



Bodmin Masterplan

Urban Extension, Town Centre Framework
and Development Brief

Project details

Project

Preparation of a strategic growth plan for Bodmin to inform the core strategy and the long term growth of the town. The masterplan identifies a series of sustainable urban extensions that can deliver more than 5,000 new homes along with employment and community facilities.

Client

North Cornwall District Council (now Cornwall Council),

Team

NEW Masterplanning,
GVA,
WSP
Roger Tym & Partners.

Date

September 2006 and on-going

Contact

Paul Webber
Senior Planning Officer
Cornwall Council

Overview

NEW Masterplanning was appointed in 2009 to prepare a strategic growth framework for Bodmin, following on from our earlier work on the town centre.

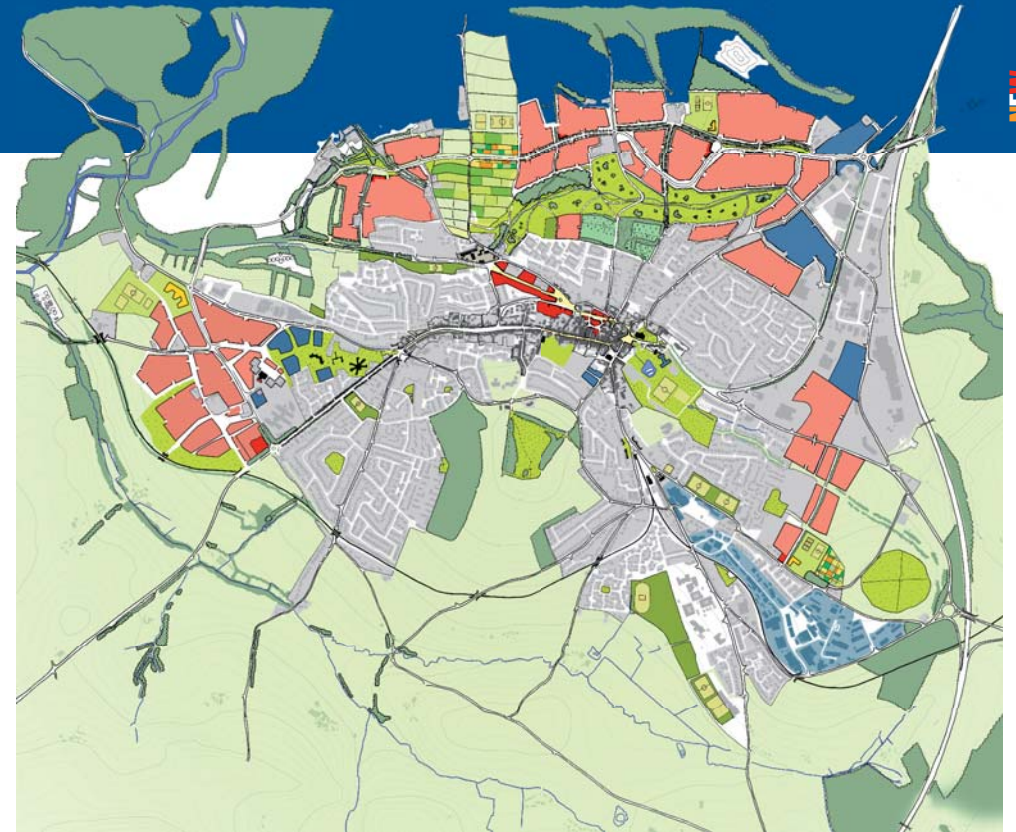
The town is recognised as one of the focal points for economic and housing growth in Cornwall and a masterplan was needed to guide and inform the level and direction of growth. The masterplan considers options for growth in the next 20-30 years, and considers the potential for three major urban extensions with associated transport, community and green infrastructure for the town. These are located to the north, west and south east of the town centre and can deliver more than 5,000 homes. Sustainability appraisals were undertaken and appraisals undertaken to assess the capacity and deliverability of housing in each area. Design guides were prepared for each urban extension.

The strategy prioritised the expansion of the core retail area which had suffered from a lack of investment, and from a lack of development opportunities for new retailers. A detailed town centre masterplan was prepared to deliver new retail, leisure, employment and residential uses, supported by an enhanced public realm.

The masterplan was prepared in partnership with local businesses and community groups. Workshops, presentations and a formal exhibition were conducted with the wider community. A summary document has now been prepared which will be the subject of formal consultation by Cornwall Council as part of the Core Strategy.

Key outputs:

- Community engagement
- Masterplan
- Design codes
- Proving layouts
- Viability appraisal



Strategic masterplan for Bodmin



Detailed masterplan for Bodmin town centre



Stakeholder workshops in Bodmin Jail