

WELCOME



Bodmin Neighbourhood Development Plan

Thank you for coming to today's event.

The purpose of this exhibition is to let you know how your Neighbourhood Development Plan (NDP) for Bodmin is progressing and to find out those aspects you support and those that you are not so keen on.

Your NDP is a legal planning document that will help to guide the type and form of development in the town in the future. It will also identify positive ideas for change.

A team of consultants led by Summerfield Planning, Clifton Emery design and Awcock Ward Partnership have been helping Bodmin Town Council to prepare the Neighbourhood Plan.

Through consultation so far, people have told the Council and the Steering Group about the issues that are important to them. The NDP sets out how these issues could be addressed in order to create a Cornish cycle town, dealing with a climate emergency. The type of town you have told the Steering Group that you want to live in.

Today's update presents the thinking so far. It is not complete and there will be other opportunities that have been missed. Please share your thoughts with us.

What do we need from you?

We need your views on the NDP, the project ideas and the emerging policies. Do you agree or disagree with them? Any thoughts you have will help us to shape Bodmin for the future.



THE NDP SO FAR

Bodmin Neighbourhood Development 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:

June 2019

Vision for 'Bodmin 2030 and Beyond'

March 2021

Bodmin Town Council Vitality Fund submission

Summer 2021

Neighbourhood Plan Survey and Questionnaire

March 2022

Town tour and workshop Town Council and Neighbourhood Plan Steering Group

March 2022

Town Centre Vision and charrette event

October/ November 2022

Topic based workshops with community, stakeholder and steering group members

November 2022

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



THE THEMES

Bodmin Neighbourhood Development Plan

Introducing the Vision and Themes for Bodmin

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.

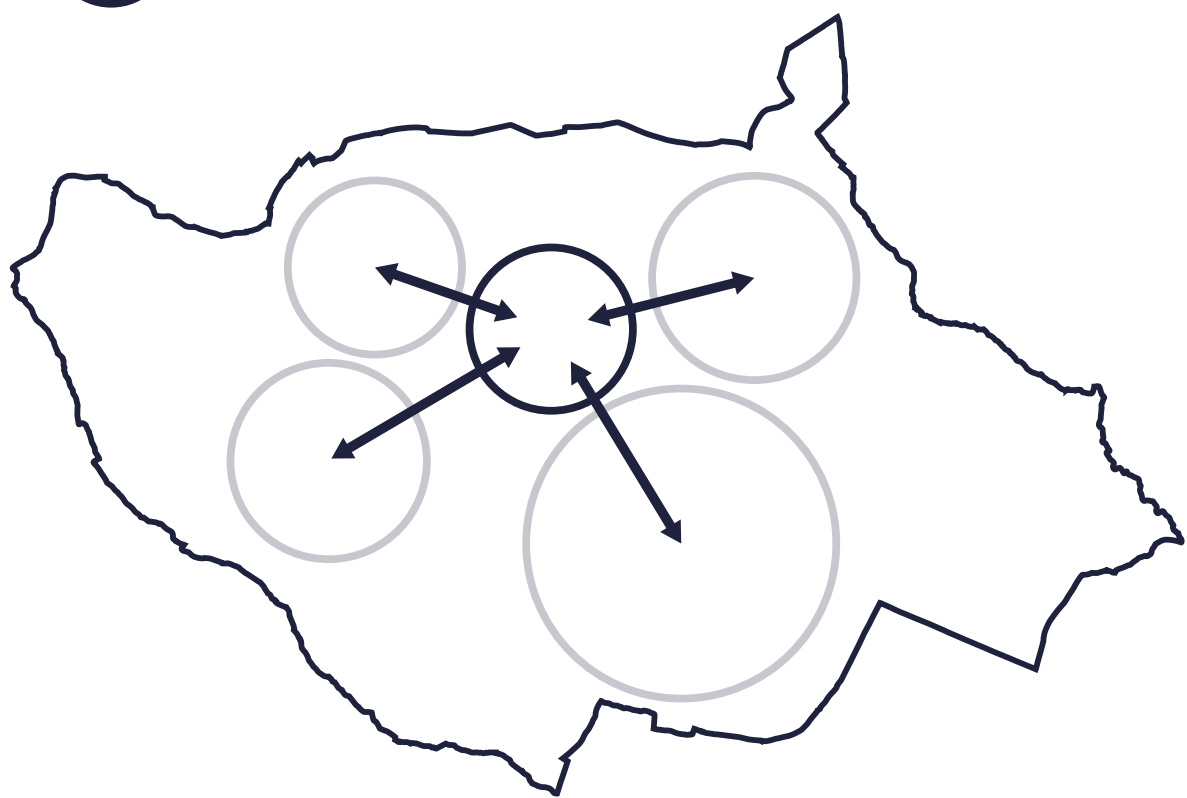
The 2019 Vision set out three key Themes in support of the Vision. These are:

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

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

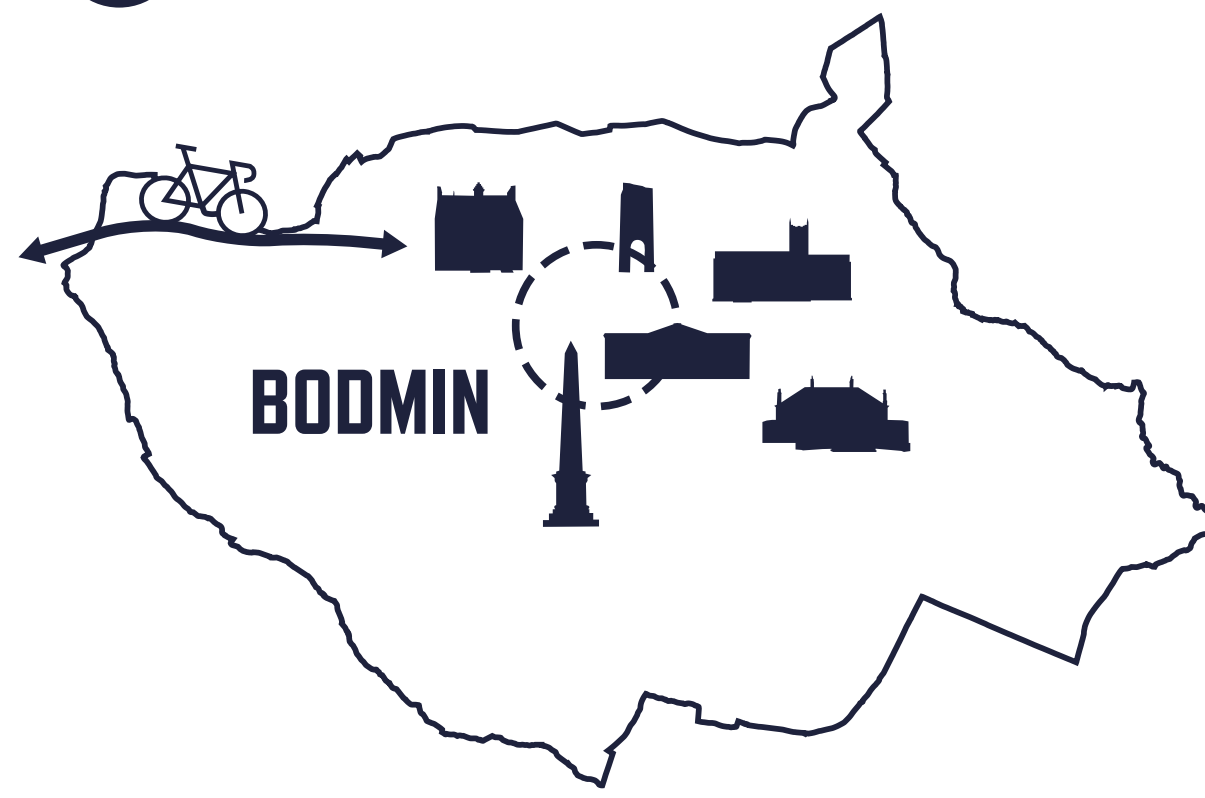
- Dealing with climate change;
- A sustainable Cornish Town;
- Health and well-being of citizens;
- Quality homes for everyone.

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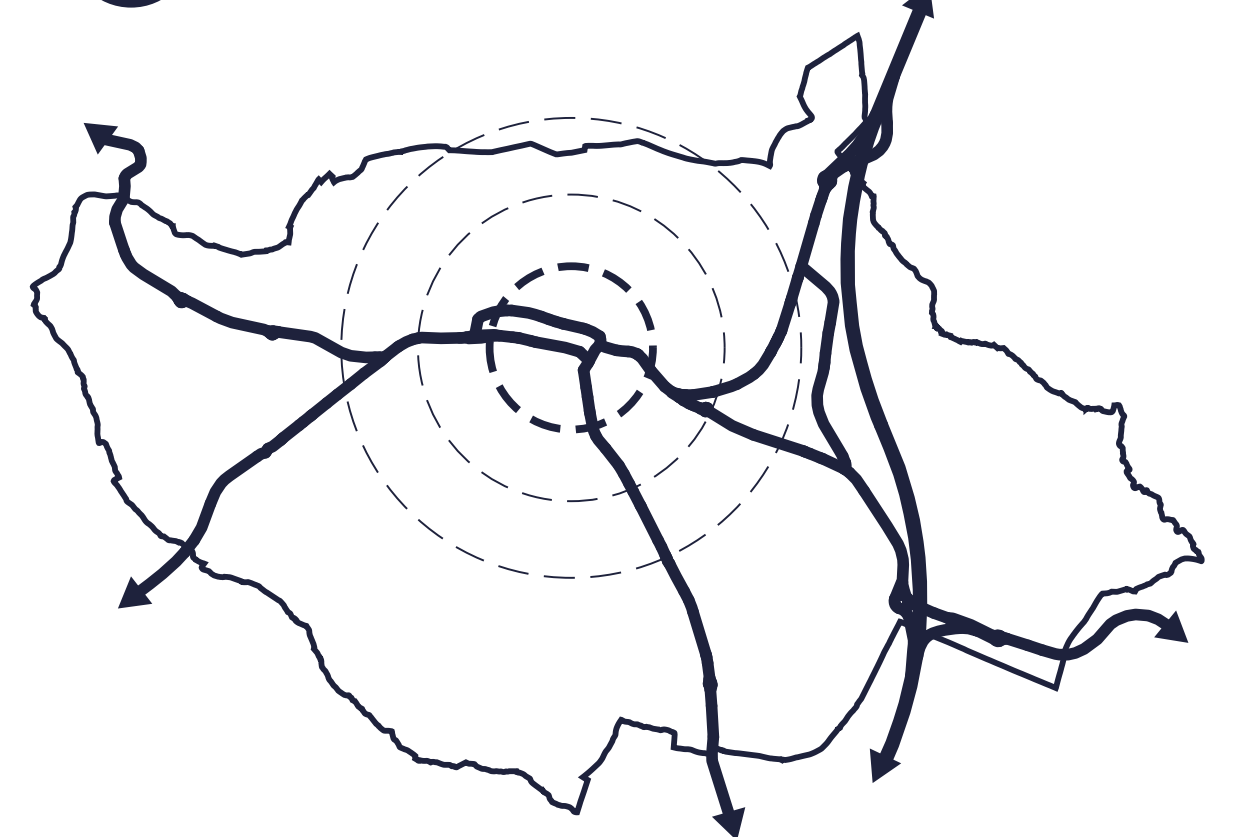
Building a stronger community

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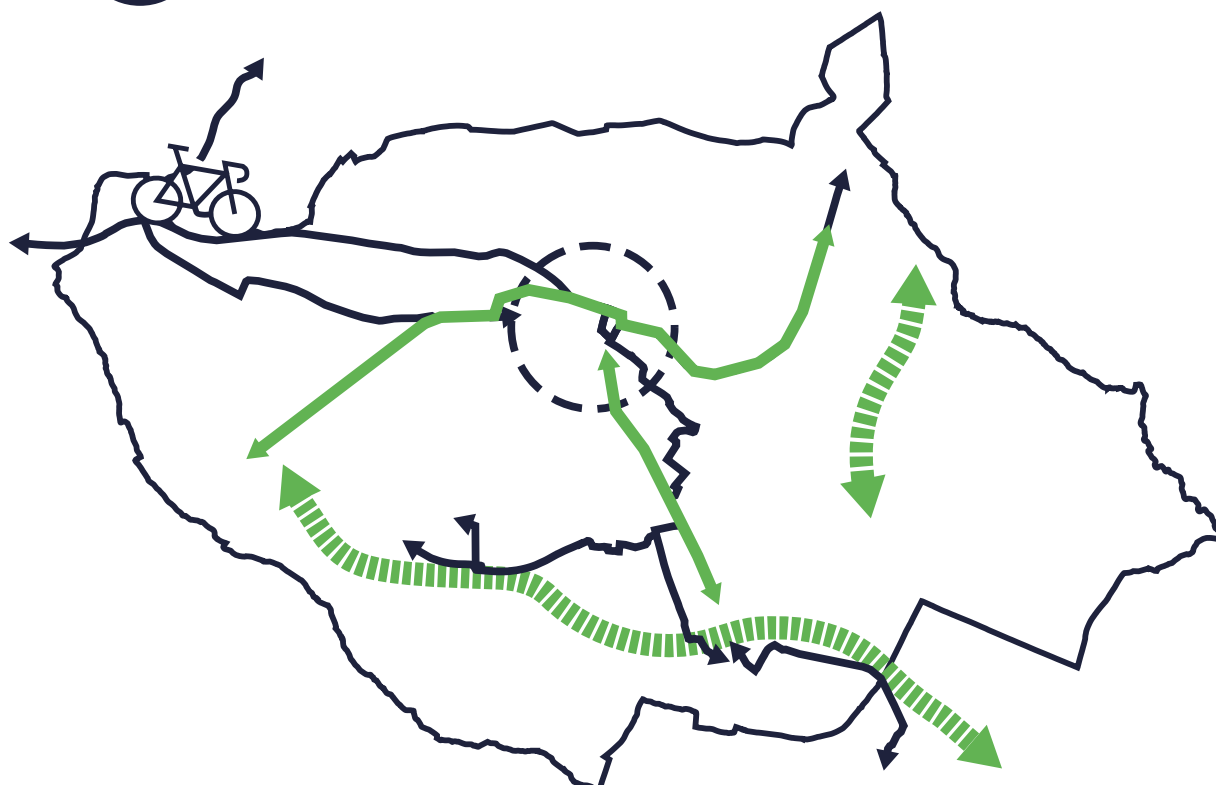
Destination Bodmin

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Accelerating economic growth

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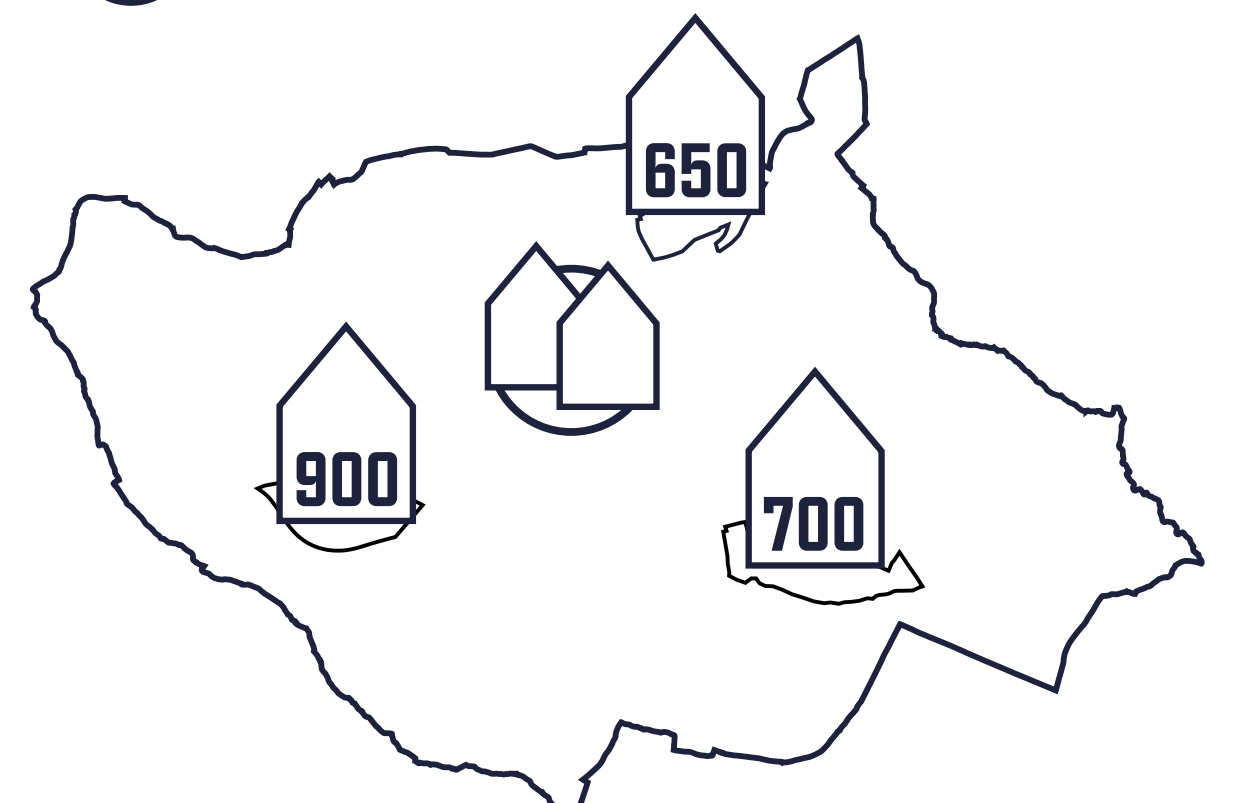
Dealing with climate change

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Prioritising sustainability and health and well-being people

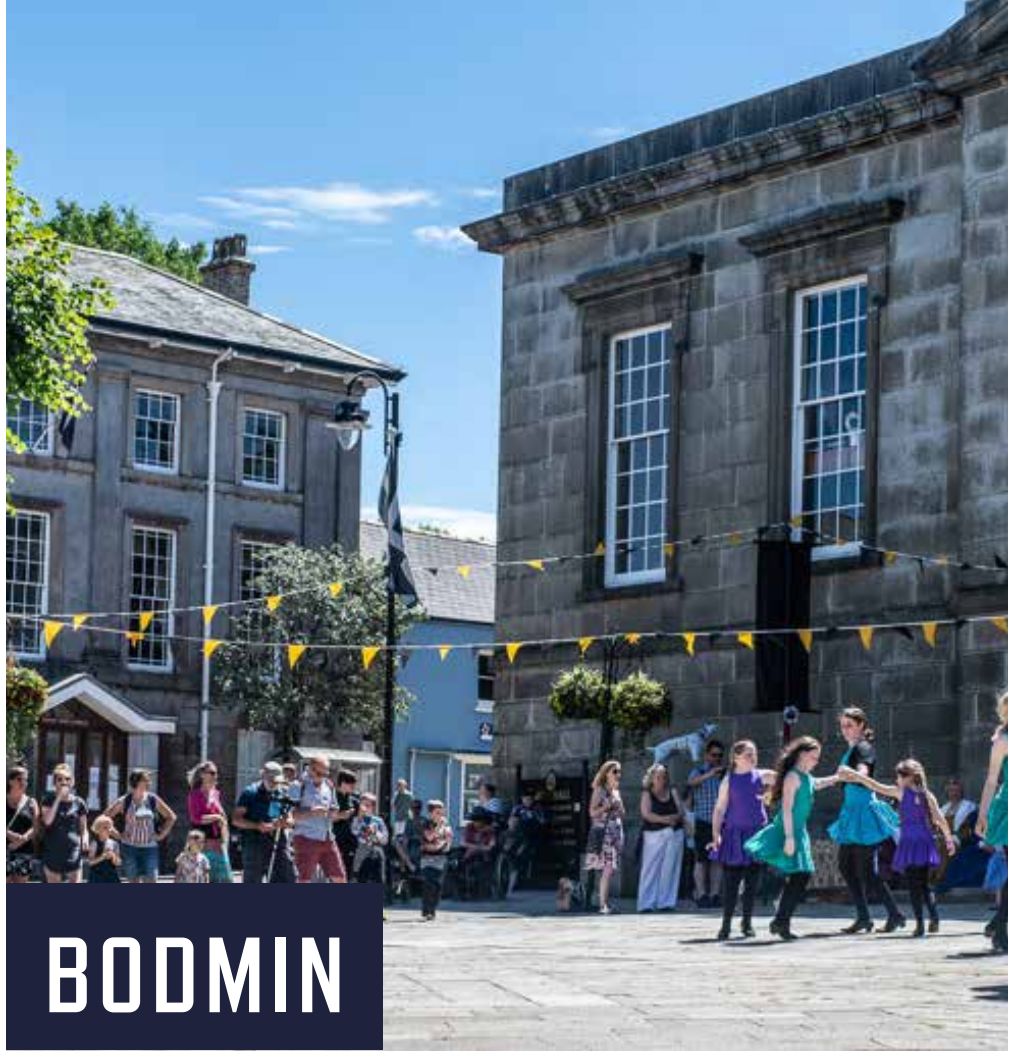
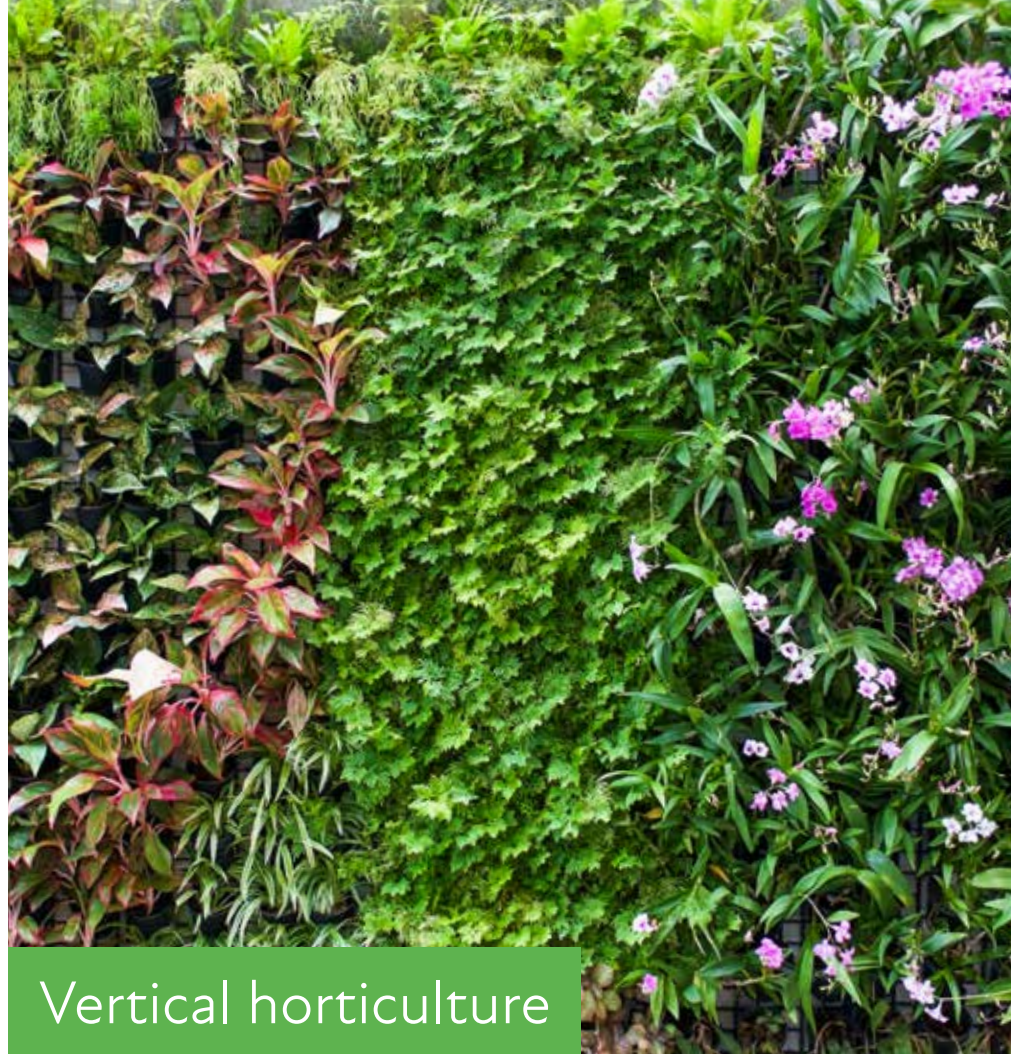
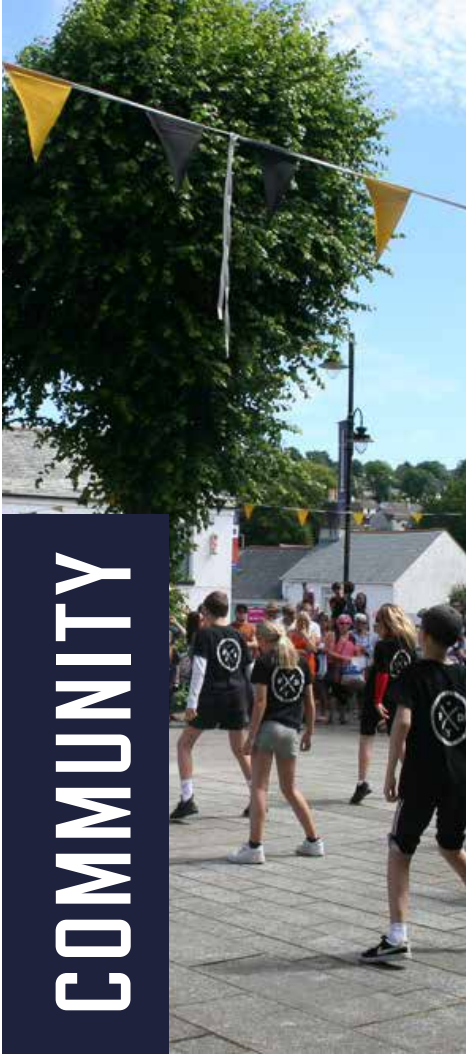
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Quality homes for everyone

THE VISION

Bodmin Neighbourhood Development Plan





A Cornish cycle town, dealing with a climate emergency

EMERGING POLICIES

Bodmin Neighbourhood Development Plan

MOVEMENT AND ACCESSIBILITY

Policy 1: Transport Strategy Policy

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 to be 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 Air Quality Management Areas (AQMA) objectives are all to be encouraged.

Refer to page 60 in the NDP

Policy 2: Green Links

Policy Intention

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. 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.

Refer to page 63 in the NDP

TOWN CENTRE AND TOURISM

Policy 3: Town Centre Vitality

Policy Intention

The introduction or reintroduction of suitable business, residential, community and retail uses to the upper floors of town centre premises it 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.

Refer to page 66 in the NDP

Policy 4: Town Centre Enhancements

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.

Refer to page 68 in the NDP

EMERGING POLICIES

Bodmin Neighbourhood Development Plan

TOWN CENTRE AND TOURISM

Policy 5: Town Centre Development Sites and Opportunities

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 extend 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.

Refer to page 70 in the NDP

Policy 6: Support for the Tourism Economy

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.

Refer to page 72 in the NDP

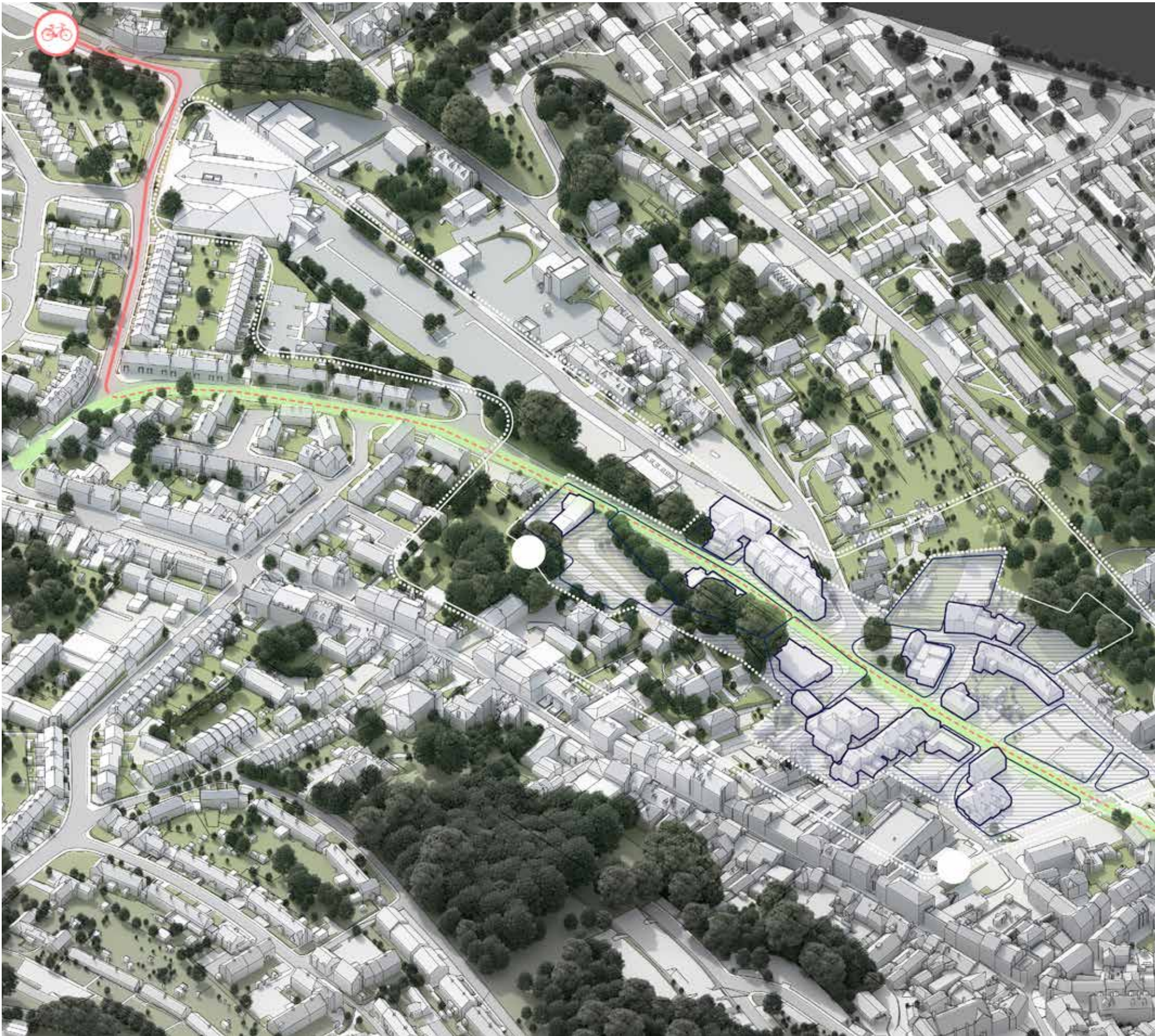
TOWN CENTRE AND TOURISM

Policy 7: Town Centre Greening

Policy Intention

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. 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.

Refer to page 73 in the NDP



EMERGING POLICIES

Bodmin Neighbourhood Development Plan

COMMUNITY INFRASTRUCTURE AND EDUCATION

Policy 8: Provision of Sport and Leisure Facilities

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.

Refer to page 76 in the NDP

Policy 9: Site for Combined Emergency Services

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.

Refer to page 77 in the NDP

EMPLOYMENT AND REGENERATION

Policy 10: Employment Provision

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.

Refer to page 80 in the NDP

Policy 11: Dennison Road Regeneration Area

Policy Intention

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.

Refer to page 82 in the NDP

EMERGING POLICIES

Bodmin Neighbourhood Development Plan

OPEN SPACE AND GREENING

Policy 12: Local Green Space Designation

Policy Intention

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. The Local Green Space designation can only be used where the green space is:

- in reasonably close proximity to the community;
- demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance,
- recreational value, tranquillity or richness of its wildlife; and
- local in character and is not an extensive tract of land.

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

Refer to page 86 in the NDP

Policy 13: Protection of the Setting of the Beacon

Policy Intention

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. 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.

Refer to page 87 in the NDP

DESIGN AND HERITAGE

Policy 14: Design

Policy Intention

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

Refer to page 90 in the NDP

Policy 15: Reuse and adaptation of existing buildings

Policy Intention

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

Refer to page 92 in the NDP

EMERGING POLICIES

Bodmin Neighbourhood Development Plan

DESIGN AND HERITAGE

Policy 16: Traditional Shopfronts

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.

Refer to page 94 in the NDP



HOUSING

Policy 17: Meeting Local Housing Need

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.

Refer to page 98 in the NDP

Policy 18: Self and Custom Build Homes

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. There are a number of potential advantages for this type of housing, including:

- Greater choice;
- Improved affordability; and
- Diversity in design;

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. The Policy is intended to support the development of more Self and Custom Build Homes.

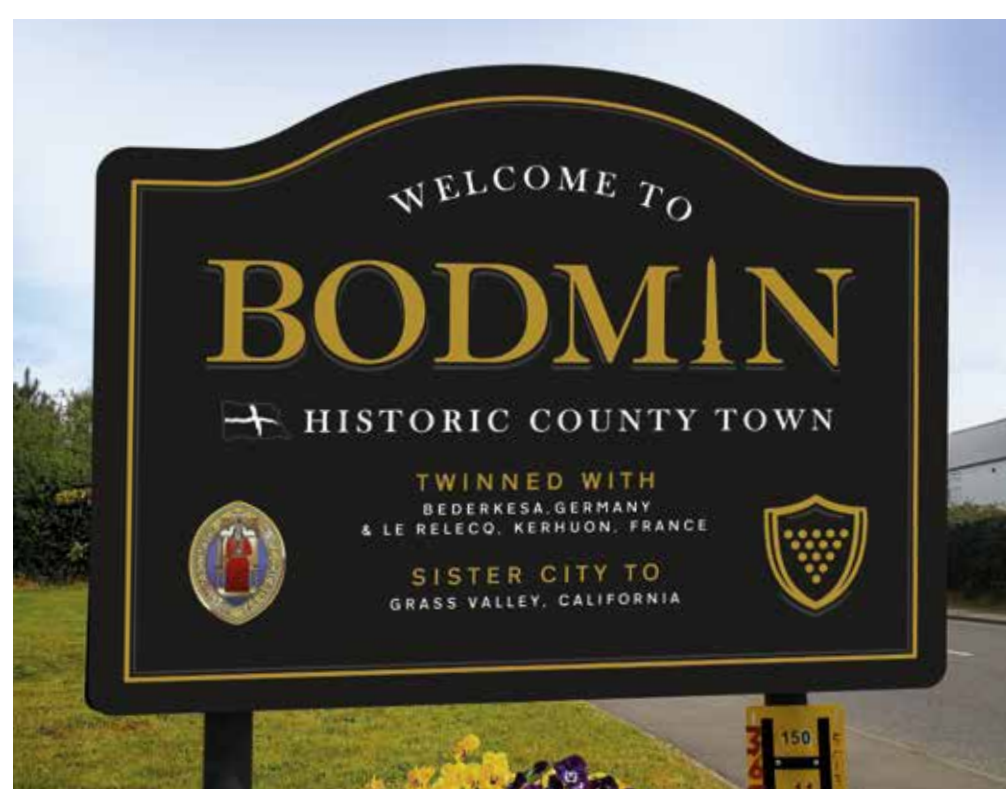
Refer to page 100 in the NDP

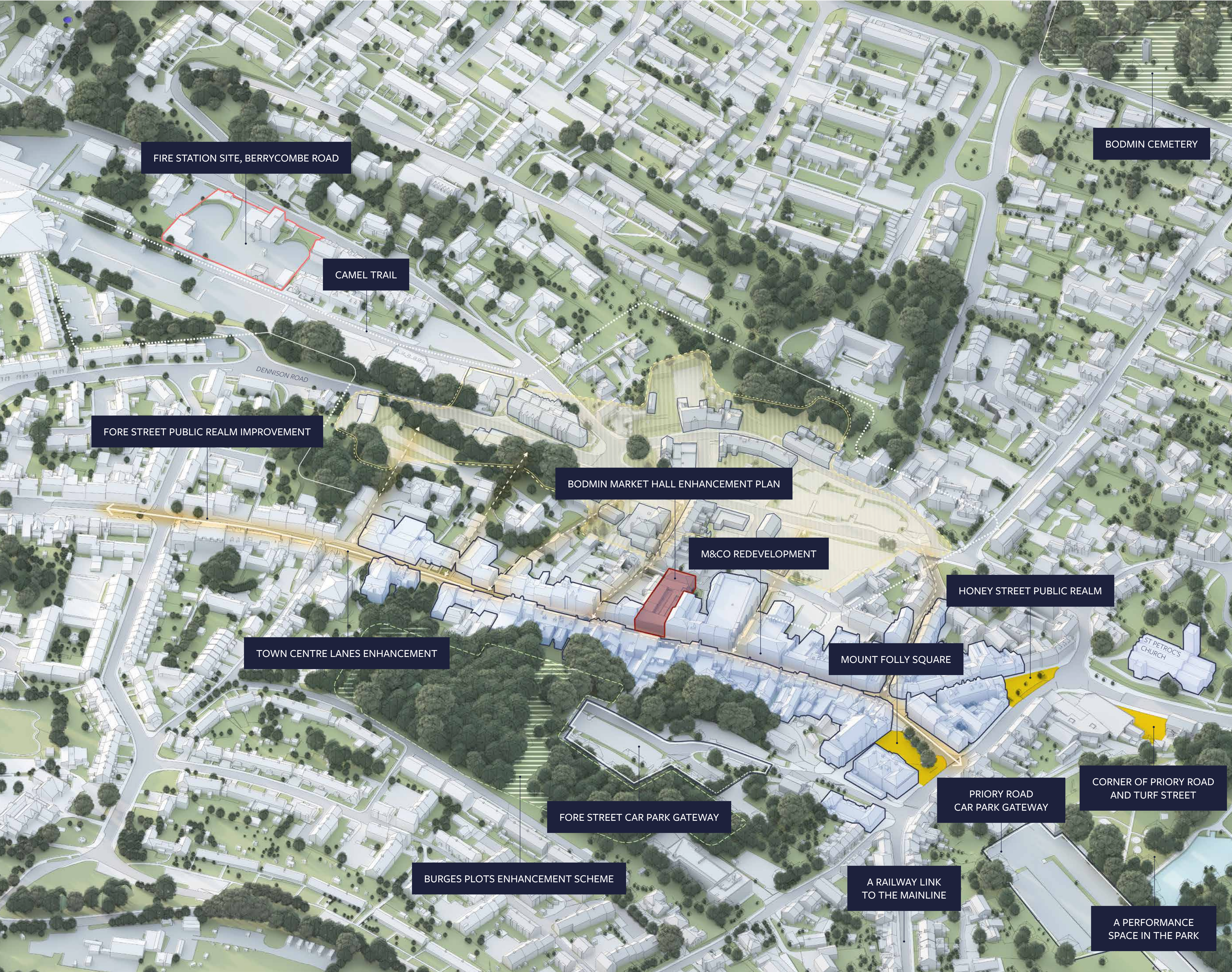
TOWN CENTRE PROJECTS

Bodmin Neighbourhood Development Plan

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.

- 1 Fore Street Public Realm Improvement
- 2 Bodmin Market Hall Enhancement Plan
- 3 Honey Street Public Realm
- 4 Burgage Plots Enhancement Scheme
- 5 Camel Trail
- 6 Town Centre Lanes Enhancement
- 7 Priory Car Park Gateway
- 8 Fore Street Car Park Gateway
- 9 Corner of Priory Road and Turf Street
- 10 Mount Folly Square
- 11 Priory Activity Centre
- 12 A Performance Space in the Park
- 13 Railway link to the mainline
- 14 M&Co Redevelopment
- 15 Fire station site, Berrycombe Road
- 16 Bodmin Cemetery
- 17 Bodmin – A Heritage Action Zone





TOWN CENTRE PROJECTS

Bodmin Neighbourhood Development Plan



This plan identifies the main town centre regeneration projects

TOWN CENTRE PROJECTS

Bodmin Neighbourhood Development Plan

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

- 31 Town Centre Legibility Plan
- 32 Green Links through the town centre
- 33 The Leat
- 34 Town Centre design and public realm guide
- 35 Bodmin Shopfront Design Guide
- 36 Repair and reuse of town centre buildings
- 37 Bodmin Cycle Town
- 38 Encourage the use of upper floors and empty buildings
- 39 Sustainable transport solutions
- 40 Fore Street – A new diverse town centre

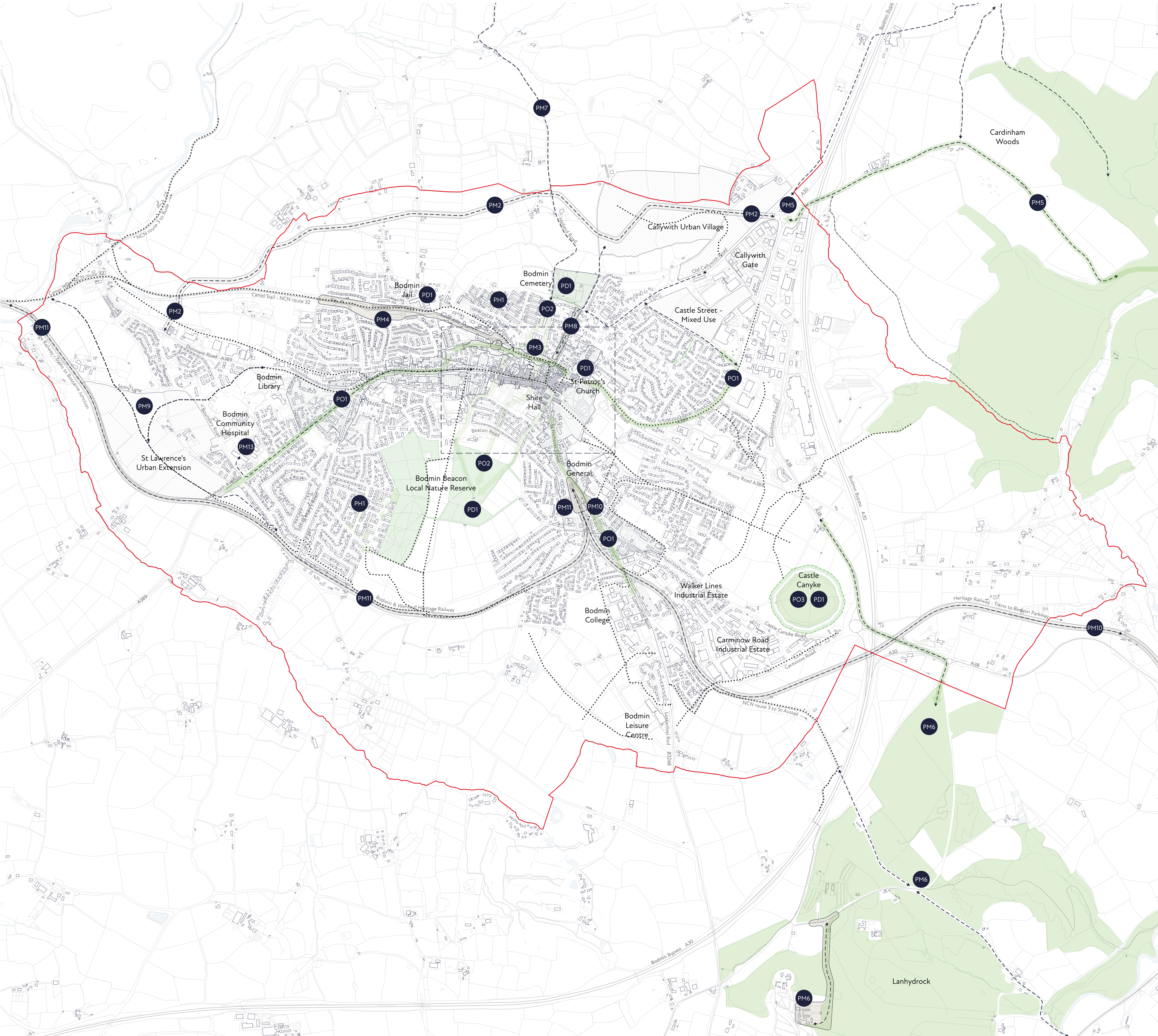


TOWN WIDE PROJECTS

Bodmin Neighbourhood Development Plan

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.



Town wide opportunities plan

TOWN WIDE PROJECTS

Bodmin Neighbourhood Development Plan

Movement and accessibility

- PM1 Promote Bodmin as a centre for cycling and recreation
- 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
- PM 12 Improved town wide sustainable transport solutions
- PM 13 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



WHAT HAPPENS NEXT?

Bodmin Neighbourhood Development Plan

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 of an independent examination.

Following the examination and incorporation of any necessary amendments, the Plan will subject to a referendum where local people will decide whether the Plan should come into force for the purposes of determining planning applications in the area.

Help us to shape the future of Bodmin.

Please let us know what you think about the draft Neighbourhood Development Plan.

Have your say

ndpfeedback@bodmin.gov.uk
www.bodminndpconsultation.co.uk

