

## Project Description

DPDS is providing ongoing planning and project management support to Catesby Property Group in relation to a 23 hectare greenfield site on the outskirts of Bude, Cornwall. Catesby Property Group is seeking to secure planning permission for a mixed-use development comprising 370 residential dwellings, extra care dwellings, a retirement village, retail, employment and community facilities. Although the site is currently unallocated, the former North Cornwall District Council identified part of the site as being potentially suitable for residential development within its Preferred Options Core Strategy document.

DPDS's involvement in this project has been extensive, ranging from initial site promotion through to submission of an outline planning application in December 2008. The application is currently awaiting determination by the newly established Cornwall Council.

Given the scale of the proposed development an Environmental Impact Assessment was required, with DPDS charged with assembling and coordinating a team of external consultants to prepare the Environmental Statement. Factors which required particular attention within the application process included surface water drainage, significant ecological interest including protected species and locally significant hedgerows, and a Scheduled Ancient Monument adjoining the western boundary of the site.

## DPDS Involvement

- Promoting the site through the submission of representations in response to the evolving Local Development Framework and ongoing discussions with local planning officers.
- Lead consultant coordinating a multi-disciplinary team undertaking the Environmental Impact Assessment. Preparing supporting documentation for the planning application, including the Environmental Statement, Planning Statement, Landscape and Visual Impact Assessment and the Retail Impact Assessment.



- Preparing material for and attending public consultation events.
- Providing ongoing post application advice to Catesby Property Group, liaising with consultees and the local planning authority regarding the proposed development, and helping to negotiate the terms of a Section 106 Agreement.



<b>Client</b>	Catesby Property Group
<b>Business Sector</b>	Mixed-use
<b>Project Status</b>	Planning application
<b>DPDS Key Personnel Involved</b>	Mike Craggs Conor Lee