Bodmin Town Framework
Consultation Responses
April 2013

Commercial and Town Centre Issues
**Bodmin Town Framework**  
**Consultation Responses – April 2013**

**Economy / Retail / Town Centre**

<table>
<thead>
<tr>
<th>Issue: Development of a Food store in Priory Park</th>
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<tbody>
<tr>
<td>39. Sainsburys in Priory Park is not mentioned but is said to be happening.</td>
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<tr>
<td>47. Sainsburys on Bodmin Football ground is unacceptable. Existing location of Sainsbury is good for the western side of Bodmin.</td>
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<tr>
<td>79. Priory Park – Scheme appears to be about building a new Sainsbury store on the football pitch.</td>
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<tr>
<td>81. objects to a supermarket</td>
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<tr>
<td>82. Sainsbury should not be allowed to build on prime community ground.</td>
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<tr>
<td>84. Doesn’t want a supermarket</td>
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<tr>
<td>90. Why is Sainsburys move only been made know through unnamed sources?</td>
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<tr>
<td>95. Priory Park – loss of park and use for Sainsburys is unacceptable.</td>
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<tr>
<td>100. Opposed to another supermarket</td>
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<tr>
<td>109. Sainsburys – relocation may provide a good opportunity at the existing site to improve the Camel trail.</td>
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<tr>
<td>116. Retail - don’t want another supermarket</td>
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<tr>
<td>117. Football field should not be lost to facilitate a supermarket.</td>
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<tr>
<td>163. Town Centre – empty shops should be the focus of regeneration. No support for a supermarket on the football pitch</td>
</tr>
<tr>
<td>177. Town Centre/ retail – if Sainsburys want a new site, a site to the west or within the St Lawrences site would make sense</td>
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<tr>
<td>189. Retail – no need for another supermarket in Bodmin</td>
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<tr>
<td>198. Strategy – Object to any development on Priory Park</td>
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<tr>
<td>202. Retail – Objects to having another supermarket</td>
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<tr>
<td>214. Retail – Against the proposal for Sainsbury’s relocation to the park, which will also affect the viability of the town centre</td>
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<tr>
<td>214. Retail – Doesn’t believe there is a need for more petrol stations</td>
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<tr>
<td>218. Retail – Object to a supermarket going on Priory Park</td>
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<tr>
<td>226. Retail – against the proposal to relocate Sainsbury to Priory Park</td>
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<tr>
<td>228. Retail – Against the relocation of Sainsburys to Priory Park</td>
</tr>
<tr>
<td>243. Retail – Against Sainsburys relocating to Priory Park due to the loss of the football ground</td>
</tr>
</tbody>
</table>

**Officer response:**  
The Town Framework is not proposing the development of a food store, or any other buildings, at Priory Park. Furthermore the design put forward for the construction of the Priory Link Road would not support that type of use.

**Action:**  
None
<table>
<thead>
<tr>
<th>Issue: Comments raised regarding the pedestrianisation of the town centre</th>
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**Support**

2. Town centre: Support for pedestrianisation of town centre
78. Town centre – Support pedestrianising Fore Street, space behind Fore Street should be used.
79. Town centre – Pedestrianisation is supported.
108. Pedestrianisation of Fore Street and Mount Folly Square is supported
109. Town centre pedestrianisation – is a supported and only way to attract national chain stores, will improve the visual appearance and lead to a café culture.
130. Town centre – pedestrianisation is supported, Crockwell Street needs to be looked at as well.
163. Town Centre – reconfiguration of existing roads an alternative.

Pedestrianise Fore Street only

185. Town Centre – trial pedestrianisation on Sunday then Saturday first
204. Town Centre – Welcomes the pedestrianisation of the town centre

120. Pedestrianisation – Support improvement of pedestrian environment with additional proposals:
- Access restrictions should be time limited
- No reason to reverse flow in Crockwell Street
- Restrictions in Fore Street should end with Beacon Hill/ Lower Bore Street
- Loss of on street parking – use wider part of Lower Bore Street for parking 90° from footpath and accessed from Robarts Road/ Finn VC for 1 hour

229. Town Centre – Support the pedestrianisation of the town centre
231. Retail – Supports the pedestrianisation of the town centre, but limited to the primary retail area, i.e. not Turf St. Would like MODIFIED PLANS FOR PEDESTRIANISATION OF JUST THE PRIMARY SHOPPING CENTRE, WITHOUT THE PRIORY LINK ROAD

**Against**

54. Town centre Pedestrianisation – town centre pedestrianisation will not provide better shopping environment as there are no shops enticing people to spend. Town centre should be relocated to land opposite recently built police hub
87. Town Centre, opposed to pedestrianisation
95. Retail – Pedestrianisation would make shopping on Fore Street more difficult and reduce footfall.
117. Town centre pedestrianisation – should look at other towns, this will kill the town centre off.
144. Town Centre – against pedestrianisation, problems of deliveries for local traders, disable access, will drive shoppers to out of town supermarkets, local traders will suffer
149. Town Centre – pedestrianisation will reduce the number of people using the town centre. First hour of parking should be free or a nominal change
159. Town Centre – pedestrianisation will adversely affect the town centre
effect on deliveries and the disabled in particular.
171. Town Centre – against pedestrianisation, retain one way through High Street
182. Town centre – against pedestrianisation – would be fatal to town centre shops
199. Retail – Against the pedestrianisation, because people won’t be able to drive through Fore St, making it harder to get into the town ‘for a quick purchase’
202. Retail – Believes that the pedestrianisation will cause more harm to the town centre than good. Would like to better shops whilst retaining vehicular access
216. Town Centre – Believes the pedestrianisation will reduce the number of people visiting the town
177. Town Centre – closing off the main street will accelerate the town’s decline

129. Pedestrianisation – need to consider needs of residential properties and small businesses

**Officer response:**
The fairly even split of comments for and against the pedestrianisation of the town centre are noted; although it is recognised that some of these in favour of pedestrianisation were not so keen on extending this to Turf Street

**Action:** Continue to liaise with the Town Council and the town centre retailers on the proposals

**Issue:**
**Development proposed to the South of the town centre (incl. the Burgage Plots)**

79. Town centre - Land south of Fore Street should be developed.
130. Town centre – burgage area for later development.
205. Town Centre – Okay with the idea of using the Burgage Plots
243. Retail – Thinks the Burgage Plots would be better for additional parking, if the Dennison Rd parking is redeveloped
243. Retail – Could the car park/burgage plots be a better place to relocate Sainsburys

**Officer response:**
Supported noted for the development of land to the south of the town centre

**Action:** Continue to liaise with the Town Council and heritage officers over proposals for this land
**Issue:**
**Support for the economic strategy**

<table>
<thead>
<tr>
<th>Number</th>
<th>Comment</th>
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<tbody>
<tr>
<td>13.</td>
<td>Employment: Agree with the locations for employment space</td>
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<tr>
<td>13.</td>
<td>Retail – Agree with the proposed retail strategy</td>
</tr>
<tr>
<td>95.</td>
<td>Economic growth – development of new and existing area appears logical.</td>
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<tr>
<td>120.</td>
<td>Economic growth – agree with these proposals</td>
</tr>
<tr>
<td>135.</td>
<td>Town Centre – development of office space over retail premises supported</td>
</tr>
<tr>
<td>179.</td>
<td>Employment – support well paid jobs</td>
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<tr>
<td>210.</td>
<td>Employment – Support the proposed economic growth proposals</td>
</tr>
<tr>
<td>225.</td>
<td>Economy – Supports the economic strategy</td>
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<tr>
<td>225.</td>
<td>Economy – Supportive of the proposed allocation of employment land at Callywith, as it is ideal placed for office/industrial uses</td>
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<tr>
<td>227.</td>
<td>Economy – Agree with economic strategy and focus on industry and manufacturing due to proximity to A30 and A38</td>
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<tr>
<td>231.</td>
<td>Economy – Generally supportive of the economic strategy; but should keep housing and economic growth apart</td>
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<tr>
<td>243.</td>
<td>Town Centre – Supportive of trying to attract more restaurants and bars</td>
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<td>243.</td>
<td>Town Centre – Would welcome the redevelopment of the Enterprise Car Hire site, as well as the adjacent Lighthouse site</td>
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<tr>
<td>245.</td>
<td>Economy – Support economic strategy and sites</td>
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<tr>
<td>245.</td>
<td>Retail – Strongly support the retail strategy and would like national retailers attracted to the town</td>
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**Officer response:**
Noted

**Action:**
None

**Issue:**
**Feels that free/reduced parking charges and lowering business rates would be of benefit to the town centre**

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<tr>
<th>Number</th>
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<tr>
<td>1.</td>
<td>Town Centre: Provide attractive business rates to town centre businesses</td>
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<tr>
<td>95.</td>
<td>Parking – free town centre parking should be provided.</td>
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<tr>
<td>135.</td>
<td>Town Centre – document needs to mention parking, suggested that a multi storey car park could be built possible with shop premises</td>
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<tr>
<td>185.</td>
<td>Town Centre – reduce business rates and introduce cheaper parking</td>
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<tr>
<td>208.</td>
<td>Retail – Believes a reason for the declining town centre is due to high car parking prices and retailers have to pay high Council charges</td>
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<tr>
<td>216.</td>
<td>Town Centre – Believes that parking charges need to be reduced to attract more people to visit the town centre</td>
</tr>
<tr>
<td>224.</td>
<td>Town Centre – believes that free parking would be the best strategy</td>
</tr>
</tbody>
</table>
to encourage more people to use the town centre
226. Town Centre – should have a car park at the top, middle and bottom of Fore Street, plus offer discounted parking prices for people shopping in the town
244. Town Centre – Concern about parking prices and business rates affecting the shopping offer
243. Retail – Help should be given to existing retailers by lowering business rates

**Officer response:**
With regard to the parking, revenue generated from Cornwall Council’s car parks help fund essential services, so to reduce parking charges is not possible unless funding to cover the shortfall is identified.

Furthermore, 50% of business rates come to Cornwall Council and this also helps to support essential services; however the Council does recognise the benefits that incentives and rebates on Business Rates could provide and it is planning to review how it approaches future charging.

**Action:**
Review opportunities to secure funding from development towards concessions to town centre parking.

Examine the policy impact on business rate growth which could reduce the overall burden on individual businesses

<table>
<thead>
<tr>
<th>Issue: Review of town centre parking is required</th>
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<tbody>
<tr>
<td>120. Town Centre – require full review of parking restrictions</td>
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**Officer response:**
Idea noted

**Action:**
Undertake a review of parking restrictions and current / future parking requirements for the town centre

<table>
<thead>
<tr>
<th>Issue: Would like to see larger retailers and other leisure amenities within the town centre to make it more attractive</th>
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<tbody>
<tr>
<td>1. Town Centre: Need to develop an attractive town centre with a variety of outlets, including a “name”</td>
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<tr>
<td>2. Town Centre: Needs more than shops, it restaurants/bars, cinema</td>
</tr>
<tr>
<td>79. Town centre - Retailers such as M&amp;S should be approached to encourage new stores rather than more supermarkets.</td>
</tr>
</tbody>
</table>
88. Town centre – how will new piazza work, what area is envisaged? Need for big names i.e. Next, M&S.
95. Retail – something similar to outside Hayle with M&S, Boots and Next would be welcomed.
116. Retail - need good shops
202. Town Centre – would like to see a cinema and somewhere for young people to go
224. Commercial – Would like money to be spent on a cinema
244. Town Centre – Need to protect out current tourism offer, plus improve the visitor experience by providing more family attractions too, such as a cinema, bowling alley, or roller skating rink to keep people in the town

**Officer response:**
The ideas received are supported and it is believed that the Town Framework is maximising the opportunity to bring these sorts of uses to the town centre, by highlighting land to the north and south of Fore St for this type of development

**Action:**
Continue to promote edge of centre sites to enable further retail / leisure uses to be brought forward that would support the existing town centre offer

**Issue:**
**General comments raised regarding the economy / economic strategy**
13. Employment: Concern that the plan might be over allocating land for office and industrial space
31. Economy – Need to define what type of high quality jobs and required skill fed into local education system to ensure that locals can access local jobs.
34. Economy – office space about shops is not appropriate else if would have been done already.
46. Economy – lack of jobs.
88. Economy – where will jobs come from existing proposals such as technology park haven’t happened.
117. Tourism - Install properly sign-posted information boards/walks around Bodmin.
130. Economy is most important issue.
130. Tourism – more parking for DCLI museum and steam railway, use MPG office area as over flow car park
164. Employment – need to keep small businesses in the town
185. Employment – why build another business park when there are existing units that still have to be filled
226. Economy – Felt that the Chamber of Commerce has had a undue negative impact on the development of the proposals within the Framework
185. Flooding Cornwall with housing and major roads will have an
adverse effect on its tourism

**Officer response:**
Comments are noted

It is right that more land has been highlighted for employment uses than the evidence suggests will be required. However this was done for the following reasons:

a) The evidence is broadly projecting forward from past trends, whereas the Local Plan and Town Framework are seeking to promote Bodmin as a strategic location in Cornwall for economic growth; which would suggest that more land might be required than the past trends will suggest

b) It is recognised that industry have different needs / aspirations regarding locations to trade from, as a result it is important to provide a range of site options, to ensure growth is not constrained.

The point regarding future skills requirements and feeding this into the education system is very valid

The Chamber of Commerce are consulted, like everyone else, as part of the public consultation exercise, but they have had no more influence over the development of the Town Framework than any other representative group.

Concern regarding the ability to deliver the job targets are noted; although it should be stressed that this is a 20 year strategy.

Furthermore, a large part of this strategy, from a land use planning perspective, is to ensure constraints to economic growth are minimised, which includes identifying appropriate land for commercial space, as well as helping to ensure any infrastructure blockages are minimised.

Furthermore, there are various other parts of Cornwall Council, such as the Cornwall Development Company etc, which are all also working on encouraging/promoting economic growth within the town.

**Action:**
Continue to review the sites that are proposed for economic growth

<table>
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<tr>
<th><strong>Issue:</strong></th>
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<tr>
<td><strong>Believe sites adjacent to the Beacon Technology Park should not be prioritised for office or industrial uses</strong></td>
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225. Employment – believes the Henry Boot site (north of Technology park) would be better placed to provide the community hub for the BdUE3 site, providing top-up retail uses and restaurants. Believes that some retail uses should be prioritised for the west of the town, as it is approx 1.5km from the town centre – and believes the Henry Boot site (north of Technology park) is best placed to provide this

225. Economy – Against the Invensys Factory site from being shown for
employment; as it is felt that the east of the town is more attractive to industry + plus the site has been marketed for office B uses, without any interest

**Officer response:**
Since the Town Framework was published the Henry Boot site has received permission for a change of use to provide a 1600sqm of food and non-food retail uses, which will be reflected in future versions of the Town Framework. However further retail uses to support BdUE3 would not be supported in this location. This is because, whilst the development of a ‘community hub’ is supported for BdUE3, it should be within the site. Furthermore, the Council’s reference to the delivery of ‘community hubs’ represent general community facilities (e.g. small convenience store, community hall etc) not any significant retail uses that would impact upon the Town Centre.

Whilst it is agreed that the west of the town represents the most attractive area for commercial development; it is important to provide a range of employment sites, which are easily accessible to all sections of Bodmin’s residents. With the majority of employment space situated on the east of the town, it is felt important that an area to the west of the town is also promoted for employment use, to offer employment opportunities within easy walking distance to residents within that area. Furthermore the Invensys site has build development on three sides, all of which is employment / industrial type uses; as a result it is still felt that employment use, as shown in the Town Framework, is most appropriate for this site

**Action:**
Continue to review the employment sites to be put forward in the final Town Framework and amend the Framework to reflect the retail permission on the site to the north east of the Technology Park

**Issue:**
Concern raised regarding the agri-food sector being able to offer higher quality employment opportunities for the town

226. Economic – Concern regarding the town’s niche relating to agri-food, as many jobs in the sector are minimum wage; plus feels office space with high speed broadband would be more appropriate for the future

**Officer response:**
The Agri-food sector is looking to address these issues and as businesses grow they create the opportunity for higher quality jobs in sales, marketing, management, etc. They also create career paths, for example the shop floor operative this year may be a team leader next year, a shift manager the year after that and production manager in 5 years time. In addition the opportunity for productivity gains, high value new products, innovation and food science are being explored as part of a countywide
initiative. A central hub will be required for this and Bodmin is a very central location.

**Action:**
When bringing forward any economic development initiative (whether in agri-food sector or not) ensure the jobs being created include quality employment opportunities.

### Issue:
**Dennison Road opportunity site comments**

| 120. Retail | Consider whole of Dennison Road for redevelopment |
| 129. Town Centre | welcome concept of town square particularly if leak channel is opened up |
| 130. Town Centre | Dennison road car park is too small an area; should widen it to include existing buildings housing Millets, DP, McKays and Halifax and also build up behind the arcade as far as the Texaco garage this would be a significant area to improve. Could include a large shopping centre with leisure activities such as cinema, bowling, national restaurants with parking and Dennison Road running underneath. |
| 177. Town Centre | demolishing north side shops and opening main street to Denison Road car park could create a new public square |
| 243. Town Centre | Dennison Road car park would be a good area for a cinema |
| 243. Town Centre | Appearance of Dennison Road needs improving, this would make Bodmin more attractive |
| 243. Retail | Supports the principle of a shopping circuit being created using Dennison Rd Car park, but feels this might be unrealistic until there is a larger population to attract the retail interest |

**Officer response:**
Support for the redevelopment of Dennison Road site is noted.

Large scale demolition of surrounding units to open up the site is noted, although this needs to be balanced with the overall offer that can be provided; plus such demolition of existing units could endanger the financial viability of such a redevelopment scheme.

The suggestion to increase the size of the Dennison Road site is noted

**Action:**
Review the scale and nature of development opportunities on the Dennison Road site

### Issue:
**Other retail comments**
5. Retail – Concern that the evidence base has not taken into consideration the impact of the internet on future type and scale of retail requirements

37. Retail – don’t we have enough empty units to reuse rather than build more?

39. Town centre - Activity should focus on the town centre

91. Town centre – people should be encouraged to shop in the town centre.

130. Town centre – charity shops discouraged from town centre, encourage business to move off industrial estates and move towards town centre.

135. Town Centre – support development of Bodmin as a quality retail venue, however concerned at reference to national multiple retailers

164. Town Centre – new roads will by pass the town centre

226. Retail – believes the removal of small shops would be a disaster for Bodmin

231. Retail – Support more footfall with more multiple national high street stores + low cost parking

243. Retail – Believes the desire for more multiple stores is unrealistic, given the current size of the town

244. Town Centre – Concern that there is no parking provision for old / disabled people to access the town if Denison Rd car park is redeveloped

Officer response:

Agreed that the strategy should be provide a focus on the town centre and encourage people to shop within the town centre.

Concerns regarding the transport proposals by-passing the town are noted; however part of the strategy is seeking to extend the town centre towards Dennison Road – this would then seek to create a town centre ‘gateway’

The Cornwall Retail Study did take into consideration the impact of the internet when estimating future demand for future retail floorspace

Concerns regarding empty units are noted; however one of the issues with the units in Bodmin Town Centre is that they are often not of the size that retailers (particularly national retailers) are seeking. As a result, the sites highlighted for retail development is seeking to fill this potential deficiency. Furthermore, with greater footfall, this might make the reuse of these smaller units more commercially attractive.

The Town Framework is not supporting national multiples at the expense of other local retailers; instead it feels that if national multiples could be attracted to town centre or edge of centre locations, this would attract more shoppers; in turn providing more footfall for the existing shops as well.

Concerns over how realistic it is to secure more multiple stores is noted, which is why the Town Framework indicated that the development of the edge of centre sites are more likely to be medium to long-term opportunities. However, with the proposed relatively significant expansion
of the town (i.e. dwellings and employment space) it is felt that this will generate more interest from these types of retailers in the medium term.

Disabled parking will be reviewed as part of the wider transportation / town centre strategy; plus any redevelopment at Dennison Road would need to demonstrate that the town will still retain an appropriate parking provision, including disabled parking

**Action:**
Continue to review the deliverability of the town centre / edge of centre retail options that will be put in the final Town Framework

Review disabled parking within the context of the town centre development opportunities

**Ideas:**
**Town Centre or Commercial Ideas raised**
231. Retail – Use the public rooms as a pannier market
177. Town centre – Public rooms should be used as a recreation/ cultural facility
117. Town Centre – clean up shops.
117. Town centre - Employ someone to actively encourage businesses into Bodmin, give them incentives to take out empty shops.

**Officer response:**
Ideas noted

**Action:**
Feedback ideas to Cornwall Council members and the Town Council

**Other ideas submitted by Better Bodmin, as a result of a consultation exercise that they held**
- Encourage a theme for the Town centre to make it unique and an interesting place to meet drink and be merry while shopping. We need to explain why people should shop in the town centre – so why? We need to create a reason(s). Truro is more attractive and Plymouth has a greater variety. So what can be our USP?
- Regular street Market. It works in France so why not here? But make it big and prestigious
- Free parking
- Special discount days
- Themed approach e.g. Victorian or Georgian, to make the
centre more attractive – building on its historic buildings.

- Events and festivals (a food theme perhaps and then a sporting theme, then an historic theme, then any theme – space race, benefits advice sponsored by the CAB and the other agencies) – all to provide additional reason to come into the Town – Literary festival, Drama festival, music festival, Proms, School orchestra competitions, poetry readings

- Free/cheap shoppers’ bus – undercutting or matching the taxis. One fare for on off on the circuit

- Regular late night shopping

- Café culture

- Get all buildings occupied and provide full window size pictures in shop windows of an imaginary trade when they are empty waiting for a lessee

- Offer free rates for first 6 months or at least half price rates

- Get “Free Offers” going e.g a free pasty with every purchase over £ 10, free train ride for any purchase over £ 15,

- Develop a Bodmin shopping card worth 1/20th of a spend and then redeem it for................. a B&W train ride when you have spent £ 20 in the town centre, or free parking for a week

- Promote links with e.g Sports Shop, Healthy food outlets, Dragon centre and keep fit/exercise outlets so each “feed” off the other – and a healthy pasty to boot!

- Advertise – to promote our Butcher, grocer food outlets in the town centre so they can compete with the supermarkets

- Increase rates on Supermarkets and make parking rated at a premium

- Alternatively invite the large supermarkets to our discussions and see what initiatives they may bring (and finance) to preserve the unique qualities the town they have chosen to trade in for their own good as well as other traders.

- Cycle repair and hire shops

- A fair ground roundabout for children on the Folly – always in the centre of a French town and outside the city of Carcassonne in the summer.