

BODMIN TOWN COUNCIL

Neighbourhood Development Plan

Draft - July 2023





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Section 2	Preparing the Plan
Section 3	Understanding Bodmin
Section 4	The Vision and Themes
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Section 1

INTRODUCTION



Figure 1: Bodmin Neighbourhood Area



INTRODUCTION

- 1.1 The Bodmin Neighbourhood Development Plan (the Plan) will guide and influence future development in the Parish for the period to 2030. It has been led by members of the community and prepared following engagement and consultation with the local community.
- 1.2 Bodmin Town Council and Neighbourhood Plan Steering Group have been assisted in preparing the Plan by a team of consultants led by Summerfield Planning, AWP and Clifton Emery Design - the team includes specialist town planners, transport engineers and urban designers.
- 1.3 A Vision has been prepared to set out how Bodmin could change for the better in the future. The result is a strategy and series of project ideas that point to how things could be improved.
- 1.4 This Plan builds on the Vision, along with National and Cornwall Council planning policies, to provide an extra level of detail at the local level. It has been prepared to ensure that future growth and development throughout the Town and surrounding area is guided by the priorities and aspirations of the local community.
- 1.5 The Plan's policies will apply to the whole parish of Bodmin. This is known as the Neighbourhood Area and was designated on 23rd September 2019, following a formal process, including community consultation. The Neighbourhood Area is confirmed in Figure 1.

INTRODUCTION

- 1.6 The Plan runs in tandem with the Cornwall Local Plan, which currently also runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Town Council may however deem it necessary to update the Plan at an earlier date if circumstances warrant an earlier review.
- 1.7 The Plan is supported by a number of other documents and relevant background information. These supporting documents can be viewed on the Town Council's website:

<https://www.bodmin.gov.uk>
- 1.8 Paper copies of all of the documents are available on request from the Town Council.

What is a neighbourhood plan?

- 1.9 Neighbourhood planning is a key element of the planning system. The Government's National Planning Practice Guidance states that "Neighbourhood planning gives communities direct power to develop a shared Vision for their neighbourhood and shape the development and growth of their local area". A Neighbourhood Plan can direct growth and shape development by becoming part of the 'Development Plan' for an area.
- 1.10 The term 'Development Plan' has a very important and specific meaning and the glossary to the National Planning Policy Framework (NPPF) states that the term "includes adopted Local Plans and neighbourhood plans" amongst other documents. Any planning application made in The Bodmin Neighbourhood Area will be determined with reference to both the Cornwall Local Plan and the Neighbourhood Plan once this has been completed and adopted.
- 1.11 The planning policies in the Neighbourhood Plan will sit alongside those in Cornwall Council's Local Plan. This means that it is not necessary for the Plan to repeat existing policies. It will though where appropriate add new policies that are specific to the area.

Policy	Subject	Page
1	Transport Strategy Policy	
2	Green Links	
3	Town Centre Vitality	
4	Town Centre Enhancements	
5	Town Centre Development Sites and Opportunities	
6	Support for the Tourism Economy	
7	Town Centre Greening	
8	Provision of Sport and Leisure Facilities	
9	Site for Combined Emergency Services	
10	Education Provision	
11	Dennison Road Regeneration Area	
12	Local Green Space Designation	
13	Protection of the Setting of the Beacon	
14	Design	
15	Reuse and adaptation of existing buildings	
16	Traditional Shopfronts	
17	Meeting Local Housing Need	
18	Self and Custom Build Homes	

1.12 As part of the process to develop the Plan, existing planning policies have been reviewed to see whether they will already address the issues that have been identified during the community consultation and through the analysis of other evidence. Where existing policies are considered to be sufficient in terms of how they deal with a particular issue, an additional policy has not been included.

Status of the Neighbourhood Plan

1.13 The Neighbourhood Plan is concerned with matters related to future development in the area. The objectives and policies in the plan are not intended to prevent development taking place. It is a tool that will help to ensure that development considers and supports the vision for the area.

1.14 Once finalised, and agreed by the community through a referendum, the Neighbourhood Plan will form part of the statutory planning policy framework for the area. The policies will have equal standing with those in the Local Plan and will be given full consideration by decision makers.



Fore Street, Bodmin Town Centre

INTRODUCTION

Supporting documents and evidence

1.15 The final Plan will be supported by a variety of other documents and information, which are frequently referred to in this document.

1.16 The following documents are to be submitted alongside the Plan:

Basic Conditions Statement – providing an explanation of how the Plan meets the minimum legal requirements as set out paragraph 8 of Schedule 4B of the Town and Country Planning Act (1990) in relation to planning, the historic environment, EU obligations and sustainable development; and

Consultation Statement – details the people and bodies consulted, the methods of consultation used during the preparation of this Plan, the main issues arising and how these issues have been considered and addressed within the document.

1.17 These supporting documents will be published on the Town Council's website:

<https://www.bodmin.gov.uk>

1.18 Paper copies of the documents are available on request from the Town Council.

Structure of the neighbourhood plan

1.19 The remainder of this document is structured as follows:

- Section 2 Preparing the plan
- Section 3 Understanding Bodmin
- Section 4 Vision and objectives
- Section 5 Planning Policy context
- Section 6 Planning Policies
- Section 7 Town Centre projects
- Section 8 Town Wide projects



Section 2

PREPARING THE PLAN

1	Step 1 - Designating Neighbourhood Area	Completed - 23rd September 2019
2	Step 2 - Preparing a draft Neighbourhood Plan	<ul style="list-style-type: none"> - Gather baseline information and evidence - Engage and consult people living and working in the area - Engage with landowners and development industry - Identify and assess options - Consultation on Draft Neighbourhood Plan
→ - - - - -		
3	Step 3 - Pre-submission publicity and consultation	<ul style="list-style-type: none"> - Engage with Cornwall Council and consultation bodies - Determine whether a plan is likely to have significant environmental effect - Minimum six-week pre-submission consultation period - Consider consultation responses - Prepare consultation statement, basic conditions statement and other documents
4	Step 4 - Submission of a Neighbourhood Plan to the Local Planning Authority	<ul style="list-style-type: none"> - LPA checks plan complies with all relevant legislation - LPA publicises the plan for minimum 6 weeks and invites representations and notifies consultation bodies - LPA appoint an Independent Examiner (with the agreement of the qualifying body)
5	Step 5 - Independent Examination	<ul style="list-style-type: none"> - Independent Examiner undertakes examination - Independent Examiner issues a report to LPA and qualifying body - LPA publishes report - LPA considers report and reaches own view - LPA takes the decision on whether to send the plan / Order to referendum
6	Step 6 - Referendum and bringing the Neighbourhood Plan into force	<ul style="list-style-type: none"> - Cornwall Council publishes information statement and publishes notice of referendum - Policy takes place - Results declared - should more than half of those voting vote in favour of the neighbourhood plan, the plan comes into force as part of the statutory development plan for the area

PREPARING THE PLAN

The programme for the preparation of the Plan is summarised opposite. Whilst there is flexibility in the approach to preparing a neighbourhood plan, there are a number of logical and statutory stages that must be completed.

What has happened so far?

The preparation of the Plan is being led by the Town Council's Neighbourhood Plan Steering Group. This group comprises Town Council representatives and members of the local community. The preparation has been informed throughout by a comprehensive programme of consultation, workshops and other activities. These have included:

Vision for 'Bodmin 2030 and Beyond'
June 2019

Bodmin Town Council Vitality Fund submission
March 2021

Neighbourhood Plan Survey and Questionnaire
Summer 2021

Town tour and workshop Town Council and Neighbourhood Plan Steering Group
March 2022

Town Centre Vision and charrette event
March 2022

Topic based workshops with community, stakeholder and steering group members
October/ November 2022

Progress update presentation feedback and outcomes from the workshops, outlining draft guiding principles and objectives
November 2022

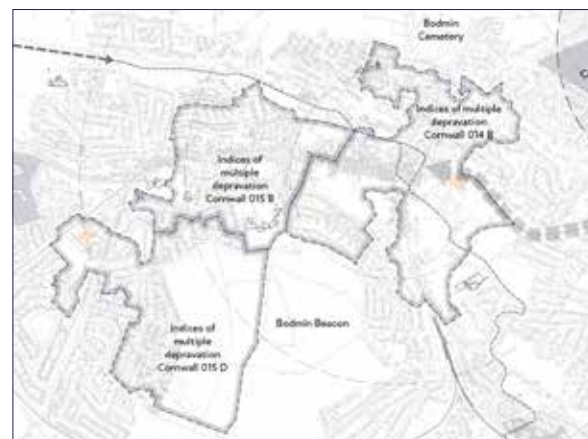
Progress update presentation to Steering Group and community members and preparation of the draft plan and structure (including town wide / town centre projects and emerging policies)
April 2023

It is recognised that there are a number of existing strategies, plans and initiatives already in place for Bodmin. There is also work already underway on the delivery of a range of projects. These include those that are led by the Town Council, along with those that are led by other organisations and groups.

There is an opportunity for the neighbourhood plan process, along with the final plan itself, to assist with drawing some of these activities together and where possible supporting the achievement of identified objectives. This could for example be through planning policies to guide new development, the allocation of development sites, the designation of areas for protection and/ or enhancement, or the identification of infrastructure requirements and priorities.

The Plan is intended to be a helpful mechanism to draw together other projects, initiatives and objectives into a single place. Whilst these may not be land use or development related, they could still be identified in the document if it is considered that it would be appropriate or helpful to do so.

There is also risk that the work to prepare the neighbourhood plan could be seen to be interfering with existing work, perhaps 'treading on toes' of other projects and initiatives. With this in mind, it is important to maintain contact with the different groups and organisations involved in the various activities and seek their involvement through the course of the process.



PREPARING THE PLAN

What happens next?

Following the consultation on the Draft Plan, the Steering Group will consider all of the feedback and comments that are received. These will then be fed into a further update of the Plan which will be subject to further consultation.

Following this consultation the Plan will be submitted to Cornwall Council for screening to determine whether the proposals are likely to have any significant environmental effects. Once this process has been completed, the Plan will be published for pre-Submission before being finalised and submitted to Cornwall Council and then subject to an independent examination.



Section 3

UNDERSTANDING BODMIN



Shire Hall and Mount Folly Square

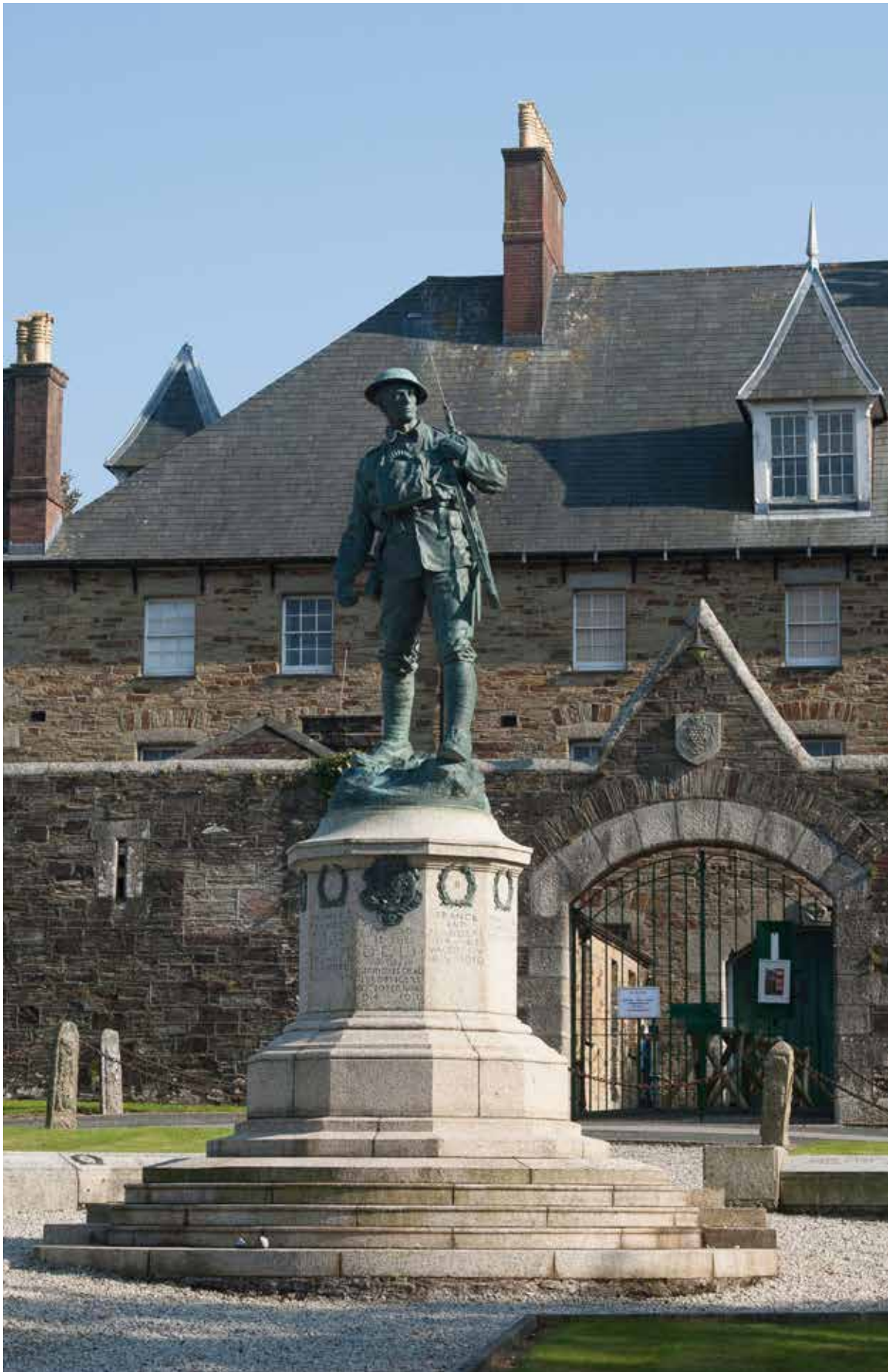
UNDERSTANDING BODMIN

The Plan has been developed out of an understanding of the key issues for Bodmin. This has been informed by local people who have contributed through the community wide consultation, involvement in workshops and are involved in the wide range of ongoing projects and activities in the town. The understanding also comes from a review of the available background information including for example, existing planning policy, socio-

economic background, census data, transport considerations and environmental issues and designations.

The review of existing information, along with the initial work with the Steering Group, has identified a wide range of issues and topics that could be addressed within the NDP. These have been grouped together into the following seven themes:

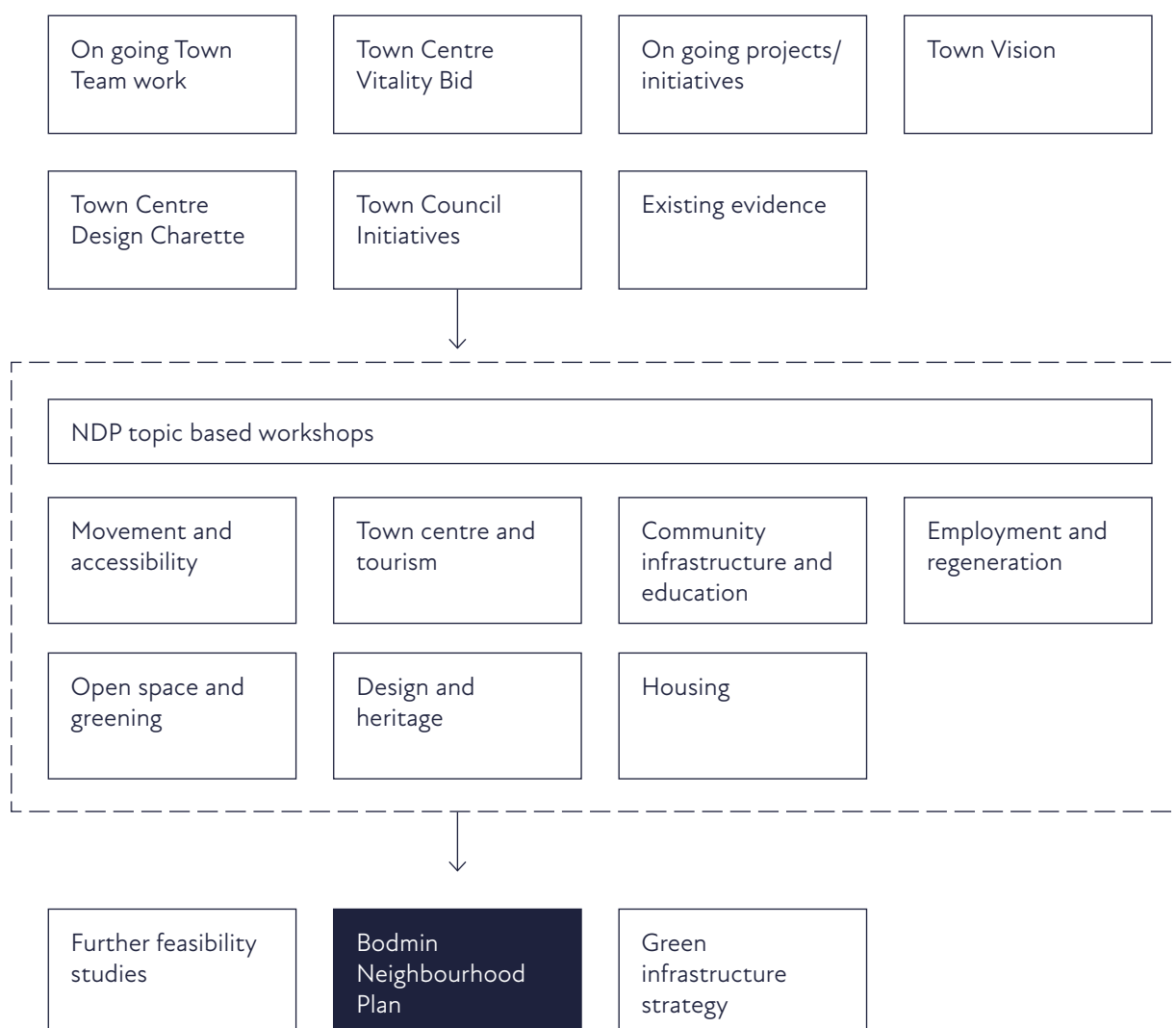
Town Centre and tourism	Housing	Movement and accessibility	Open space, greening and biodiversity
Identify important areas and sites for regeneration and improvements.	Support the delivery of homes to meet the needs of local people, including affordable homes, homes for the older members of the community and self-build opportunities.	Improve access to public transport and improve safety in the town.	Develop a green space strategy for the town, protect existing important spaces and explore the potential for the provision of more green space and environmental enhancements.
Regeneration and employment	Design and heritage	Community infrastructure and education	
Identify the key sites for regeneration and new employment development.	Prepare guidance to improve the quality of design of new build development and other important historic areas in the town.	Support the development of new community infrastructure and facilities.	



UNDERSTANDING BODMIN

The graphic below provides a summary of the how the available information and various activities have informed the identification of seven themes.

Each of the themes is underpinned by a number of specific objectives that have been identified through the process. The policies and projects that are proposed in the Plan seek to support the achievement of the objectives.





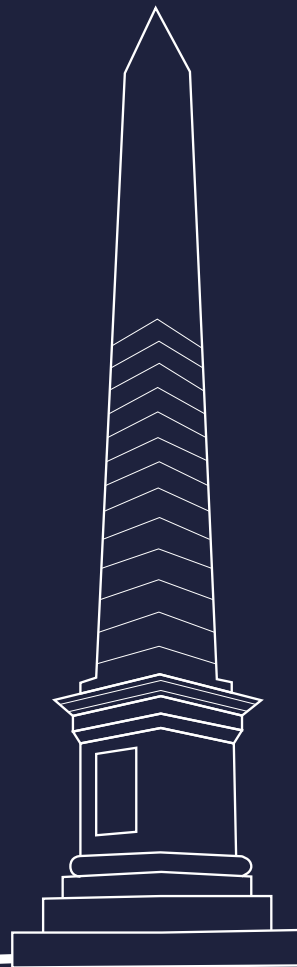
Section 4

VISION AND THEMES

BODMIN 2030 VISION

Our Vision for Bodmin seeks to build on the current strengths of the town and present a distinctive image of the sort of place we want Bodmin to become in the next 10 to 20 years.

The journey towards this Vision will see the town building economic resilience and offering an increasing diversity of experiences to residents and visitors; and see the local community progressively taking more ownership and control of its future.



We see Bodmin in the future as a place:

- With a **STRONG, CONFIDENT IDENTITY** based on its rich history and heritage and its 21st century ambitions; and where this identity is used to support the growth of business, employment and tourism.
- Where **COMMUNITY ENGAGEMENT AND COMMUNITY ACTION IS SUPPORTED** to resolve problems and make things happen; and where everyone feels part of the town.
- Which is a **MAJOR TOURISM DESTINATION** based on its heritage attractions, cultural events and recreational opportunities; and which attracts year-round visitors from Cornwall and beyond.
- With an **ATTRACTIVE, THRIVING TOWN CENTRE** which has evolved into a community hub offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.
- Which is a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.
- Which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility.
- Which has many businesses providing **HIGH QUALITY, HIGHLY PAID JOBS** and is recognised as the focal point for the food and drink industry in Cornwall.
- Which values **THE HEALTH AND WELL BEING OF ITS RESIDENTS** with opportunities for all age groups to lead active lives and to benefit from the best practice in health promotion and disease prevention.



Tourism



Community



History and culture



EXPLORE



Confident identity



Improving the pedestrianisation



Sustainable



Health and wellbeing



HEALTH



Market



Thriving
Town Centre



BODMIN

VISION AND THEMES

Introducing the Vision and Themes for Bodmin

Note: Refer to the Bodmin 2030 and Beyond literature for a full version of the strategy.

The Bodmin 2030 and Beyond Vision was arrived at through the collaboration of elected representatives, business groups and community interests in the town during 2019. The Vision provides the overarching strategy that guides the content of the Neighbourhood Plan. The policies, projects and proposals in the plan are all geared towards helping to realise the Vision.

The 2019 Vision set out three key Themes in support of the Vision. These are:

- Building a stronger community;
- Destination Bodmin;
- Accelerating economic growth.

As part of the consultation work that has informed the content of the Neighbourhood Plan, three further Themes have been identified to support the Vision. These are:

- Dealing with climate change;
- Prioritise sustainability and the health and well-being of people;
- Quality homes for everyone.

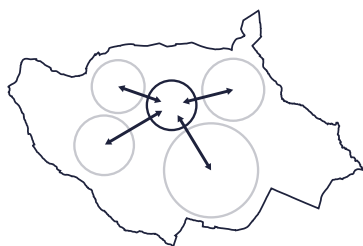




In order to help realise the Vision, 6 Themes have been identified by the community. Addressing these Themes will help to focus minds on delivery of the Vision and securing a stronger Bodmin in the future.

In summary the Themes are:

1

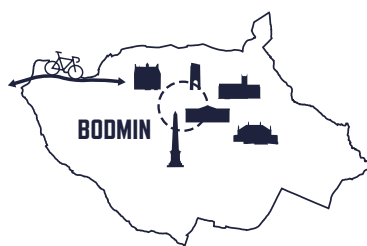


Building a stronger community

Bodmin has a strong and active community. Important strands of this Theme are to: Promote community engagement and action; Support healthy and independent living; and Provide essential services, facilities and infrastructure capacity.

This will help to further develop the sense of civic pride people in the town and improve the foundation for the provision and quality of community infrastructure in all forms. Including for example: Excellent learning facilities for all ages; quality healthcare; lovely and well-maintained parks; gardens and play areas; great community spaces for local clubs; an enviable programme of community events; and rich artistic and cultural opportunities. Ensuring that local community infrastructure keeps up with local demands as the population if the town increases will be critical.

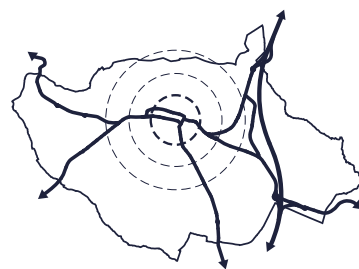
2



Destination Bodmin

Bodmin has a number of excellent reasons for visitors to come to the town – these include: The Camel Trail; Bodmin Jail; an attractive town centre; heritage assets such as the Shire Hall and Bodmin Keep. This Theme sets out to build upon these fantastic assets and stimulate Bodmin to be a major tourism destination in the future attracting year-round visitors. Underpinning this will be a thriving town centre offering a vibrant and vital experience with many reasons to visit during the day and into the evening. Key strands of the Destination Bodmin Theme are: Brand development and marketing; Selling the tourism offer; and Reshaping the town centre.

3

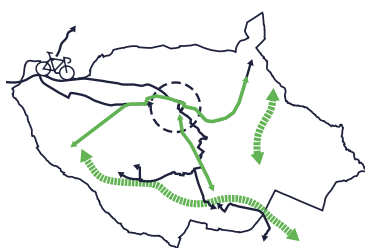


Accelerating economic growth

Due to the location, good accessibility of the town and its economic potential there is an opportunity to further stimulate economic development and regeneration in the town by establishing Bodmin as centre for services and facilities serving East Cornwall and further establishing the town as a place for high quality/ high paid jobs and as a focal point for the food and drink industry in Cornwall.

The main identified priorities under this theme concern: Developing Bodmin as a services centre and Growing business clusters both capitalising on existing strengths.

4



Dealing with climate change

A climate emergency was declared in Bodmin in September 2019 with the objective of the town being carbon neutral by 2030. This Theme underpins all policies, projects and proposals in the Neighbourhood Plan and aims to complement the Climate Emergency DPD adopted by Cornwall Council in February 2023 – a strategic umbrella document overarching local strategies.

Amongst other aims, key principles of this Theme include: Minimising greenhouse gas production; improving resilience to the effects of climate change; ensuring the effective use and re-use of land; enhancing greening and biodiversity; and promoting the provision and use of sustainable modes of transport.

5



Prioritising sustainability and health and well-being of people

By identifying sustainability and the health and well-being of people as a key Theme, Bodmin is identifying that care for the environment and quality of life of residents are principal strands of regeneration in the town. This means valuing the positive contribution that can be made by, amongst other assets; greening, trees, biodiversity, energy efficiency and renewable generation of energy, clean air, recycling, minimal noise and air pollution, local food growing, sustainable transport – putting walking, cycling and public transport first, and green spaces at the heart of the community. It also means valuing opportunities for people of all ages to lead active and fulfilling lives benefitting from best practice in health promotion, community support services, mental health support and disease prevention.

6



Quality homes for everyone

Housing is crucial to the quality of life of people in the town. Ensuring that quality and diverse housing meets the needs of the current and future population is a fundamental objective of the Neighbourhood Plan. This includes providing homes for all that respond to the specific of Bodmin – different types and sizes, affordable, accessible, and care homes. Important aims of this Theme are that housing is designed so that raises the spirits of residents, is energy efficient – cheap to live in and has a low carbon footprint, is locally distinctive reinforcing the character and quality of place and provides superb long-lasting accommodation.

A Cornish cycle town, dealing with a climate emergency



Figure 2:



Section 5

PLANNING POLICY CONTEXT

PLANNING POLICY CONTEXT

- 5.1 This section provides an overview of the existing planning policy context for the area.
- 5.2 The planning policies for the Neighbourhood Plan are set out in Section 6. These will sit alongside those set out in the Plans adopted by Cornwall Council. Together, these policies will have equal standing and form the Development Plan for the area.
- 5.3 The Development Plan currently comprises of the following:
 - Cornwall Local Plan: Strategic Policies;
 - Cornwall Local Plan: Community Network Area Sections;
 - Cornwall Local Plan Policies Map;
 - Cornwall Site Allocations Development Plan Document; and
 - Cornwall Climate Emergency Development Plan Document
- 5.4 Because the policies of the various plans are to be read alongside one another, it is not necessary for the Plan to repeat the policies that are already part of the Development Plan. Instead, the Plan includes policies that respond to the issues in the area with the aim of supporting the achievement of the Vision and Objectives.
- 5.5 As part of the process to develop the Plan, Cornwall Local Plan policies have been reviewed to determine whether they will already adequately address the issues that have been identified during the community consultation and through the analysis of other evidence. Where existing policies are considered to be sufficient in terms of how they deal with a particular issue, an additional policy has not been included in the Plan.

Cornwall Local Plan

- 5.6 The Cornwall Local Plan was adopted in November 2016. It provides a strategic planning policy framework for the whole of Cornwall until 2030, setting out the planning approach and policies for the area.
- 5.7 The Local Plan is intended to help deliver the vision and objectives of 'Future Cornwall'. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.
- 5.8 The Local Plan's policies set out how Cornwall Council will consider planning applications, set targets for growth and the broad distribution of development that reflects identified needs. They are also intended to provide sufficient flexibility to respond to opportunities and changing priorities. They give scope for communities to manage the delivery of the Local Plan locally, through the preparation of neighbourhood plans.
- 5.9 The Local Plan sets targets for the delivery of new housing to 2030. These targets are derived from Cornwall's demographic need and the consideration of a range of factors, including what are termed 'market signals', economic growth projections and the needs of particular groups and the delivery of affordable homes.
- 5.10 A proportion of the overall target is allocated to each of the Community Network Areas (CNAs). The Bodmin Community Network Area covers the seven parishes of Blisland, Bodmin, Cardinham, Helland, Lanhydrock, Lanivet and Withiel.

- 5.11 The Local Plan has a target of 3,200 new homes between 2010 and 2030, with 3,100 of these dwellings to be allocated specifically to Bodmin itself. Some of these homes have already been built since 2010. A number of houses have also already been granted planning permission but have not been built yet.
- 5.12 The Local Plan also includes a target to deliver at least 22,833sqm of additional office space and 24,667sqm of industrial space.
- 5.13 The Development Strategy for the Bodmin CNA is as follows:
- 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.*
- 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.*
- 5.14 The following objectives are identified for the Bodmin CNA:
- 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 (those other than convenience shopping such as food) shopping trips. Maintain and enhance local shops, facilities and services with the aim of providing for local communities.

PLANNING POLICY CONTEXT

- 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.

5.15 As the main settlement with reasonable employment and transport provision in the Network Area, Bodmin is required to accommodate the majority of the identified housing requirements.

Cornwall Site Allocations Development Plan Document

5.16 The Site Allocations Development Plan Document includes the following vision for Bodmin:

A sustainable and vibrant community, which is recognised as the food capital of Cornwall.

5.17 In addition to the objectives identified in the Local Plan (and set out above) the Site Allocations Development Plan Document includes 10 key aims that were identified by the community:

- Improving the Town Centre.
- Improving the tourism offer.

- Improving the quality of jobs.
- Improving training and education.
- Improving air quality in the town centre.
- Improving potential for sustainable energy.
- Improving access to affordable housing.
- Improving arrival into the town.
- Improving access to green space.
- Improving public transport.

5.20 *The overarching strategy for Bodmin set out in the Site Allocations Development Plan Document is as follows:*

The town centre sits at the heart of Bodmin, plus it sits at the heart of the strategy. It is recognised that if the town centre is to flourish it needs to maintain and enhance complementary leisure/ tourism roles – providing a destination where the shops form part, albeit the most important part, of a wider experience.

The economic growth of Bodmin represents a key priority, in doing so enhancing the town as an economic hub for Cornwall. Maintaining and enhancing Bodmin's role within Cornwall as a food hub is a key strand of its economic strategy. Furthermore, exploiting the town's historic assets as a leisure and tourism opportunity also represents a priority.

A site at Callywith represents a long-term opportunity for good quality industrial premises; whilst Beacon Technology Park is being prioritised for higher quality employment, particularly office uses.

Sitting at the heart of the strategy is maintaining, enhancing and creating sustainable communities. Residential growth will form a key component of this

strategy, whether in the form of helping to create new sustainable neighbourhoods or supporting existing neighbourhoods. In doing this, new development will be expected to offer necessary infrastructure, such as public open space, transport infrastructure and other facilities that will be of benefit for the new and existing community.

Focus should be placed on maximising the potential of delivering new residential development on appropriate sites within the existing urban area, to make best use of the existing facilities. This will help to support existing communities and enhance the sustainability of the town centre. However, it is recognised that to deliver the required level of housing growth, development on Greenfield land on the edge of the town will also be required. Five urban extensions have been identified, which offer the best opportunity to create sustainable neighbourhoods, whilst also protecting Bodmin's most important environmental assets.

Transport infrastructure will form a key component of the enabling infrastructure, with the improvement of existing highways, as well as prioritising sustainable transport measures. Improved cycling facilities within and surrounding the town, linked to the Camel Trail, will support growth and improve the tourism offer, in doing so helping to make Bodmin the cycling capital of Cornwall.

- 5.21 The site allocations are identified on the Bodmin Strategy Map. This is provided in Figure 2.



PLANNING POLICY CONTEXT

5.22 The following Transport Strategy Measures for Bodmin are identified in the Site Allocations Development Plan Document:

Table Bd3: Bodmin Transport Strategy Measures	
Highways Improvements	New link and Road Bridge at Respryn to open up the Halgover Urban Extension
Strategic junction improvements	Church Square, Dennison Road and Turf Street (low speed environment)
	Cooksland Junction
	Fiveways
	Launceston Road / Priory Road roundabout
	Callywith Gate
Bus Improvements	The One Public Transport System for Cornwall (CPTSC) project will deliver a high quality, accessible and integrated public transport for Cornwall by December 2018. Work is underway to identify improvements to bus services, infrastructure, information, ticketing and branding that will significantly improving the offering to both existing passengers and non-users to improve the appeal of public transport, driving up patronage on bus and rail, making the network more financially viable. The improvements to bus, rail and ferry integration will be implemented to tie in with the delivery of a new rail timetable which provides 2 trains per hour on the mainline in Cornwall in December 2018.
Walking and Cycling Improvements	Deliver an east west link between The Camel Trail and Lanhydrock Cycle Hub
	Town wide walking and cycling network, delivering links to employment sites and growth areas
Rail Improvements	Investigate opportunities to re-introduce a link between Bodmin Parkway and Bodmin General Station

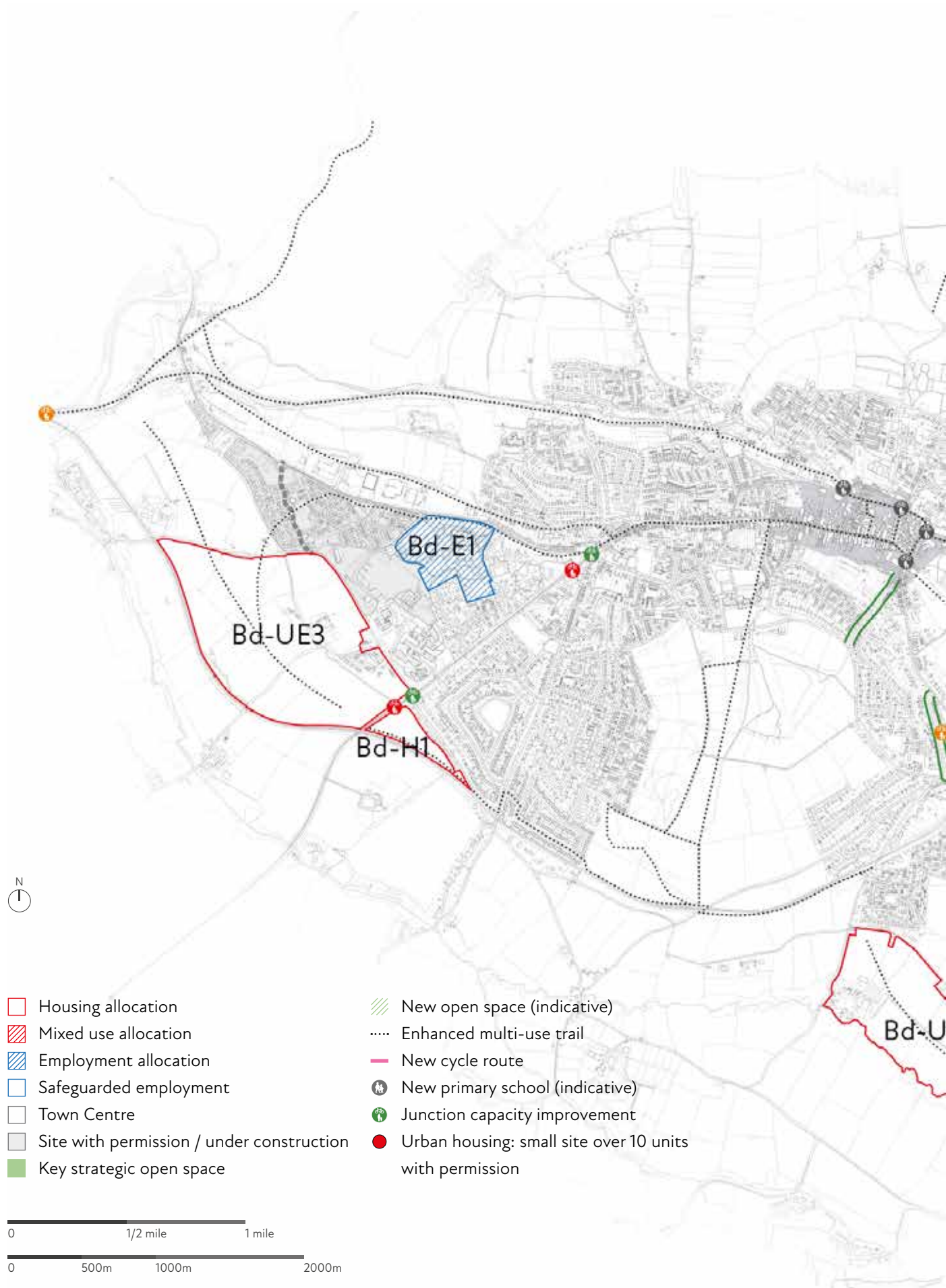
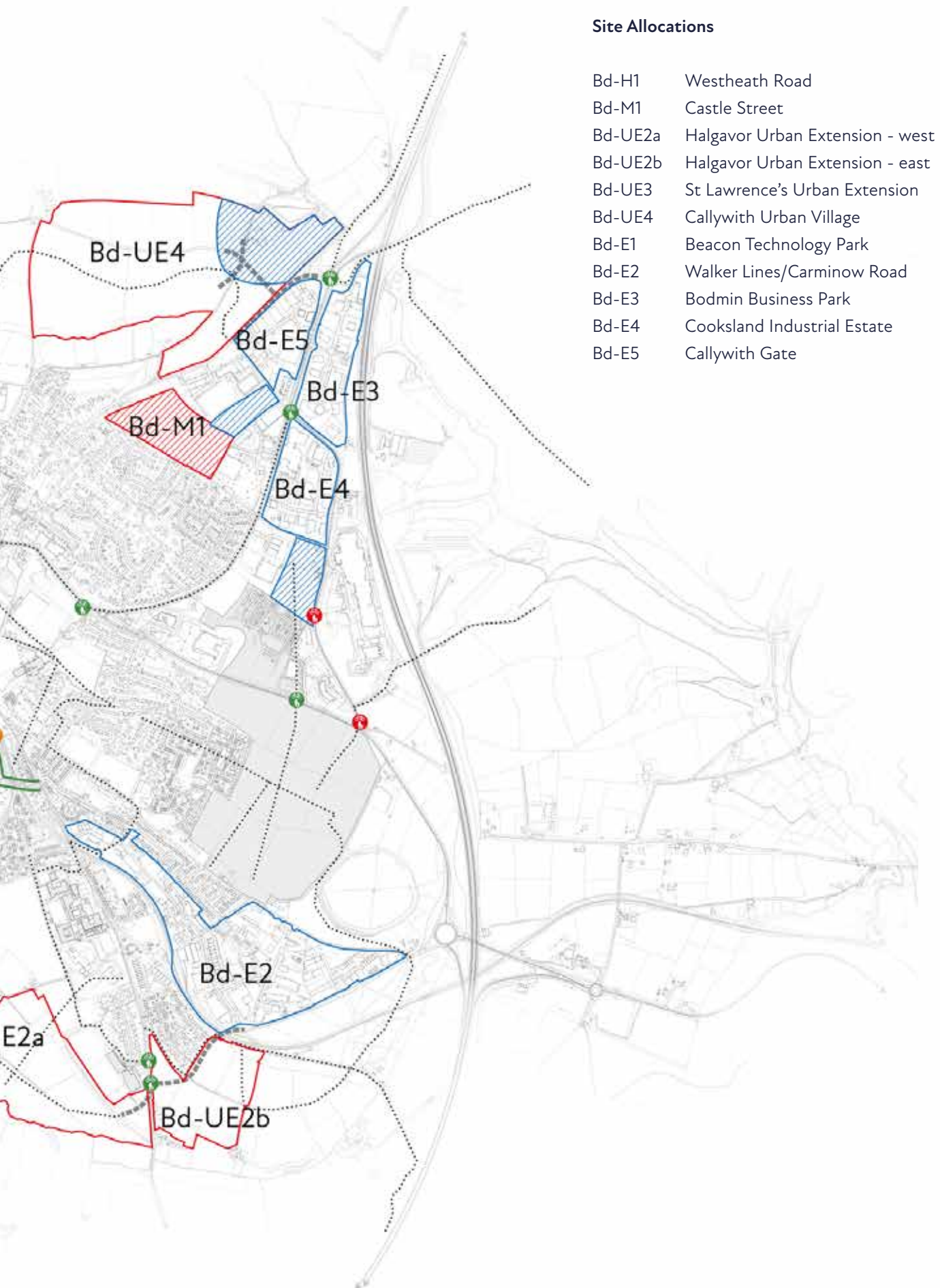
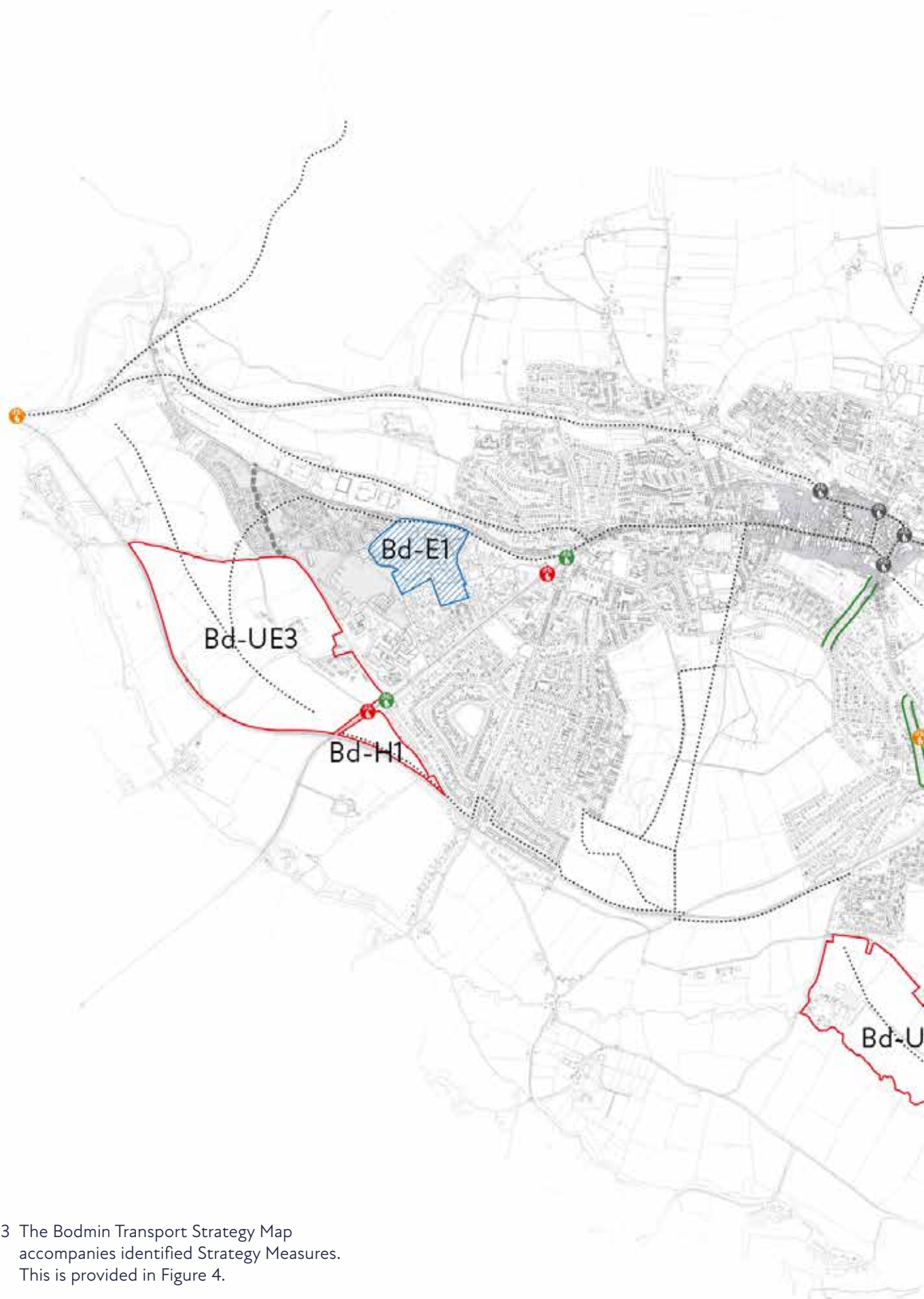


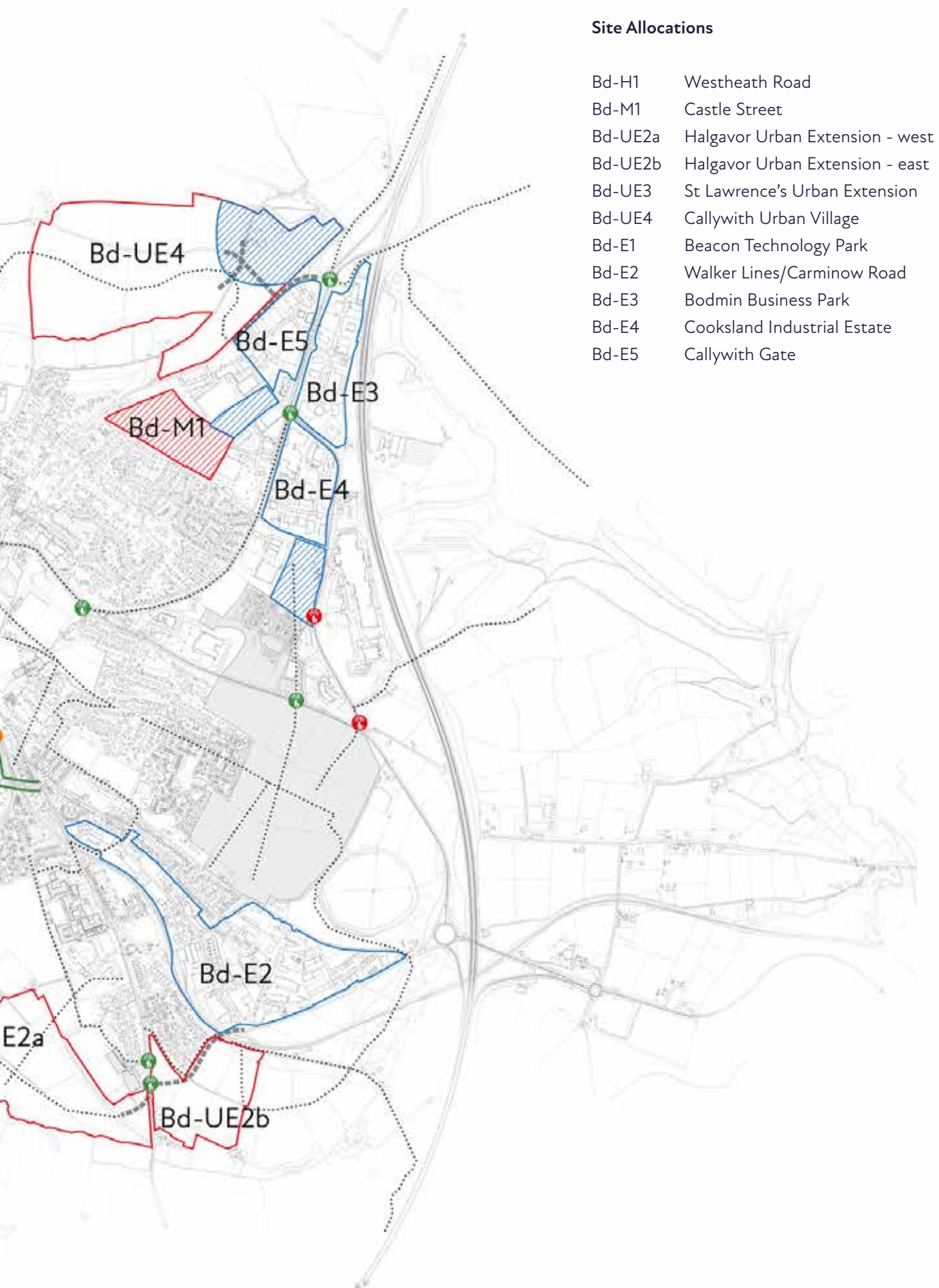
Figure 3: Cornwall Council Site Allocations Development Plan Document – Bodmin Strategy Map





5.23 The Bodmin Transport Strategy Map accompanies identified Strategy Measures. This is provided in Figure 4.

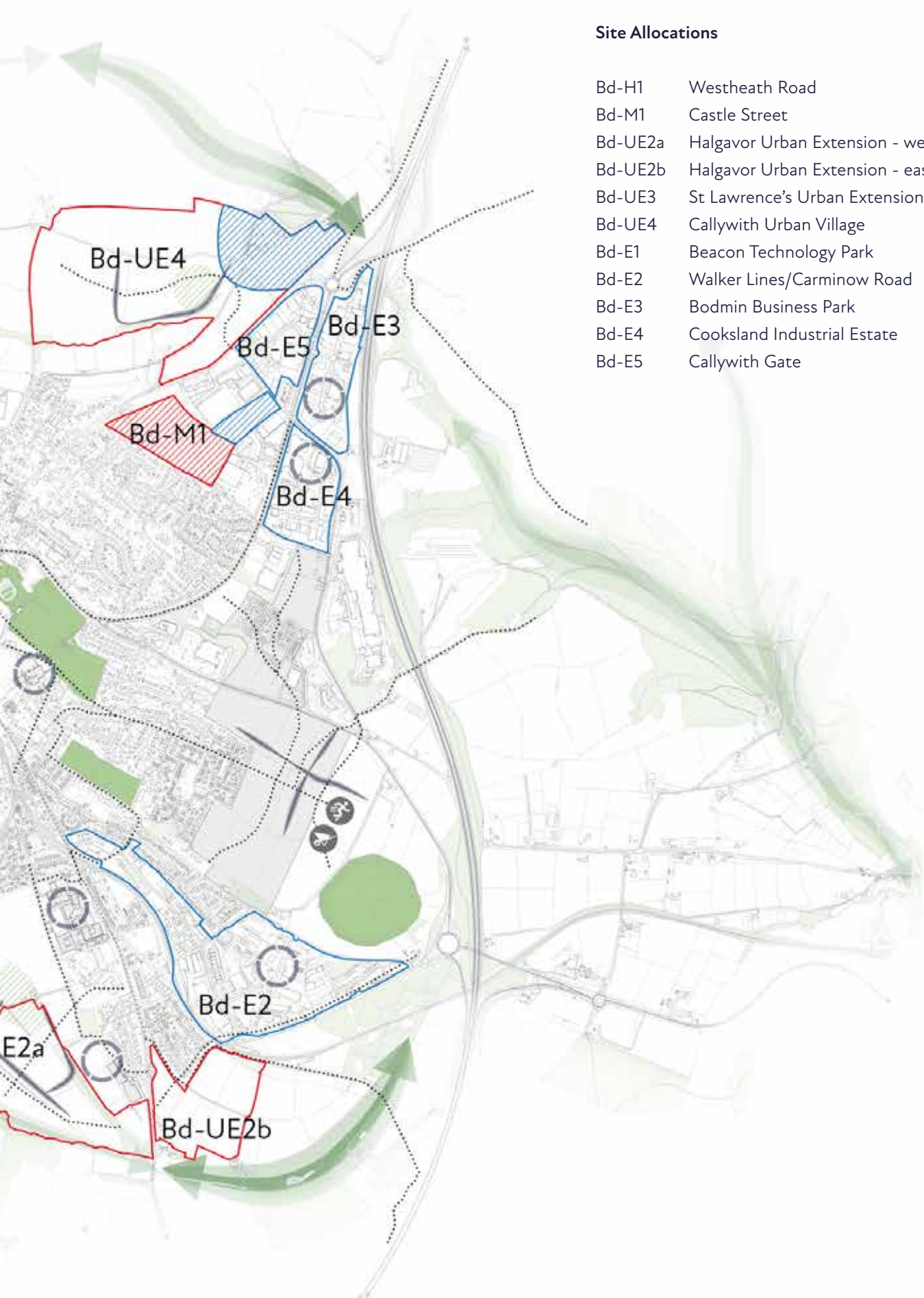
Figure 4: Cornwall Council Bodmin Transport Strategy Map





5.24 The Site Allocations Development Plan Document includes a Green Infrastructure Strategy for Bodmin. A Green Infrastructure Strategy Map is provided in Figure 5.

Figure 5: Cornwall Council Green Infrastructure Strategy Map



PLANNING POLICY CONTEXT

5.25 The Site Allocations Development Plan Document includes site specific policies for each of the allocations.

Cornwall Climate Emergency Development Plan Document

5.26 Cornwall Council declared a Climate Emergency in 2019. As part of the Council's plans for Carbon Neutral Cornwall they have prepared a set of policies to help address the climate and ecological emergencies.

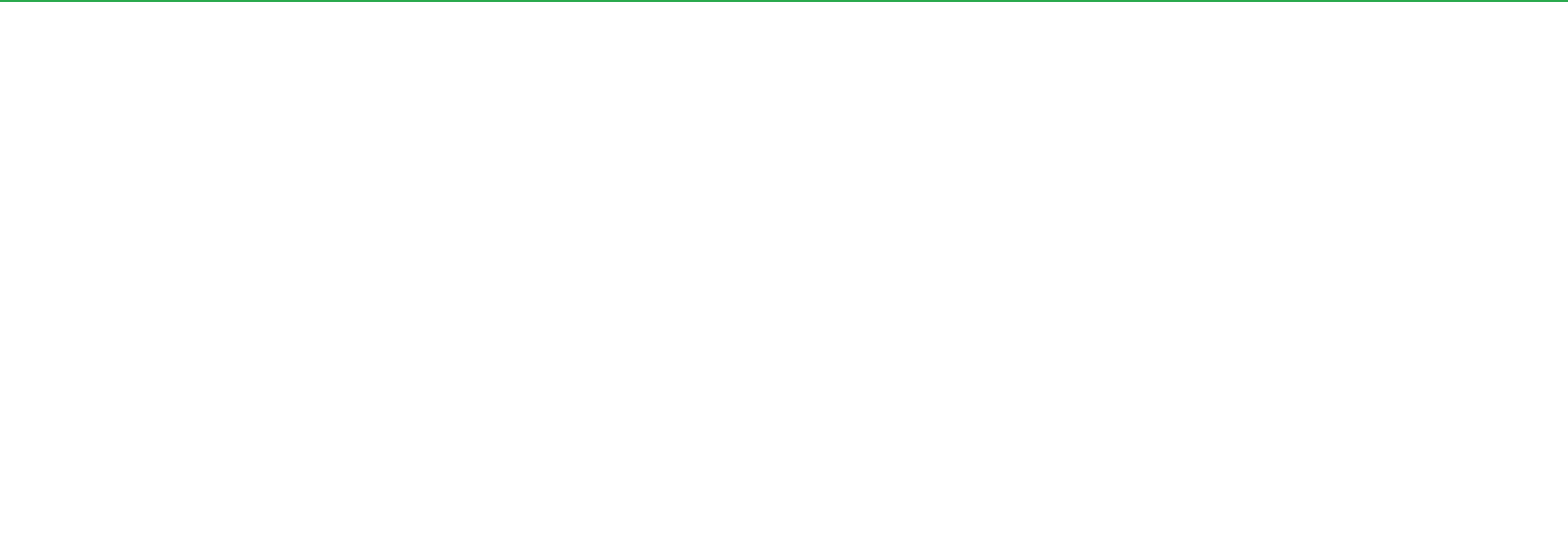
5.27 The Climate Emergency Development Plan Document was adopted in February 2023. The document adds to the Cornwall Local Plan's Strategic Policies as part of the planning policy framework for Cornwall up to 2030. The policies are intended to reduce contributions to climate change, manage the impacts of climate change as well as assist in taking advantage of better prospects and higher rewards for jobs in the green economy. The plan is also intended help provide better quality housing and infrastructure for residents.

5.28 The Climate Emergency Development Plan Document recognises that there are a number of Parishes in Cornwall have declared climate emergencies. The document is intended to act as an umbrella document to help in the development of neighbourhood plans, creating a link between the Local Plan and the climate emergency. Cornwall Council has put in place policies that are intended create consistent standards to help applicants and communities. Neighbourhood plans are expected to follow the policies and guidance set out in the document when considering

developing policies in their areas to help ensure later conformity.

5.29 The Document includes policies covering topics such the provision of green infrastructure, biodiversity gains and increased levels of tree planting. The policies also support town centre regeneration and the diversification of town centre uses to help enhance their vitality and viability. This includes supporting the location of cultural facilities, community and non-residential institution uses such as clinics, nurseries or schools in places that maximise footfall to surrounding town centre uses. Additional residential development in town centres is also supported.

5.30 The Document also includes policies related transport, renewable energy and sustainable construction. New residential development will be required to achieve Net Zero Carbon and submit an 'Energy Statement' that demonstrates how the proposal will achieve reduced demand for heating, limits to energy consumption and on-site renewable energy generation.



Section 6

PLANNING POLICIES

Policy reference		Building a stronger community	Destination Bodmin	Accelerating economic growth	Dealing with climate change	Prioritising sustainability and health and well-being people	Quality homes for everyone
Policy 1	Transport Strategy Policy						
Policy 2	Green Links						
Policy 3	Town Centre Vitality						
Policy 4	Town Centre Enhancements						
Policy 5	Town Centre Development Sites and Opportunities						
Policy 6	Support for the Tourism Economy						
Policy 7	Town Centre Greening						
Policy 8	Provision of Sport and Leisure Facilities						
Policy 9	Site for Combined Emergency Services						
Policy 10	Employment Provision						
Policy 11	Dennison Road Regeneration Area						
Policy 12	Local Green Space Designation						
Policy 13	Protection of the Setting of the Beacon						
Policy 14	Design						
Policy 15	Reuse and adaptation of existing buildings						
Policy 16	Traditional Shopfronts						
Policy 17	Meeting Local Housing Need						
Policy 18	Self and Custom Build Homes						

PLANNING POLICIES

- 6.1 This section sets out the planning policies that will help with meeting the Objectives identified through the process and achieving the Vision for Bodmin.
- 6.2 The policies will guide new development and encourage other important improvements. The Table below provides an overview of how each policy contributes to the Vision's Objectives.
- 6.3 Justification for each policy is provided, along with an overview of how each is considered to be in conformity with Cornwall Council's strategic planning policies and the National Planning Policy Framework. How each policy can make a difference to the area and contribute to the delivery of the vision is also explained.
- 6.4 The table opposite indicates how each Policy relates back to the vision themes set out in Section 4.



Camel Trail, Bodmin

MOVEMENT AND ACCESSIBILITY

Objectives

The objectives for Movement and Accessibility are as follows:

- Identify and promote leisure routes in and out of Bodmin that don't just focus on the road network;
- Old Library to Church Square needs to be level access;
- Identify opportunities for more tree line avenues/ routes;
- Park and ride schemes from A30/ Parkway - opportunity linked to bus and future extra train services;
- New link from Bodmin General to Bodmin Parkway, Bodmin & Wenford Railway line - potential for train link
- New electrified link from Bodmin General (town centre) Station to main line at Bodmin Parkway providing sustainability of existing branch network and developing future travel options
- Improve provision of EV and Cycle charging;
- Identify opportunities for active travel;
- Create a low speed environment;
- Improve entrances into the town centre;
- Improve accessibility of start of Camel Trail from Town Centre. Needs to become a focal point destination. Make more of the opportunity and link to Priory Park;
- Dennison Road AQMA – ensure implementation of a package of physical measures to improve air quality linking to the delivery of a northern relief road (secure land) which will reduce car borne emissions In the AQMA;
- Dennison Road to be a street not a road/ development sites – connect policy to provision of northern relief road starting at Callywith;
- Improve quality of environment at main access points into town – eg: main car parks (Priory Park)
- Improve bus connections to the train centre from the town centre;
- Improve connections to Cardinham and Lanhydrock;
- Support tourist attractions; and
- Provide green links to/ between green spaces

MOVEMENT AND ACCESSIBILITY

Policy 1: Transport Strategy Policy

Policy

The further enhancement of sustainable transport measures to embed Bodmin as a Cycle Town will be supported and the enhancement of existing linkages and creation of new linkages for leisure cycling to the wide locality will be encouraged.

The preparation of a Local Cycling and Walking Infrastructure Plan for Bodmin is supported.

Public transport enhancements to provide: Park and Ride from the A30 into Bodmin Town Centre; a direct rail shuttle between Bodmin Parkway Station & Bodmin Town Station and improved bus frequency between Bodmin Parkway Station and the Town Centre is supported.

The creation of further low speed environments to supplement and improve that implement on Dennison Road and Church Square is supported. A route for a northern bypass to reduce traffic through the Town and on Dennison Road with further resultant air quality improvements is supported.

The Implementation of physical and soft measures aimed at Improving Air Quality In the Air Quality Management Area (AQMA) by reducing vehicle derived emissions will be supported. Vehicle derived emissions should be targeted to reduce the remove the requirement for the AQMA within the Plan Period. Proposals brought forward In line with the all the elements of this Policy as set out above will assist In achieving that aim and will be supported.

Improvements in streetscape and environment at gateway entrances to the Town and the implementation of additional greenspace through “tree lined avenues” such as Westheath Avenue, Lostwithiel Road, Priory Road, Launceston Road, Dumere Road will be supported.

Improvements in suitably located public EV charging infrastructure will be supported and new development should provide public charging infrastructure in addition to the home based charging required under Building Regulations,

The investigation and delivery of various local infrastructure projects as well as safeguarding of any land requirements including the following will be supported:

- i. A northern relief road from Callywith Roundabout to the A389 to relieve traffic flows and congestion on Dennison Road;
- ii. The implementation of additional tree planting to create new and improved tree lined avenues;
- iii. Implementation of Park and Ride from the A30 and Bodmin Parkway Station to Bodmin town centre;
- iv. Implementation of a new coach set down on Dennison Road;
- v. Implementation of public EV charging across the town and in new developments;
- vi. Provision of new Cycle links – Cardinham, Lanhydrock, Camel Trail, Borough Arms Car Park; and
- vii. Safeguarded route to Callywith.

Policy Intention

The policy is intended to promote sustainable transport linkages to the wider Bodmin locality and to support opportunities to enhance sustainable transport connections within the town and reinforce the status of Bodmin as a Cycle Town.

Provision of new sustainable transport infrastructure is encouraged. Enhancement of existing transport routes through the town such as Town entrances /gateways; Tree lined Avenues; Dennison Road streetscape enhancements and speed management measures linked to AQMA objectives are all to be encouraged.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth; and
- The development of a town which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility.

The construction of new Cycle infrastructure in the town under the Building a Better Bodmin programme to deliver the Bodmin Cycling Town brand is in need of further reinforcement to encourage further growth.

Whilst Cornwall Council have progressed Local Cycling and Walking Infrastructure Plans following government guidance in a number of locations, a plan for Bodmin has yet to be produced and would be supported.

The latest Cornwall Council Active Travel Map for Bodmin includes a number of cycle routes and connections both around the town for in town travel and also to the wider area for leisure uses. Further enhancements of the active travel network are encouraged such as a better connection between the end of the Camel Trail and the Town Centre.

Cornwall Local Plan Policy 27 'Transport and accessibility' sets out that all developments should: Provide safe and suitable access to the site for all people and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

It further reinforces that development proposals should be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's Local Transport Plan or any subsequent Local Transport Plan.

The Policy sets out a range of requirements and measures for location of development:

- design of development to be accessible walking and cycling infrastructure;
- for the provision of Travel Plans with developments;
- safeguard land for the delivery of strategic infrastructure opportunities and the provision of public transport infrastructure including park and ride.

MOVEMENT AND ACCESSIBILITY

The Cornwall Climate Emergency Development Plan Document (February 2023) identifies a number of transport supplemental policies governing new development and implementing a hierarchy of modes which prioritises walking, then cycling, then public transport, then car clubs, electric vehicles and lastly private fossil-fuelled vehicles. Electric charging points for cars and bicycles and provisions for other low emission vehicles are encouraged.

Cornwall Local Plan Community Network Areas Sections identifies a number of objectives for the Bodmin Community Network Area, including:

- 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 6 – Infrastructure. Investigate the need for new road infrastructure to address congestion and air quality issues and to allow continued growth of Bodmin

....

Section 9 of the NPPF 'Promoting sustainable transport' sets out that transport issues should be considered from the earliest stages of plan-making and development proposals. The impacts of travel should be assessed and opportunities taken to promote walking, cycling and public transport. Transport considerations are considered to be integral to the design of schemes and contribute to making high quality places.

Amongst other matters planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans) and provide for any large scale transport facilities that need to be located in the area.

Policy 2: Green Links

Policy

It is proposed to include a policy in the Plan that encourages and supports the provision of green links across the town. The policy will identify specific locations and routes that are considered to be suitable for the provision of such links.

The policy will support the achievement of the Vision for Bodmin by contributing to:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism;

- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities; and
- The development of a town that values **THE HEALTH AND WELL BEING OF ITS RESIDENTS** with opportunities for all age groups to lead active lives.

Further work is required to identify the appropriate locations and develop the policy. This will be set out in the next version of the Plan.



Figure 6: Green links



Fore Street, Bodmin Town Centre

TOWN CENTRE AND TOURISM

Objectives

The objectives for the town centre and tourism are as follows:

- Safeguard retail core;
- Develop the town's role as a service centre for the wider hinterland;
- Identify potential development sites in town centre;
- Support small businesses to start up in the town centre;
- Identify and promote a brewery/ food quarter (focussed on Market/ Honey Street/ Crockwell Street);
- Identify opportunities for enhancement to historic core around church/Priory Park;
- Prepare town centre design guide;
- Improve greening of town centre;
- Enhancements to Fore Street
- Shopfront enhancements;
- Encourage residential accommodation in town centre above active uses;
- Support the 'cycle town' aspirations;
- Identify/promote opportunities for hotels;
- Public realm improvements (including amphitheatre behind war memorial); and
- Start Camel Trail in the town centre.

TOWN CENTRE AND TOURISM

Policy 3: Town Centre Vitality

Policy

Subject to compliance with other relevant development plan policies, new business, residential, community and retail uses to the upper floors above existing retail and business premises in Bodmin Town Centre will be permitted provided that:

- i. The site is within or adjacent to the Primary Shopping Area designated in the Cornwall Local Plan;
- ii. There would be no loss of existing ground floor commercial uses, or any unacceptable impacts on the ability of those existing uses to operate; and
- iii. The proposal provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for the occupants of residential or commercial premises.

Unacceptable impacts will be judged against the level of amenity generally in the locality.

Policy intention

The introduction or reintroduction of suitable business, residential, community and retail uses to the upper floors of town centre premises is intended to help to increase footfall in the town centre. It also has the potential to extend the evening economy and support income generation. Changes of use may also provide opportunities for an increased supply of smaller (and therefore potentially more affordable) residential accommodation and commercial premises in a sustainable location.

The policy is intended to support the overall vitality of the town centre by encouraging new uses to the upper floors of town centre premises. At the same time, the policy maintains the protection for existing uses set out in the Cornwall Local Plan and also recognises the need to consider and respect the amenity of existing occupants.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

The Cornwall Local Plan recognises that shopping is a key component and function of many places and that it forms a major part of successful towns. Local Plan Policy 4 'Shopping, services and community facilities' advises

that development will be permitted where it supports the vitality and viability of town centres investment within them and maintains and enhances a good and appropriate range of shops, services and community facilities.

The Community Network Areas Section of the Local Plan includes the objectives of expanding Bodmin town centre to help to retain a greater level of comparison shopping trips and maintaining and enhancing local shops, facilities and services with the aim of providing for local communities. The Site Allocations Development Plan Document includes a number of aims for Bodmin, including improving the town centre.

Section 7 of the National Planning Policy Framework 'Ensuring the vitality of town centres' confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. The NPPF also recognises that residential development can play an important role in ensuring the vitality of centres.

The Neighbourhood Plan accords the objectives and aims of the NPPF and Local Plan by encouraging investment and positive change to support the vitality and viability of the town centre.



Figure 7: Town Centre Vitality

TOWN CENTRE AND TOURISM

Policy 4: Town Centre Enhancements

Policy

Subject to compliance with other relevant development plan policies, development proposals that deliver in whole or in part the following enhancement projects will be permitted:

- i. Fore Street public realm improvements (Project TC1);
- ii. Bodmin Market Hall enhancements (Project TC2);
- iii. Development and enhancement to support the creation of a brewery/ food quarter focused on Honey Street and Crockwell Street (Project TC4);
- iv. Enhancement of the Burgage Plots (Project 5);
- v. Provision of green links through the town centre (Project PO2);
- vi. Provision of enhancements to links between the Camel Trail and town centre (Project TC5 & PM4);
- vii. Improvement to the public realm connecting Dennison Road to Fore Street (Project TC6);
- viii. Improvement to the public realm connecting the areas to the south (Crockwell Street, Bree Shute Lane, Bell Lane, Market Street and Chapel Lane) to Fore Street (Project TC6);
- ix. Improvements to Priory Car Park to enhance the area as a gateway to the town for visitors (Project TC7);
- x. Improvements to Fore Street Car Park to enhance the area as a gateway to the town for visitors (Project TC8);
- xi. Provision of a performance space in Priory Park (Project TC9);

- xii. Improvement to the public realm on Dennison Road (Project PM3);
- xiii. Enhancements to the Leat (Project TC33);
- xiv. Enhancement of the historic core around the Church and Priory Park (Project TC9); and
- xv. Shopfront enhancements (Project TC35).

Enhancement proposals should be of high-quality design that integrates reflects Bodmin's historic character, including its setting, distinctive buildings and green infrastructure.

Applications for enhancements should demonstrate how the specific guidance in the Cornwall Design Guide and Chief Planning Officer's Advice Note on Good Design in Cornwall has been considered and is reflected in the design of the proposal.

Prior to the submission of a planning application, proposals should be subject to public consultation and must be prepared following input and meaningful engagement with stakeholders including relevant landowners, businesses, organisations and community groups.

The developers of sites in the town centre are encouraged to carry out pre-application engagement with both Cornwall Council and Bodmin Town Council prior to the submission of a planning application.

Policy intention

The policy supports the improvement of the town centre through the delivery of a number of specific regeneration and enhancement projects.

The projects have been identified through the process of preparing the neighbourhood plan and individually and collectively will support the vitality of the town centre and Bodmin more widely, by making it a destination that supports existing and new businesses, meets the needs of residents and encourages greater numbers of people to visit the town.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

The Cornwall Local Plan Policy 4 'Shopping, services and community facilities' advises that development will be permitted where it supports the vitality and viability of town centres investment within them and maintains and enhances a good and appropriate range of shops, services and community facilities.

The Community Network Areas Section of the Local Plan includes the objectives of expanding Bodmin town centre to help to retain a greater level of comparison shopping trips and maintaining and enhancing local shops, facilities and services with the aim of providing for local communities. The Site Allocations Development Plan Document includes a number of aims for Bodmin, including improving the town centre.

Section 7 of the National Planning Policy Framework 'Ensuring the vitality of town centres' confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

The Neighbourhood Plan accords the objectives and aims of the NPPF and Local Plan by supporting a range of enhancements and encouraging investment and positive change to support the vitality and viability of the town centre.

TOWN CENTRE AND TOURISM

Policy 5: Town Centre Development Sites and Opportunities

Policy

Other than in the Primary Shopping Area, the development of previously developed land within or adjacent to the defined town centre for business, residential, community, or mixed-use proposals will be supported, subject to compliance with other relevant development plan policies, where it contributes towards the achievement of the Vision for the town.

The following sites are identified on the Proposal Map as potential opportunities for mixed-use redevelopment:

- i. Corner of Priory Road and Turf Street (Project TC9); and
- ii. Mount Folly Square (Project TC10).

Development proposals should be of high-quality design that integrates reflects Bodmin's historic character, including its setting, distinctive buildings and green infrastructure.

Applications for new development should demonstrate how the specific guidance in the Cornwall Design Guide and Chief Planning Officer's Advice Note on Good Design in Cornwall has been considered and is reflected in the design of the proposal.

Prior to the submission of a planning application, proposals should be subject to public consultation and must be prepared following input and meaningful engagement with stakeholders including relevant landowners, businesses, organisations and community groups.

The developers of sites in the town centre are encouraged to carry out pre-application engagement with both Cornwall Council and Bodmin Town Council prior to the submission of a planning application.

Policy intention

The policy is intended to support the improvement of the town centre through the redevelopment of previously developed land in key locations. The sites have been identified through the process of preparing the neighbourhood plan and it is considered that their redevelopment in the future will support the vitality of the town centre and Bodmin more widely.

Depending on the specific proposals, the redevelopment of existing areas in the town has the potential to increase footfall and/or the potential to extending the evening economy and support income generation. The redevelopment of existing sites also provides opportunities for increased supply of residential accommodation and commercial premises in a sustainable location.

Policy justification

policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

The Cornwall Local Plan Policy 4 'Shopping, services and community facilities' advises that development will be permitted where it supports the vitality and viability of town centres investment within them and maintains and enhances a good and appropriate range of shops, services and community facilities.

The Community Network Areas Section of the Local Plan includes the objectives of expanding Bodmin town centre to help to retain a greater level of comparison shopping trips and maintaining and enhancing local shops, facilities and services with the aim of providing for local communities. The Site Allocations Development Plan Document includes a number of aims for Bodmin, including improving the town centre.

Section 7 of the National Planning Policy Framework 'Ensuring the vitality of town centres' confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

The Neighbourhood Plan accords the objectives and aims of the NPPF and Local Plan by supporting appropriate development in key locations that encourage investment and positive change to support the vitality of the town centre.

TOWN CENTRE AND TOURISM

Policy 6: Support for the Tourism Economy

Policy

Proposals which deliver growth for Bodmin's tourism economy, including those which extend the tourism season and encourage higher levels of spending by visitors will be supported in principle including:

- i. Provision of new or upgraded visitor accommodation on appropriate sites, including small hotels, bed and breakfast and self-catering accommodation; and
- ii. Proposals which help enhance Bodmin as a year round destination, including the provision of enhanced transport related infrastructure which supports business tourism and tourist related business development.

Development proposals which result in the loss of important facilities for the tourism economy, including visitor accommodation, will only be permitted when it has been demonstrated that the existing use is unviable and there is no reasonable prospect of it becoming viable or there are over-riding sustainability and regeneration benefits from the proposal.

Policy intention

The policy is intended to encourage investment and support the enhancement of the tourist accommodation, facilities, services and infrastructure.

In particular there is considered to be a need for a greater range of quality accommodation, along with the development of services and facilities that will enhance Bodmin as a destination throughout the year.

Policy justification

The policy will support the achievement of the Vision for Bodmin by contributing to:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism;
- The development of the town as a **MAJOR TOURISM DESTINATION** based on its heritage attractions, cultural events and recreational opportunities; and which attracts year-round visitors from Cornwall and beyond; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

The Cornwall Local Plan Includes an objective to enhance the cultural and tourist offer in Cornwall and to continue to promote Cornwall as a year round destination for tourism and recreation. The Site Allocations Development Plan Document includes a number of aims for Bodmin, including improving the tourism offer. The Document's overarching strategy for Bodmin identifies the aim of exploiting the town's historic assets as a leisure and tourism opportunity as one of the priorities.

The Neighbourhood Plan supports the Local Plan by encouraging tourism related development in appropriate locations that encourage investment and the growth of the tourism economy in the area.

Policy 7: Town Centre Greening

It is proposed to include a policy in the Plan that encourages and supports the greening of the town centre. The policy will identify specific locations that are considered to be suitable for such enhancement and identify the types of measures that should be implemented to contribute to the greening of the town centre environment.

The policy will support the achievement of the Vision for Bodmin by contributing to:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the

town's rich history and heritage that will support the growth of business, employment and tourism; and

- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

Further work is required to identify the appropriate locations and develop the policy. This will be set out in the next version of the neighbourhood plan.



Figure 8: Town Centre Greening



Mount Folly Square

COMMUNITY INFRASTRUCTURE AND EDUCATION

Objectives

The Neighbourhood Plan objectives for Community, infrastructure and education as follows:

- Identify sites for new community infrastructure and facilities;
- Opportunity for development of Dennison Road surgery site;
- Provide nursery facilities in the right location;
- Improved accessibility by cycling and walking;
- Aspiration for all children to be educated in the town;
- Utilise redundant town centre buildings for community purposes;
- Reflect Cornwall Open Space Strategy; and
- Retain/provide therapies in the centre.

COMMUNITY INFRASTRUCTURE AND EDUCATION

Policy 8: Provision of Sport and Leisure Facilities

Policy

Proposals for the provision of new community, sport and leisure facilities and the enhancement of existing facilities will be supported.

Proposals for change of use that will result in the loss of community, sport and leisure facilities will not be supported unless it has been demonstrated with appropriate evidence, including a process of engagement with stakeholders, that there is no longer a need for the service, or a facility (with an equivalent or improved level of accessibility for the community that it serves) is to be provided in an appropriate alternative location.

Policy intention

The policy seeks to support the provision of community, sport and leisure facilities, along with the enhancement of existing facilities.

The policy is also intended to protect the facilities that are important to local people from change of use that will result in their loss to the community.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- Development of a town which is a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.
- Development of a town which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility.
- Development of a town which values **THE HEALTH AND WELL BEING OF ITS RESIDENTS** with opportunities for all age groups to lead active lives.

Policy 4 'Shopping, services and community facilities' in the Cornwall Local Plan confirms a general support for the development of new community facilities. The Local Plan also confirms that such facilities are essential for local residents and that they also impact on the health and wellbeing of communities. It is also recognised that any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities and that it is important that these facilities and services are accessible to all.

COMMUNITY INFRASTRUCTURE AND EDUCATION

Policy 9: Site for Combined Emergency Services

Subject to compliance with other relevant development plan policies, proposals for the development of new emergency services facilities, including a combined services facility, will be supported in principle.

Prior to the submission of a planning application, proposals should be subject to public consultation and meaningful engagement with stakeholders, including businesses, local organisation, community groups and Bodmin Town Council.

Policy intention

The policy is intended to support the development of new and replacement emergency facilities in appropriate locations. It is considered that some of the existing facilities are not in the most suitable locations and in the event that the relevant service provider or a combination of providers seek to relocate, the policy confirms support for such a proposal in principle.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a town that a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth; and
- The development of a town which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility.

Policy 4 'Shopping, services and community facilities' in the Cornwall Local Plan confirms a general support for the development of new community facilities. The Local Plan also confirms that such facilities are essential for local residents and that they also impact on the health and wellbeing of communities. It is also recognised that any growth in jobs and homes needs to be supported by adequate infrastructure provision, this includes community facilities and that it is important that these facilities and services are accessible to all.



Dennison Road

EMPLOYMENT AND REGENERATION

Objectives

The Neighbourhood Plan objectives for Employment and Regeneration are as follows:

- Identify town centre regeneration opportunity sites;
- Opportunity to increase/support employment at Callywith urban extension;
- Support Dennison Road regeneration (expand on Charette);
- Allocate potential employment sites and employment space opportunities;
- Aspiration for one job for every adult;
- Improve quality of jobs and diversity of employment;
- Bodmin must be a focus for the recommendations in the Cornwall Employment review; and
- Sufficient potential should be identified to meet future employment land requirements.

EMPLOYMENT AND REGENERATION

Policy 10: Employment Provision

Policy

The preparation of the masterplan/ concept plan for the allocated sites at Callywith Urban Village and Castle Street (as required by the Cornwall Council Site Allocation Development Plan Document Policy Bd-UE4 and Policy Bd-M1) should be informed by meaningful engagement and consultation with stakeholders, including businesses, local organisation, community groups and Bodmin Town Council.

The developers of the site are also encouraged to carry out formal pre-application engagement with Cornwall Council and Bodmin Town Council prior to the submission of any planning application.

The extension of the allocated employment areas will be permitted where the proposal would:

- i. Be of a scale, design and layout that would not adversely impact on the landscape setting of the area;
- ii. Include the provision of high quality jobs;
- iii. Improve the layout, functioning and appearance of the employment area; and
- iv. Where appropriate support the delivery of strategic infrastructure and/or result in other significant public benefits.

Policy intention

The Cornwall Council Site Allocations Development Plan Document allocates employment land at Callywith Urban Village and Castle Street. The relevant policies require the preparation of a masterplan/ concept plan for the site, and for any subsequent proposal for the site that is subject to a planning application to be in accordance with that plan.

The policy specifically requires that landowner, promoter or developer of the allocated sites to carry out meaningful engagement and consultation with stakeholders, including businesses, local organisation, community groups and Bodmin Town Council during the course of the preparation of the masterplan/ concept plan.

Policy justification

The policy will support the achievement of the following objectives of the Vision for Bodmin:

- The development of a town that a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth;
- The development of a town which is the **CENTRE FOR SERVICES AND FACILITIES SERVING EAST CORNWALL** and, in some cases, the whole of Cornwall, taking full advantage of its location and accessibility; and
- The development of a town which has many businesses providing **HIGH QUALITY, HIGHLY PAID JOBS** and is recognised as the focal point for the food and drink industry in Cornwall.

The sites are allocated in for development in the Cornwall Council Site Allocations Development Plan Document. The policy does not seek to amend the existing allocation and seeks to ensure that the key stakeholders are Involved In the preparation of the plans that will shape the delivery of the sites.

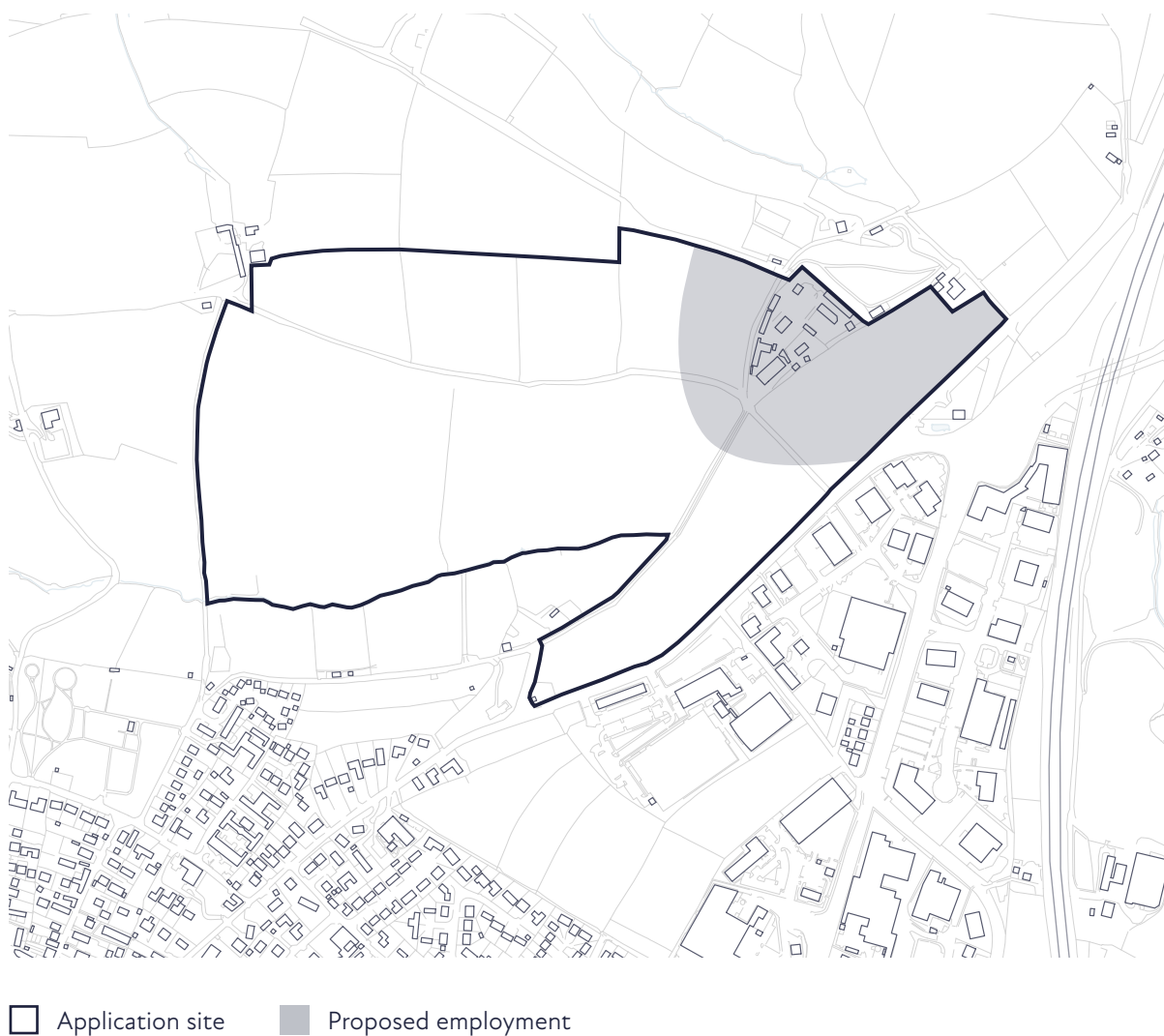


Figure 9: Employment Provision

EMPLOYMENT AND REGENERATION

Policy 11: Dennison Road Regeneration Area

Policy

Dennison Road and the surrounding area offers an opportunity to contribute positively towards the regeneration of the town centre and Bodmin generally. There are a number of sites that if developed sensitively could create a new mixed-use area of the town where the Dennison Road area has the character of a street providing homes, employment, commercial and other uses, as opposed to a busy trafficked through road, dominated by road infrastructure, vehicles and under-utilised plots.

An area has been identified in the Plan that has the potential to be allocated for future regeneration and a mix of uses. Further work is required to develop the policy that would guide

any development. It is also intended to gather views on this through the consultation on the Plan. It is also important to explore the proposal with existing land and property owners and residents and businesses. It is recognised that whilst the identified area contains potential redevelopment sites, there are also some parts of it that should be retained.

A number of potential projects and objectives for the area have been identified – these are set out in Figure XX. However, further work and evidence is required to develop this proposal and policy further. More details will be provided in the next version of the Plan.

TC18	Dennison Road Regeneration Design Guide	TC24	Land north of Pool Rd at the junction with Scarlett Well Rd
TC19	Bodmin Town Centre Community Hub	TC25	Land north of Pool Road
TC20	Dennison Road – A street not a road	TC26	Land south of Dennison Road and west of Bree Shute Ln (Day Lewis Pharmacy)
TC21	Land north of Dennison Road and south of Pool Street (Domino's Pizza)	TC27	Land south of Dennison Road (Topps Tiles)
TC22	Car Park north of Dennison Road (west)	TC28	Land south of Dennison Road (Texaco Garage)
TC23	Car Park north of Dennison Road (east)	TC29	Land south of Dennison Road (Kemp Kars - west of Texaco site)
		TC30	Health centre site



Figure 10: Dennison Road



OPEN SPACE AND GREENING

Objectives

The Neighbourhood Plan objectives for Open Space and Greening are as follows:

- Develop a green space strategy for the town, protect existing important spaces and explore the potential for the provision of green space and environmental enhancements;
- Link to the ‘Green Strategy’ under preparation – connection between this and NDP needs to be established;
- Improve burgage plots to encourage increased use;
- Explore opening up of the leat running through the centre of town as a feature and means for managing surface water;
- Enhance blue infrastructure from Bodmin Moor to Fowey (including through the town centre);
- Wider Priory area – needs to be landscaped/ SUDS led development;
- The green areas extending around Bodmin Beacon LNR could be protected as open space;
- Protect the setting of the Beacon;
- Create ford river crossings along the Camel Trail;
- SUDS in the town centre to help with flood risk management;
- Identify areas where urban greening is needed;
- Mount Folly – open space, increase biodiversity, reinstate fountain/ wetland feature;
- Encourage developers to create green spaces/ wetlands;
- Identify opportunities for food growing/ vertical horticulture on buildings in the town centre;
- Improve wayfinding throughout the town;
- Use old cemetery as space for nature; and
- Encourage planting of fruit trees.

OPEN SPACE AND GREENING

Policy 12: Local Green Space Designation

National policy allows neighbourhood plans to designate land as Local Green Space. This provides an opportunity for communities to identify and protect green areas of particular importance to them. It is proposed to include a policy in the Plan that designates such spaces.

Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period. The Local Green Space designation can only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The policy will support the achievement of the Vision for Bodmin by contributing to:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community; and
- The development of town which values the **HEALTH AND WELL BEING OF ITS RESIDENTS** with opportunities for all age groups to lead active lives.

Further work is required to identify the appropriate locations for designation. This will be set out in the next version of the neighbourhood plan.

Policy 13: Protection of the Setting of the Beacon

It is proposed to include a policy in the Plan that protects the setting of the Beacon. The policy will identify a specific area that are considered to the setting of the Beacon and will seek to manage future development, so as to ensure that the setting is protected for the future.

The policy will support the achievement of the Vision for Bodmin by contributing to:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism.

Further work and evidence is required to identify the setting of the Beacon and develop the policy. This will be set out in the next version of the neighbourhood plan.





Bodmin Town Museum

DESIGN AND HERITAGE

Objectives

The Neighbourhood Plan objectives for Design and Heritage are as follows:

- Improve the quality of new build development and other important historic areas in the town;
- Support use of disused heritage buildings as community hubs;
- Compile Local List of heritage assets;
- Prepare shop front design guide;
- Update and Re-issue Conservation Area Management Plan;
- Encourage retrofit before demolition;
- Flexible uses behind historic facades; and
- Identify key heritage projects.

Characterisation has highlighted a number of regeneration and conservation opportunities, which fall broadly into the following themes:

- Recognise the asset represented by Bodmin's distinctive character and high quality historic environment;
- Recognise and implement priority opportunities for change
- Reinststate character and quality where these have been eroded by inappropriate past development or neglect
- Build character into change

DESIGN AND HERITAGE

Policy 14: Design

Policy

New development in Bodmin should be designed to the highest quality and of an appropriate density for the area. This is particularly important for proposals of a significant scale or importance because of their civic prominence or role in the area.

The Neighbourhood Plan establishes a benchmark for quality and as such represents the importance placed on design by the people of the area identified by the community in the preparation of the Plan.

High quality design for the area must: contribute positively to overcoming the Climate Emergency; have very good sustainability credentials; be flexible and adaptable; reflect, preserve and enhance the local landscape and build character that sets the area apart from other areas; and be well-considered and composed, of its time and locally distinctive to Bodmin

Quality design should be applied to all forms of development: new buildings; the conversion and extension of existing buildings; public realm schemes; and transport and other infrastructure projects.

Applications for new development should demonstrate how the specific guidance in the Cornwall Design Guide (along with any more detailed guidance set out in any future local design guidance) and the Chief Planning Officer's Advice Note on Good Design in Cornwall has been considered and is reflected in the design.

Policy Intention

The policy seeks to ensure that all future development is designed to a high standard that contributes positively to the area.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

Good design is important to local people. It is important that any new development reflects the local landscape and character and is distinctive to the area that is within and helps to raise the standard of design generally and particularly in high-profile areas including the town centre.

Cornwall Local Plan Policy 12 'Design' provides guidance on design expectations across Cornwall. The Policy builds on this to include the design related issues that are particularly important to local people.

Section 12 of the NPPF 'Achieving well designed places' confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

The NPPF also advises that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities and that being clear about design expectations, and how these will be tested, is essential for achieving this.

In accordance with the NPPF, the Policy sets out a design vision and expectations for applicants that reflects local aspirations. The Policy also reflects the NPPF by recognising the importance of design which promotes high levels of sustainability.

DESIGN AND HERITAGE

Policy 15: Reuse and adaptation of existing buildings

Policy

Proposals which secure a sustainable future for building will be supported where they:

- i. Result in significant improvements in energy efficiency and reductions in carbon emissions; or
- ii. Conserve and/ or enhance the design, character, appearance and significance of historic buildings and other designated and non-designated heritage assets; or
- iii. Facilitate the sensitive re-use of buildings that have fallen into a state of disrepair or dereliction.

The benefits associated with proposals for the appropriate re-use of existing buildings will be given significant weight in the determination of a planning application.

Policy intention

The policy is intended to encourage to re-use and adaption of existing buildings, including those that have a heritage value.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism;
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities; and
- The development of a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.

Policy SEC1 'Sustainable Energy and Construction' of Cornwall Council's Climate Emergency Development Plan Document recognises that the Improvement of the energy efficiency and reduction in carbon emissions for existing buildings can result in considerable benefits. The policy confirms that 'significant weight' should be given to the benefits of development that result in such Improvements.

The National Planning Policy Framework confirms that the planning system should support the transition to a low carbon future in a changing climate.

Specifically, it should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.



DESIGN AND HERITAGE

Policy 16: Traditional Shopfronts

Policy

Proposals for the development of new, or the refurbishment of existing shop frontages and other commercial premises within the Town Centre will be permitted where the proposed alteration or replacement is sympathetic to and respects the architectural integrity of the building and the character of the area with special regard to such matters as scale, pattern of frontages, vertical or horizontal emphasis, materials, colour and detailed design.

New signs will only be permitted where they respect the architectural integrity and features of the buildings and the character of the locality.

Where a proposal for the change of use of an existing shop is supported by the Development Plan, consideration should be given to the retention of the shop front. In particular, where the shop is of historic character and quality the shop front should be retained and incorporated into any future use.

Where the original historic shop front has been lost to a poorer quality modern frontage, support will be given to its replacement with a more historically appropriate design where this can be justified by evidence of its existence in that form in the past.

Policy intention

The policy is intended to help to improve the town centre including its historic buildings through a requirement for alterations to shop fronts to be carried out in an appropriate and sympathetic manner.

Over time this will, in combination with the other town centre enhancement related proposal, result in an overall improvement to the appearance of the town centre. This will support the vitality of the town centre and Bodmin more widely, by making it a destination that supports existing and new businesses, meets the needs of residents and encourages greater numbers of people to visit the town.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **STRONG, CONFIDENT IDENTITY** based on the town's rich history and heritage that will support the growth of business, employment and tourism; and
- The development of an **ATTRACTIVE, THRIVING TOWN CENTRE** which meets the needs of the community offering a variety of daytime and evening meeting places and experiences as well as retail opportunities.

The Cornwall Local Plan Policy 4 'Shopping, services and community facilities' advises that development will be permitted where it supports the vitality and viability of town centres investment within them and maintains and enhances a good and appropriate range of shops, services and community facilities.

The Community Network Areas Section of the Local Plan includes the objectives of expanding Bodmin town centre to help to retain a greater level of comparison shopping trips and maintaining and enhancing local shops, facilities and services with the aim of providing for local communities. The Site Allocations Development Plan Document includes a number of aims for Bodmin, including improving the town centre.

Section 7 of the National Planning Policy Framework 'Ensuring the vitality of town centres' confirms that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.





Beacon Hill, Bodmin

HOUSING

Objectives

The Neighbourhood Plan objectives for Housing are as follows:

- Support the delivery of homes to meet the needs of local people, including affordable homes, homes for older members of the community and self-build opportunities;
- Seek National Space Standards on Open Market housing not just affordable;
- Provide more family houses in the town centre;
- Utilise underused commercial units to incorporate residential element;
- Require housing mix specific to Bodmin's character/ needs – for example more larger properties/ inclusive and accessible housing, including for people with disabilities;
- Ensure housing is big enough with suitable provision for storage/ bikes/ bins etc. and
- Fore Street designation – housing/ mixed use/ diversification/ heritage/ design quality/ improve public realm.

HOUSING

Policy 17: Meeting Local Housing Need

Policy

New housing developments should provide an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, In accordance with Policy 6 of the Cornwall Local Plan.

Development will be supported which provides a mix of housing types and sizes that reflects local needs and the composition of households at the time of submission with an emphasis on the provision of:

- i. family homes, bungalows, and aspirational homes to meet market demand;
- ii. small dwellings suitable for 1 and 2 persons young or elderly households; and
- iii. dwellings designed to meet special needs such as 'lifetime homes' fully accessible or extra care units suitable or readily adaptable for disabled or elderly people, on parts of the site with generally level access.

An exception to these requirements will only be supported where the intention is to meet a specific housing need which requires a particular type or tenure of housing and which is supported by clear and recent evidence.

Policy intention

The policy is intended to ensure that housing development within the area provides a mix of dwellings that is tailored to meet the needs of the local population. This includes delivering a good choice of a range of sizes and types of homes that will support sustainable and inclusive communities, including an extra care development if required.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.

The Cornwall Local Plan recognises that there is a need to plan for the housing needs of future communities. It is further recognised that failing to do this will place excessive pressure on an already straining housing market and restrict the ability to secure affordable housing to meet the needs of many in Cornwall.

Cornwall Council's housing evidence base includes the Strategic Housing Market Needs Assessment and together with the proposed Site Allocations Development Plan Document provides the information to aid an understanding of the types of housing need and demands specific to local communities in Cornwall.

Local Plan Policy 6 confirms that proposals for major development of 10 dwellings or more should address need and demand for affordable, market housing and starter homes.

The policy also requires applicants to use local evidence of the need and demand for specific types, tenures and sizes of housing to contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists.

Proposals are also required to respond to the requirements of a changing population and of particular groups in the community, by increasing the supply of accessible and specialist housing (including ground floor flats, flats with lifts and bungalow accommodation) which is able to meet people's needs throughout their lifetimes based on locally derived evidence of need and demand.

Section 5 of the National Planning Policy Framework 'Delivering a sufficient supply of homes' confirms the Government's objective of significantly boosting the supply of homes.

National policy seeks to ensure that the size, type and tenure of housing needed for different groups in the community are assessed and reflected in planning policies. This includes (but is not limited to) those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes.



HOUSING

Policy 18: Self and Custom Build Homes

Policy

To support self and custom housebuilding on sites of 20 dwellings or more, developers will supply at least 5% of open market housing as serviced dwelling plots for sale to self or custom builders. The following criteria will apply:

- i. Plots should be located where suitable adopted or adoptable road access is deliverable at an early stage in the development;
- ii. A range of plots sizes are provided, suitable for detached homes with scaffold margins within the plot boundary;
- iii. Conditions will be attached to outline planning permissions to secure agreement of Plot Passports and Design Codes for the development prior to the submission of the first Reserved Matters application;
- iv. Reserved Matters applications will be accompanied by sufficient information to demonstrate how the initial homeowners have had primary input into the final design and layout of the dwelling;
- v. Plot must be marketed for at least a 24 month marketing period in accordance with a marketing strategy and valuation approved by the Local Planning Authority;
- vi. Prior to marketing, each plot must be developable by a custom builder, with no issues to prevent immediate purchase and development. Legal access and on-plot services must be provided prior to commencement of the plot marketing period, unless the local planning authority is provided with evidence that plots can be provided with access to those services within the duration of a development permission granted in relation to that land; and
- vii. Serviced plots which have been appropriately marketed at a prevailing market value and which have not been sold after six months can be built out by the developer.

Policy intention

The Government is supporting the delivery of larger numbers of self and custom build homes. These are homes built by individuals, associations of individuals or developers working with or for those individuals. Homes that are built wholly or mainly to plans or specifications decided or offered by a developer/seller are excluded. There are a number of potential advantages for this type of housing, including:

- Greater choice of housing;
- Improved affordability;
- Diversity in design;
- Opportunities for more sustainable homes;
- Support for local builders; and
- Exemption from payment of Community Infrastructure Levy.

Local evidence suggests that there is a demand for such housing in Cornwall with approximately 1155 entries on the Council self and custom build register between April 2016 and October 2022. Of these, there are 50 individuals who have identified Bodmin as their preferred location.

To support the provision of this type of homes the policy includes a requirement for 5% of plots on sites of 20 houses or more to be made available for purchase by self or custom builders. This will form part of the market dwellings available on the site, with the percentage applied to the total number of such properties. Plots will be marketed for a period of 24 months before being returned to the landowner or developer control.

Policy justification

The policy will support the achievement of the Vision for Bodmin through:

- The development of a **SELF SUPPORTING, SUSTAINABLE COMMUNITY** where jobs, transport provision, services and facilities have all kept pace with and are closely linked to population growth.

Cornwall Local Plan Policy 6 'Housing mix' confirms that new housing developments of 10 dwellings or more should include an appropriate mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities. The policy specifically identifies self-build and custom-build housing amongst the types of housing need that should be met by new development. The policy builds on this by setting a target for the provision of self/custom build plots in new development.

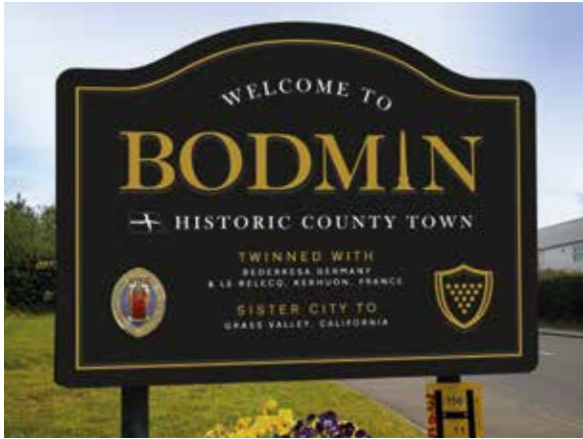
Section 5 of the NPPF 'Delivering a sufficient supply of homes' supports the preparation of policies that seek to meet the needs of people who wish to commission or design their own homes.

As noted in the NPPF (footnote 26) Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. Cornwall Council are also subject to duties under sections 2 and 2A of the Act to have regard to this and to give enough suitable development permissions to meet the identified demand. Self and custom-build properties could provide market or affordable housing.



Section 7

TOWN CENTRE PROJECTS



TOWN CENTRE PROJECTS

Enhancement projects

Introduction

The following town centre projects have been identified by the community through consultation as being important to support regeneration in the town centre. They have been identified as projects that if delivered would contribute positively towards realising the Vision.

- | | |
|--|--|
| <p>TC1 Fore Street Public Realm Improvement
Include transport plan/ phasing/ greening/ lighting/ regular moments or incidents</p> | <p>TC6 Town Centre Lanes Enhancement
Improvements to the public realm connecting Dennison Road into Fore Street and areas to the south into Fore Street (e.g.: Crockwell Street/ Bree Shute Lane/ Bell lane/ Market Street/ Chapel Lane)</p> |
| <p>TC2 Bodmin Market Hall Enhancement Plan
Plan to develop facility as a destination/ Cornish produce?/ events – reference Porto market (recently refurbished)</p> | <p>TC7 Priory Car Park Gateway
Environmental Improvement
Improve quality of experience at a principal entrance into the town for visitors</p> |
| <p>TC3 Honey Street Public Realm
Heart of the evening economy and focal point for a new food/ brewery quarter (Honey Street/ Crockwell Street)</p> | |
| <p>TC4 Burgage Plots Enhancement Scheme
Community food growing and horticulture</p> | |
| <p>TC5 Camel Trail
Creating a sense of arrival in Bodmin and a positive and innovative cycle link into the centre of town (Mount Folly Square) – use of landscaping and art/ café/ bike hire and storage</p> | |



TOWN CENTRE PROJECTS

Enhancement projects

- | | |
|--|--|
| <p>TC8 Fore Street Car Park Gateway
Environmental Improvement
Improve quality of experience at a principal entrance into the town for visitors</p> | <p>TC13 Railway link to the mainline
Feasibility project to explore the potential for using the heritage railway to establish a railway connection between the town centre and Bodmin Parkway station.</p> |
| <p>TC9 Corner of Priory Road and Turf Street
Development site – an opportunity to improve the gateway into the town centre and improve the setting of St Petrock’s Church</p> | <p>TC14 M&Co Redevelopment</p> |
| <p>TC10 Mount Folly Square
A small café pavilion on north east of square to animate the space and improve the visitor experience. A building of the highest quality befitting the location. In addition – to encourage clustering of cafes/ restaurants in buildings around square to help realise the potential of the place – including outdoor seating.</p> | <p>TC15 Fire station site, Berrycombe Road.
A development opportunity</p> |
| <p>TC11 Priory Activity Centre
Promoting well-being and education in a new setting for dance, scientific exploration and creativity.</p> | <p>TC16 Bodmin Cemetery
A useable public green asset.
Explore precedent – Arncliffe, Bristol</p> |
| <p>TC12 A Performance Space in the Park
Using the natural gradient of Priory Park to create an outdoor place for performance – an amphitheatre/ Bodmin’s Minack.</p> | <p>TC17 Bodmin – A Heritage Action Zone</p> |

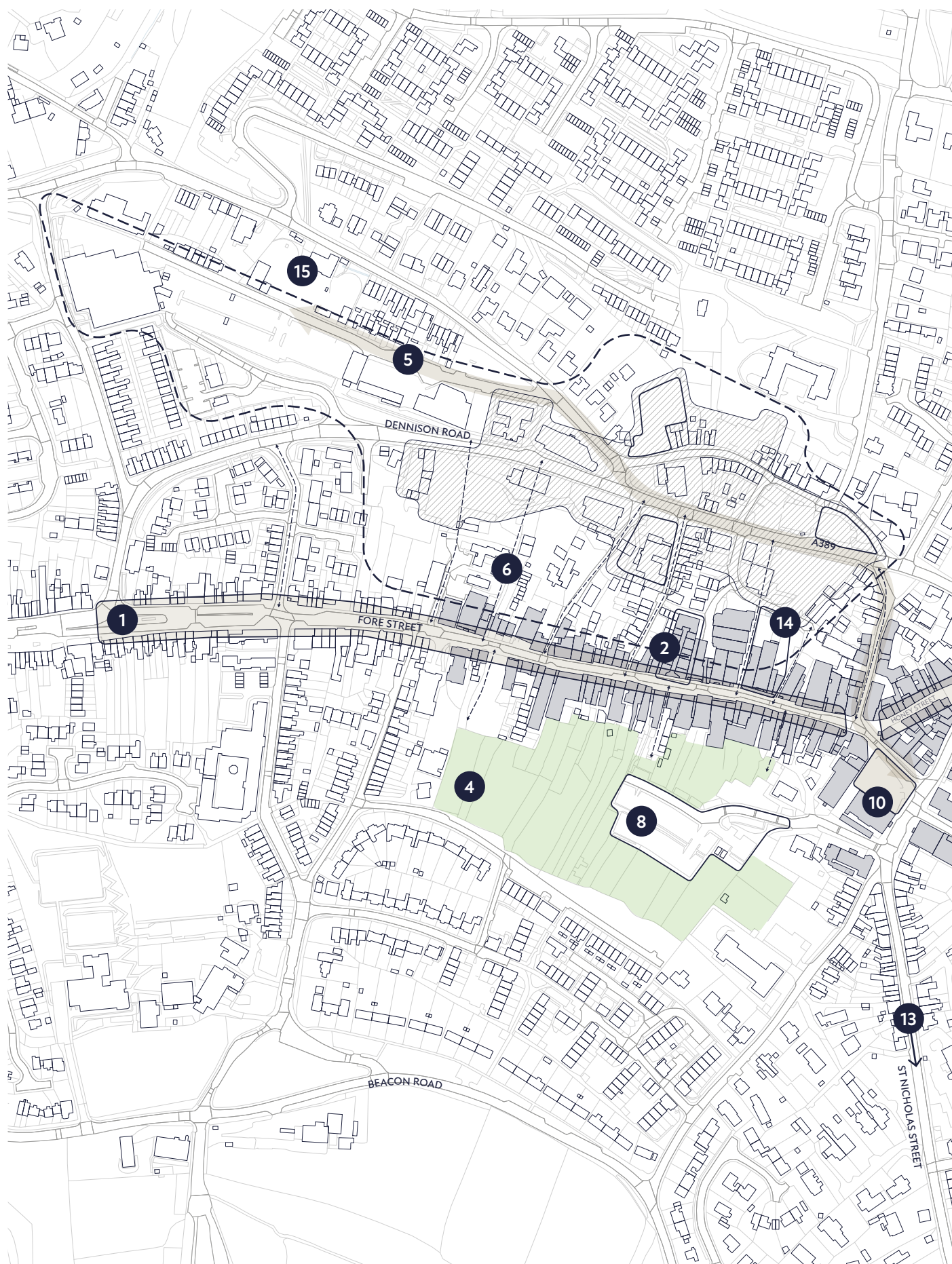
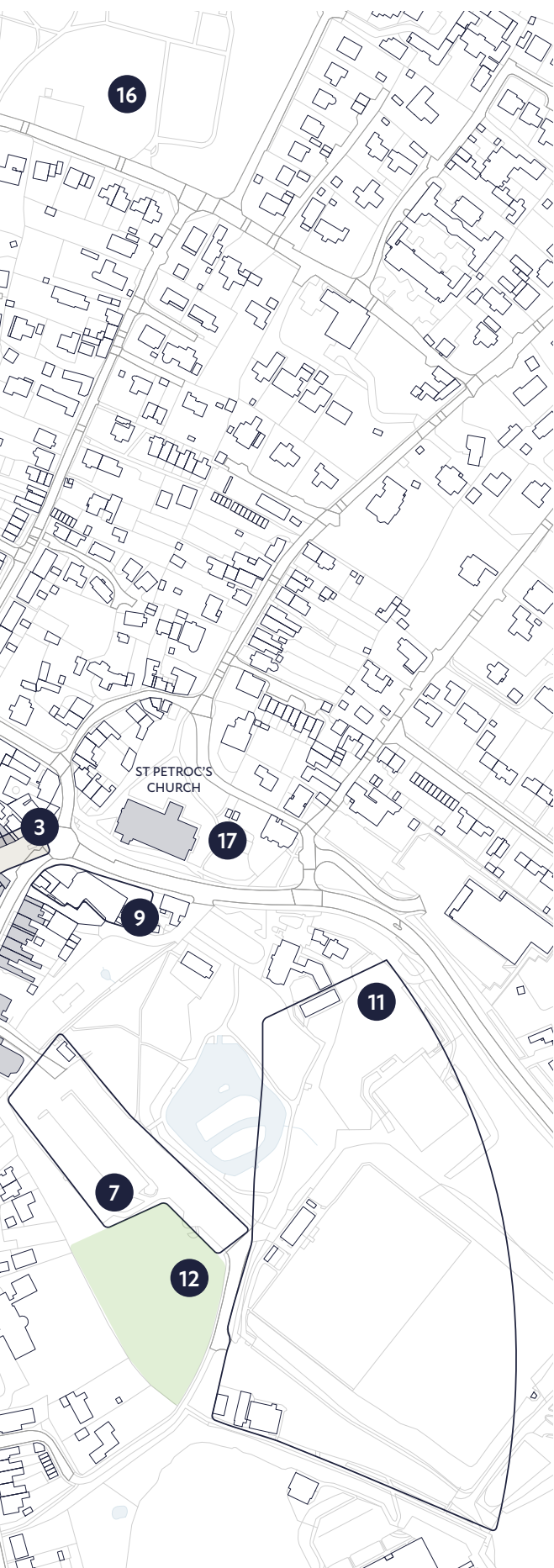
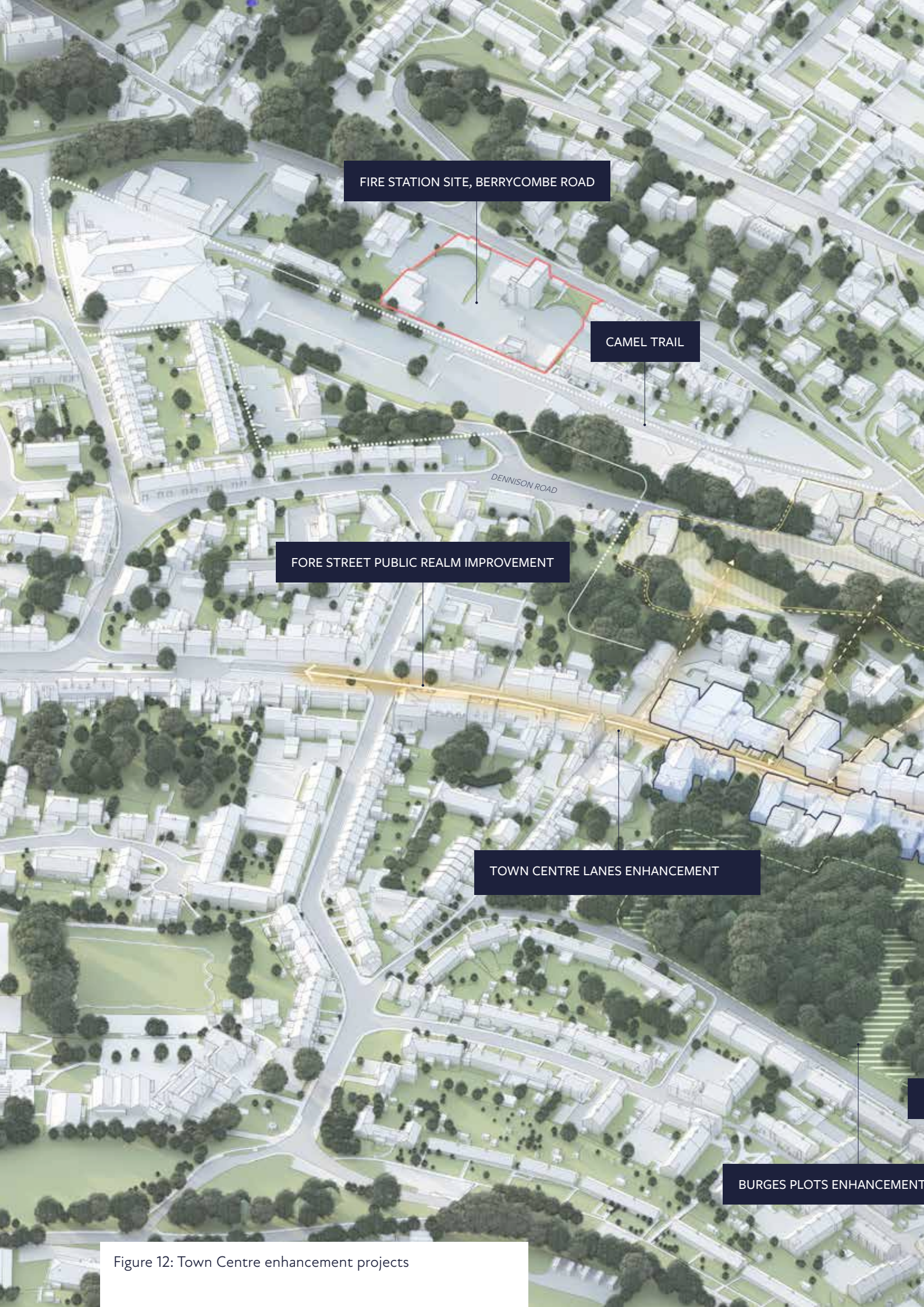


Figure 11: This plan identifies the main town centre regeneration projects.



Town Centre enhancement projects

- TC1 Fore Street Public Realm Improvement**
- TC2 Bodmin Market Hall Enhancement Plan**
- TC3 Honey Street Public Realm**
- TC4 Burgage Plots Enhancement Scheme**
- TC5 Camel Trail**
- TC6 Town Centre Lanes Enhancement**
- TC7 Priory Car Park Gateway**
- TC8 Fore Street Car Park Gateway**
- TC9 Corner of Priory Road and Turf Street**
- TC10 Mount Folly Square**
- TC11 Priory Activity Centre**
- TC12 A Performance Space in the Park**
- TC13 Railway link to the mainline**
- TC14 M&Co Redevelopment**
- TC15 Fire station site, Berrycombe Road**
- TC16 Bodmin Cemetery**
- TC17 Bodmin – A Heritage Action Zone**



FIRE STATION SITE, BERRYCOMBE ROAD

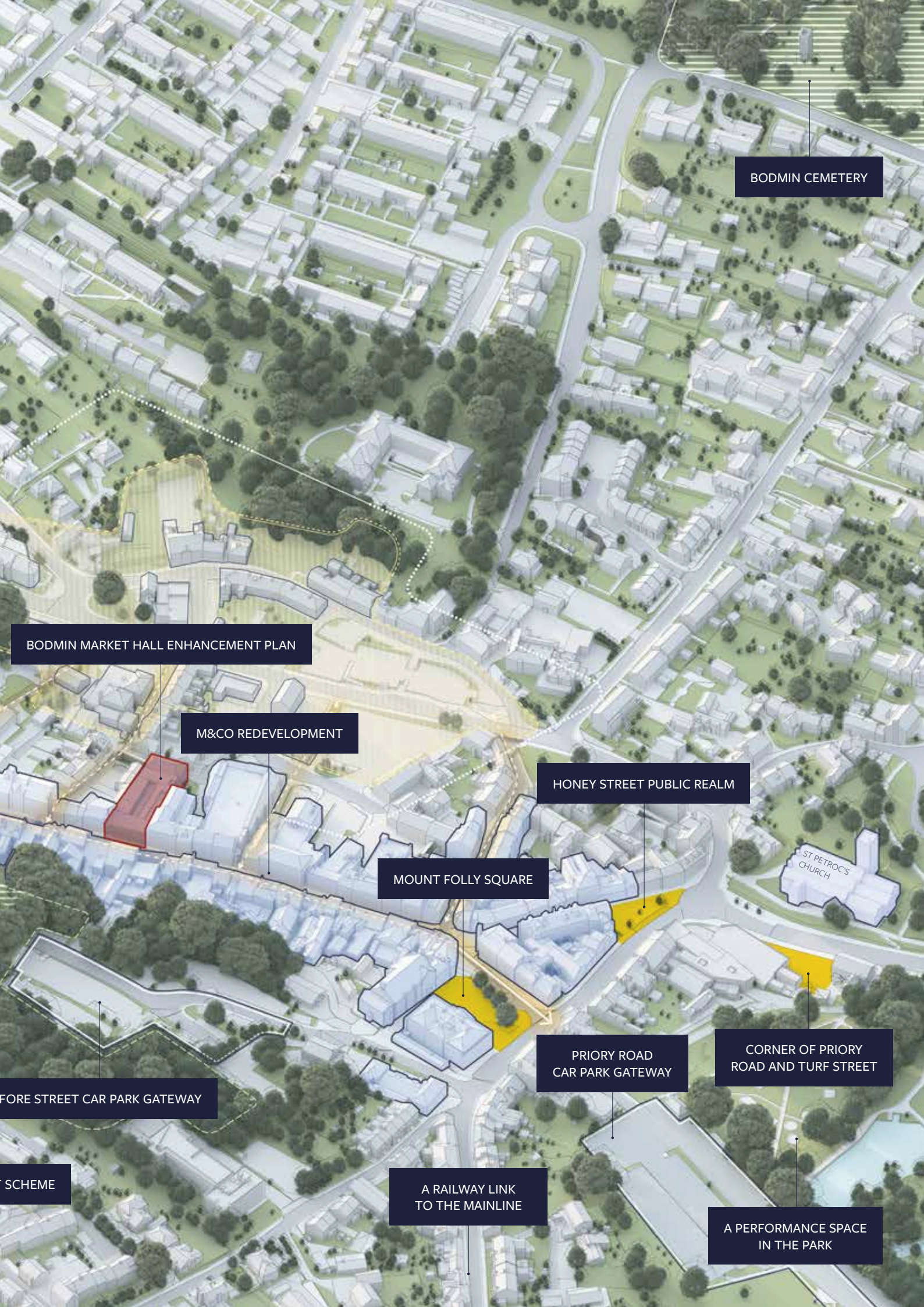
CAMEL TRAIL

FORE STREET PUBLIC REALM IMPROVEMENT

TOWN CENTRE LANES ENHANCEMENT

BURGES PLOTS ENHANCEMENT

Figure 12: Town Centre enhancement projects



BODMIN CEMETERY

BODMIN MARKET HALL ENHANCEMENT PLAN

M&CO REDEVELOPMENT

HONEY STREET PUBLIC REALM

MOUNT FOLLY SQUARE

ST PETROC'S
CHURCH

PRIORY ROAD
CAR PARK GATEWAY

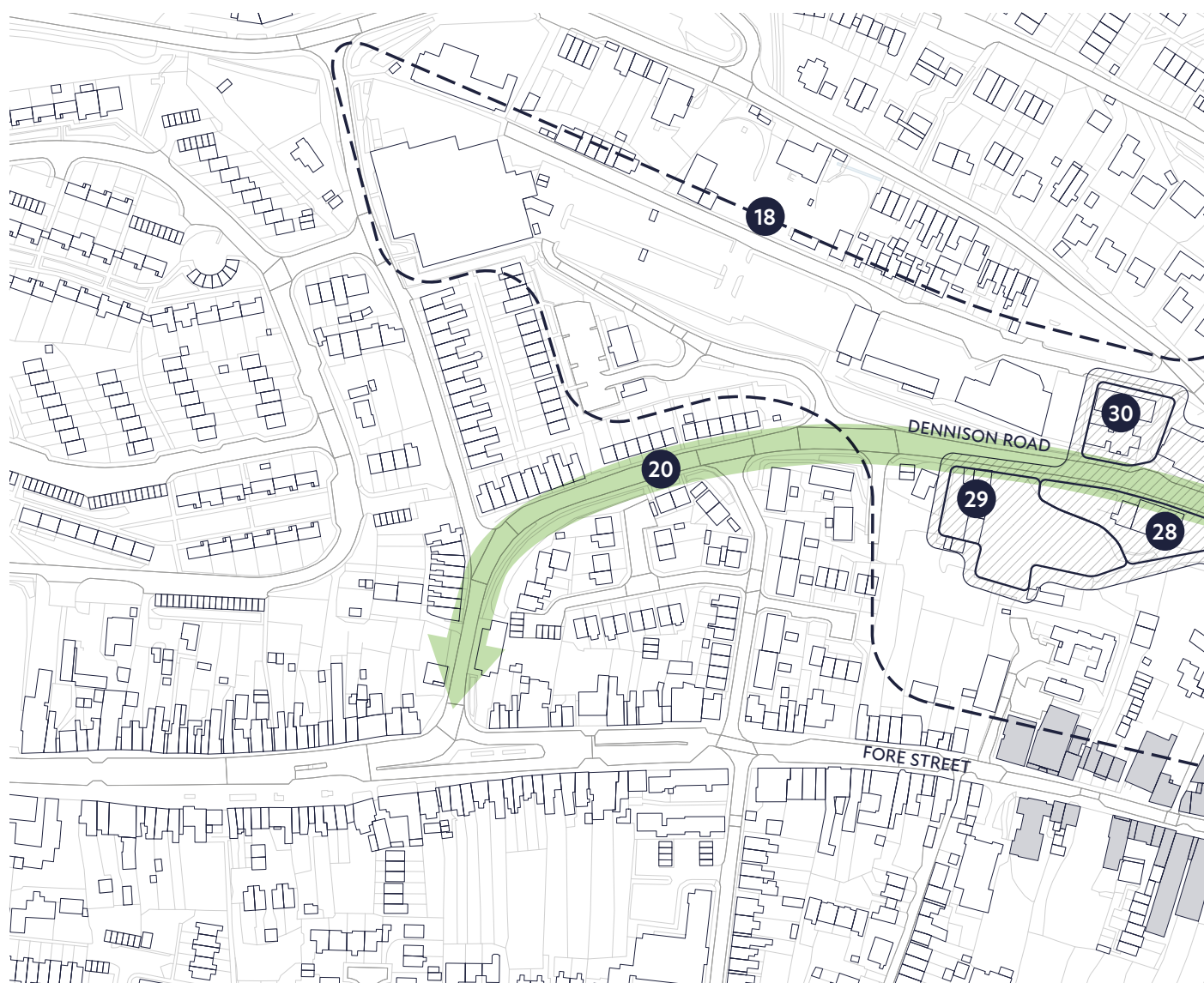
CORNER OF PRIORY
ROAD AND TURF STREET

FORE STREET CAR PARK GATEWAY

SCHEME

A RAILWAY LINK
TO THE MAINLINE

A PERFORMANCE SPACE
IN THE PARK



Dennison Road site(s) Regeneration projects

The Dennison Road area offers tremendous opportunity for contributing positively towards the regeneration of the town centre. There are a number of sites that if developed sensitively and in concert with one another, could create a new mixed-use area of the town where the Dennison Road area has the character of a street for housing, employment and other complimentary uses as opposed to a busy trafficked through-road, as it is at the moment, dominated by road infrastructure and under-utilised plots.

This section of the plan identifies the area within which change could be managed and some of the key sites. It is important that development in this area is suitably orchestrated to ensure a joined-up approach for the benefit of the town.

To this end it is proposed that a Design Guide for Dennison Road (TC18) is prepared before developments in the area come forward. Important considerations for the guide will include for example - creating a quality public realm for pedestrians/ integrating the Camel Trail to improve the connection with Fore Street and Mount Folly Square/ making the 'lanes' a key feature of the town/ establishing parameters for land uses, scale, height and massing.

TC18 Dennison Road Regeneration Design Guide

TC19 Bodmin Town Centre Community Hub

Creating a focus for the community – creative workspace and public realm.

Figure 13: Dennison Road Regeneration projects



TC20 Dennison Road – A street not a road
Public realm enhancement along street/ development of sites for a mix of different complementary urban uses to improve the environment. Linked to a longer-term strategy for reducing through traffic and improving clean air.

The following sites offer opportunities to contribute towards a positive reshaping of the Dennison Road area. Development should be guided by a Regeneration Guide to ensure a joined up approach.

TC21 Land north of Dennison Road and south of Pool Street (Domino's Pizza)

TC22 Car Park north of Dennison Road (west)

TC23 Car Park north of Dennison Road (east)

TC24 Land north of Pool Rd at the junction with Scarlett Well Rd

TC25 Land north of Pool Road

TC26 Land south of Dennison Road and west of Bree Shute Ln (Day Lewis Pharmacy)

TC27 Land south of Dennison Road (Topps Tiles)

TC28 Land south of Dennison Road (Texaco Garage)

TC29 Land south of Dennison Road (Kemp Kars - west of Texaco site)

TC30 Health centre site

TOWN CENTRE PROJECTS

Enhancement projects



Figure 14: Town Centre enhancement projects

The following Town Centre projects are not necessarily geographically specific but nevertheless are important to the successful regeneration of the town centre.

TC31 Town Centre Legibility Plan

Signage/ maps/ lighting

TC32 Green Links through the town centre

Berry Tower to Beacon – north-south green link through the town

TC33 The Leat

Make a feature of the town leat as it passes through the town centre by opening up the culvert where this is possible.

TC34 Town Centre design and public realm guide

Preparation of a guide to assist in controlling the quality of new buildings and public realm in the town centre. Aligned with National Design Guide/ Cornwall Design Guide and associated guidance.

TC35 Bodmin Shopfront Design Guide

TC36 Repair and reuse of town centre buildings

TC37 Bodmin Cycle Town

Various elements town centre and town wide – including bike hire/ safe routes/ bike repair and cycle cafes etc.

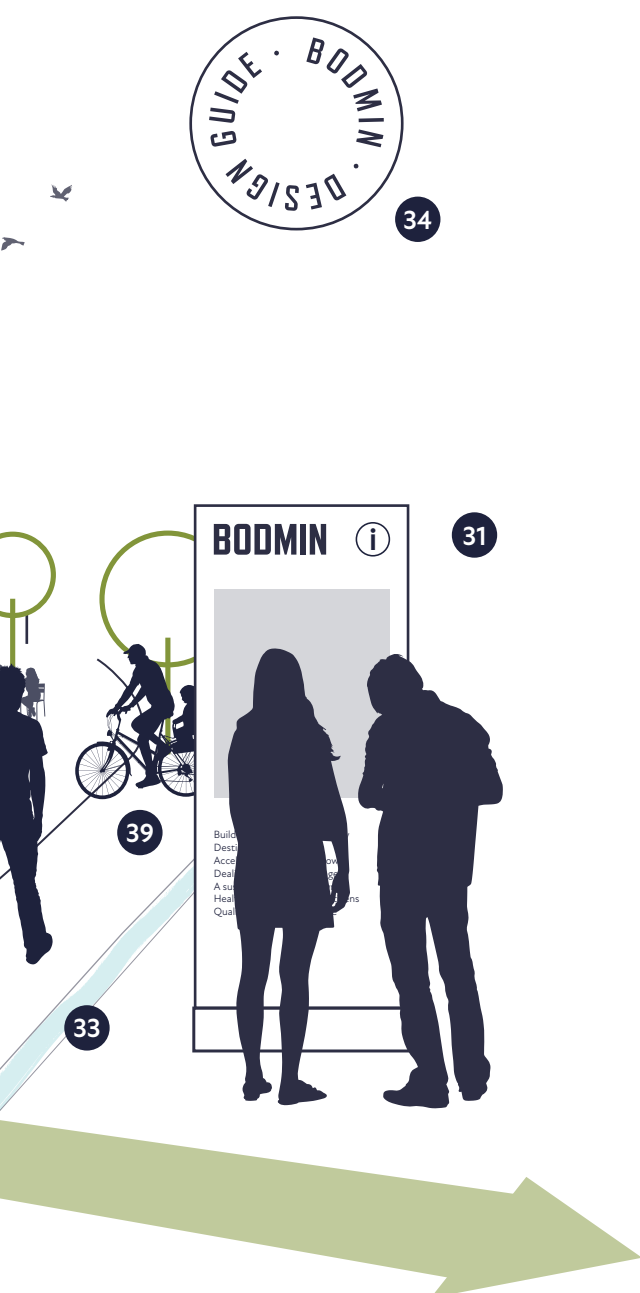
TC38 Encourage the use of upper floors and empty buildings for new quality residential accommodation in the town centre

TC39 Sustainable transport solutions

Bike, pedestrian, scooters, and car clubs, links to the railway, bus services, electronic charging.

TC40 Fore Street – A new diverse town centre

Policy to encourage a mix of different uses – Housing / missed use / leisure / diversify / heritage / design quality / quality public realm.





Section 8

TOWN WIDE PROJECTS



TOWN WIDE PROJECTS

Introduction

The following projects are those that have been identified by the community that are intended to improve how Bodmin works in the area outside of the Town Centre.

Movement and accessibility

PM1	Creating a cycle town. Feasibility study to identify opportunities throughout the town for improved cycle facilities and network including rental/ 'e'bikes etc. Including implementation action plan	PM6	Improved pedestrian and cycle links to Lanhydrock.
PM2	Feasibility study to review the potential for a vehicle by-pass of the town centre to improve air quality and reduce congestion.	PM7	Improved pedestrian and cycle links to Blisland area.
PM3	To progressively enhance the Dennison Road environment to create a mixed-use street environment rather than a road. Identify measures to introduce enhancement.	PM8	From Callywith to Rhind Street – Improved pedestrian and cycle links.
PM4	Enhancement of the Camel Trail route into the town centre to maximise the benefits of the trail to the town.	PM9	Improved pedestrian and cycle links to St Lawrence.
PM5	Improved pedestrian and cycle links to Cardinham Woods.	PM10	Railway connection between town centre and Bodmin Parkway. Feasibility and action plan.



TOWN WIDE PROJECTS

- PM11 Tourism rail connection between town centre and Wadebridge. Feasibility and action plan.
- PM 12 Improved town wide sustainable transport solutions. To facilities, safe and pleasurable (quality environments) routes for pedestrians, cyclists, scooters, car clubs, links to railway, bus services and electronic charging.
- PM 13 Created improved and regular sustainable transport connections between the town centre and town health facilities.

Open space and greening

- PO1 Tree lined avenues and greening of principal movement corridors into the town centre – Westheath Avenue, Lostwithiel Road, Priory Road, Launceston Road, Dumere Road.
- PO2 North to south green links through the town centre connecting Berry Tower to Bodmin Beacon – enhancing biodiversity and green character of the town.
- PO3 Establish green buffer to Castle Canyke

Design and heritage

- PD1 Establish Heritage Action Zones for the town centre and other heritage assets that contribute towards to historic identity of Bodmin – in order to focus and direct funding opportunities towards repair, conservation, educational interpretation and restoration as appropriate. Key heritage assets include; listed buildings and townscape in the town centre/ Bodmin Beacon/ Bodmin Prison/ Bodmin Keep/ Castle Canyke (Bronze Age Castle)/ Bodmin Wells/ Bodmin Leat/ St Petroc's Church.
- PD2 Town wide design guide to complement Cornwall Design Guide.

Housing

- PH1 Review the living environment of the Berryfields Estate might be enhanced. Design feasibility.

Movement and accessibility

- PM1 Creating a cycle town
- PM2 Feasibility study to review the potential for a vehicle by-pass
- PM3 To progressively enhance the Dennison Road environment
- PM4 Enhancement of the Camel Trail route
- PM5 Improved pedestrian and cycle links to Cardinham Woods
- PM6 Improved pedestrian and cycle links to Lanhydrock
- PM7 Improved pedestrian and cycle links to Blisland area
- PM8 From Callywith to Rhind Street – Improved pedestrian and cycle links
- PM9 Improved pedestrian and cycle links to St Lawrence
- PM10 Railway connection between town centre and Bodmin Parkway
- PM11 Tourism rail connection between town centre and Wadebridge
- PM12 Improved town wide sustainable transport solutions
- PM13 Created improved and regular sustainable transport connections

Open space and greening

- PO1 Tree lined avenues and greening of principal movement corridors
- PO2 North to south green links through the town centre
- PO3 Establish green buffer to Castle Canyke

Design and heritage

- PD1 Establish Heritage Action Zones
- PD2 Town wide design guide to complement Cornwall Design Guide

Housing

- PH1 Review the living environment of the Berryfields Estate



Figure 15: Town Wide opportunities plan

