that Bodmin has significant potential and land capacity to accommodate higher levels of growth which can also assist in the regeneration agenda for the town. We believe therefore that Bodmin should naturally be the main focus of growth within the CNA. Indeed, we believe that the lower levels of growth for the Bodmin CNA that the other growth options would propose are likely to</p>								

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					unnecessarily curtail the level of growth that is required to meet the local housing need and deliver the regeneration benefits which have previously and recently been identified for Bodmin (within the North Cornwall Core Strategy Preferred Options Report and emerging Bodmin Masterplan).								
M Calder	The National Trust		It is surprising that there is no mention in the Core Strategy Area Based Paper or the Bodmin Placed-Based Issues Paper of Lanhydrock as a key asset and resource in this area, and it is not shown on the Background Map. Lanhydrock House, the grade I listed building, and the grade II* registered park and garden, are	Cornwall Towns	Identifying the level of growth remains a spatial priority (Area Based Paper; Issue 1) and the CNA makes clear that a Bodmin Masterplan is being developed to provide a spatial strategy for the town. The Trust understands that a Bodmin 'Town Framework' and Masterplan will be out for							No	<p>Comments noted and will be taken into account when developing the preferred approach.</p> <p>The Bodmin Masterplan will be out for consultation at the same time as the Core Strategy preferred approach.</p> <p>The Masterplan has evolved with help from local organisations including Lanhydrock. The summary document with can be viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmin">www.cornwall.gov.uk/masterplanbodmin</a> highlights the importance of Lanhydrock in delivering the vision for Bodmin and in supporting and improving the green infrastructure of the area.</p>

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			<p>not only of national significance but considered to be of exceptional interest. Lanhydrock is a major tourist attraction which makes an important contribution to both the local and regional economy. Annually there are currently in the region of 210,000 paying visitors to the house and garden. There is additionally an estimated 150,000 non paying visitors to the estate each year, which means that currently the total visitor numbers are in the region of 360,000. This makes Lanhydrock one Cornwall's most visited cultural assets, as well as a top 'pay to enter' attraction (for comparisons</p>		<p>consultation during a later stage of the Core Strategy consultation. However, more information is needed now for interested parties to consider the capacity for growth within this area, to offer an informed view over the growth options, and to allow meaningful consultation at this stage. In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response.</p>								



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			<p>see Tourism issues Paper; para 1.4).</p> <p>In the Area Based Paper, it fails to identify this important asset as a key feature for the area, and thereby fails to recognise its social, economic and environmental importance, as well as the need for protection as a priority issue for consideration. In the Issues Paper under the 'Community Facilities' table, where it explores the evidence relating to recreation and open space, it also fails to mention the Lanhydrock estate as a recreational resource for local people. As part of the National Trust's agenda to encourage more people to enjoy the</p>										

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			outdoors, new cycle tracks are currently proposed at Lanhydrock, using a £1 million grant from the Rural development Programme for England, which is expected to generate an extra 60,000 visitors a year.										
Neal Jillings	Savills				We consider that higher growth should occur at Bodmin. We welcome the recognition, in para. 2.4.3 of the Housing Distribution document that there should be a 'focus on housing to balance employment provision in...Bodmin'. The town is an important employment, retail and service centre and the level of housing should reflect this function. We reserve judgement on the precise level of growth					We consider that the land shown on the attached plan can contribute to the overall sustainability of Bodmin, in particular and Cornwall more generally, in whatever distribution scenario is found in the adopted Core Strategy. We will be making further representations in support of the land shown on the attached plan at the appropriate time throughout the LDF preparation process.		Yes	Comments noted and will be taken into account when developing the preferred approach.

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					for the town as we consider that there is considerable uncertainty over the overall housing target as set out in the attached letter.								
Paul O'Callaghan	Town Clerk Bodmin Town Council	No	See attached letter.		Medium growth.  Option 4 - Semi-dispersed. A hybrid of Options 1 & 2. See attached letter.							Yes	Comments noted and will be taken into account when developing the preferred approach.
Richard Ward	Planning Development Manager  Campaign to Protect Rural England (CPRE)	Yes	Page 3, Local Spatial Priorities - CPRE Cornwall would suggest that improving the environment should be added to the list. In addition housing needs to be linked clearly to jobs and quality jobs in the future.  Page 4, Question BO1 – subject to the comments above, yes.	Low	CPRE Cornwall favours the low housing growth options combined with a mix of distributions based on CPRE Cornwall's response to the main Core Strategy. Bodmin simply cannot continue to grow as it has in the past and there is an urgent need for support infrastructure to catch up with the past housing growth. Therefore						How can the Masterplan be developed until the Core Strategy and the answers to this consultation and engagement process are known? There is a real danger that the text of the paper at this point and action of the Council/LPA might suggest the decision is already made. What are the parameters for the Masterplan work? CPRE	Yes	Comments on environment, housing needs and jobs are noted.  The Bodmin Masterplan which looks at more detail in the issues for the town and the options for growth will be out for consultation at the same time as the Core Strategy preferred approach.  The work on the masterplan has informed the work on the Core Strategy and the implications coming out of the document will be in the preferred approach.  The summary document with can be viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmin">www.cornwall.gov.uk/masterplanbodmin</a>

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					<p>future housing must be clearly linked to quality jobs and essential infrastructure. Any distribution of housing to the villages as per the dispersed distribution option must be subject to the host settlements agreeing with the level of distribution and the environmental capacity to accommodate any new housing successfully.</p> <p>Please see attached letter for further detail.</p>						<p>Cornwall supports the preparation of a master plan once the Core Strategy has been adopted and only then with a clear role for the local community and full community engagement in the evolution and implementation of the Masterplan.</p> <p>Question BO5 - What is critical is that the local community and people are properly engaged in all of the LDF process and those of individual DPD's. CPRE Cornwall is of the opinion that the SCI is as drafted unsound and that the local people and communities are not having sufficient information and opportunities to shape their</p>		

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											LDF.		
Shaun Pritchard	Tech Spec Environment Agency		We welcome the completion of the Surface Water Management Plan for Bodmin and the identification of the works required to address the existing problem of surface water and fluvial flood risk. Whilst the Environment section of the Area Based Paper identifies flood risk the paper does not identify the problem as an issue. It is worth noting that the town maintains a currently failing flood defence asset which is owned by the Town Council. This presents both an environmental and financial constraint that should be addressed within the strategy for									No	<p>Comments noted and will be taken into account when developing the preferred approach.</p> <p>The Bodmin Masterplan will be out for consultation at the same time as the Core Strategy preferred approach.</p> <p>The Masterplan has been produced in partnership with the Environment Agency and includes a Surface Water Management Plan.</p> <p>Both the summary document and Surface water management Plan can be viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmin">www.cornwall.gov.uk/masterplanbodmin</a></p>

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			<p>the area.</p> <p>In addition to the above the plan should consider the ability for current sewerage infrastructure to meet the needs of proposed growth scenarios. Nutrient overloading impacting on shell fisheries has been the result of failings at Nanstallon STW. We would suggest that the growth scenarios need to ensure an appropriate phasing and delivery of infrastructure.</p>										
Wain Homes	(c/o Emery Planning) Stephen Harris, Associate Director  Emery Planning Partnership	Yes	<p>We agree that the 9 issues identified should be prioritised as the Core Strategy evolves.</p> <p>However it is clear that Bodmin will continue to grow and to</p>	Economy led / High	As you will note from our representations in sections 2 and 3 above, and with reference to the recent Ministerial Statement, an economy led distribution (Option 3) is supported.						The consultation document states that a masterplan is being developed for Bodmin. We are aware of this evolving work and our clients have attended the briefings held	Yes	<p>Comments noted and will be taken into account when developing the preferred approach.</p> <p>The Bodmin Masterplan which looks at more detail in the issues for the town will be out for consultation at the same time as the Core Strategy preferred approach.</p> <p>The summary document with can be viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmi">www.cornwall.gov.uk/masterplanbodmi</a></p>

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			do this the only option available is for greenfield urban extensions to the town. The Council has been working on a masterplan for the town to reflect the future development needs and this encapsulates the 9 issues set out.		However it is important to note that such a distribution must also take in factors from options 1 and 2 in that there should also be a settlement hierarchy for the location of development. As Bodmin is the key settlement in the area then it should be the focus for new development. This is recognised in the Settlements: Hierarchy and Settlement Categories background paper which identifies Bodmin as a Category A settlement. These are the strategically significant towns in Cornwall, and are the main employment and service centres for the County. This is a continuation of the policies in the						by the Council. Our client's main interest at Bodmin is land to the north west of the town. A location plan is attached as Appendix EPP5. This site can deliver new housing within the short term as it is located immediately adjacent to the urban area.		

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					development plan and the evidence base for the now abandoned Restormel Core Strategy and the draft RSS.								
Wain Homes	(c/o Emery Planning) Stephen Harris, Associate Director  Emery Planning Partnership	Yes	please see attached report  We agree that the 9 issues identified should be prioritised as the Core Strategy evolves.  However it is clear that Bodmin will continue to grow and to do this the only option available is for greenfield urban extensions to the town. The Council has been working on a masterplan for the town to reflect the future development needs and this encapsulates the 9 issues set out.	Economy Led / High	please see attached report  As you will note from our representations in sections 2 and 3 above, and with reference to the recent Ministerial Statement, an economy led distribution (Option 3) is supported.  However it is important to note that such a distribution must also take in factors from options 1 and 2 in that there should also be a settlement hierarchy for the location of development. As Bodmin is the key settlement in the area then it should be the focus for new					[SEE APPENDICES INCLUDING SITE SUBMISSION]	[SEE APPENDICES INCLUDING SITE SUBMISSION]  The consultation document states that a masterplan is being developed for Bodmin. We are aware of this evolving work and our clients have attended the briefings held by the Council. Our client's main interest at Bodmin is land to the north west of the town. A location plan is attached as Appendix EPP5. This site can deliver new housing within the short term as it is located immediately adjacent to the urban area.	Yes	Comments noted and will be taken into account when developing the preferred approach.  The Bodmin Masterplan which looks at more detail in the issues for the town and the options for growth will be out for consultation at the same time as the Core Strategy preferred approach.  The summary document with can be viewed by visiting <a href="http://www.cornwall.gov.uk/masterplanbodmin">www.cornwall.gov.uk/masterplanbodmin</a>



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					<p>development. This is recognised in the Settlements: Hierarchy and Settlement</p> <p>Categories background paper which identifies Bodmin as a Category A settlement. These are the strategically significant towns in Cornwall, and are the main employment and service centres for the County. This is a continuation of the policies in the development plan and the evidence base for the now abandoned Restormel Core Strategy and the draft RSS.</p>								