

**CORNWALL SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT
EXAMINATION**

**ADDITIONAL QUESTIONS TO CORNWALL COUNCIL
FROM THE APPOINTED INSPECTORS**

Introduction

1. This note follows our Initial Questions (INSP.S2, Q9-15) and the Council's response (CC.S3 and annexes). It is also referred to in the CSADPD Guidance (INSP.S3).
2. The following additional questions are to clarify our understanding of the CSADPD and the evidence behind it, chiefly in relation to housing supply and delivery. They also aim to ensure that associated evidence is available in a consolidated and accessible form.
3. Responses to these questions should be returned by **29 December 2017** in order to allow Representatives sufficient time to consider them in advance of the Examination Hearings.

Main Modifications

4. As already indicated ***the Council is asked to maintain a single, up to date list of all modifications that it proposes making to the CSADPD, including some potential Main Modifications (MMs) referenced below. This should be placed on the Examination Website.***
5. Any proposed MMs will be considered during the Examination alongside the CSADPD as submitted.

Q16 - Definition of the designation 'Direction of Growth'.

6. The description of sites allocated as Future Directions of Growth in the CSADPD varies: allocation H-D1, for example, specifies that 'the site should not be delivered until after the plan period', compared to LAU-H2, which is 'not anticipated to come forward until after the plan period'.
7. The Council responded to Q9 of INSP.S2 on this matter (CC.S3), indicating its willingness to include a single definition for the Future Directions of Growth, to be included with the introductory sections of the SADPD. ***We consider this should be put forward as MM for clarity and effectiveness.***

Q17 - Distribution of development and rate of delivery compared to LPSP strategy

8. In response to INSP.S2, Q11, the Council explains that the anticipated site allocation delivery trajectories are set out in a spreadsheet supporting the Council's Monitoring Report for the year ending 31 March 2017.
9. We note that, within that spreadsheet, several CSADPD site allocation references appear to be absent or incorrect, and that only a proportion of overall site allocation housing numbers are forecast to be delivered within the CSADPD period.
10. In response to INSP.S2, Q12, the Council explains that the latest housing permissions and delivery data, dated 1 April 2017, is contained in the 'Updated Housing Delivery Data' worksheet of the 'Overall Comments' spreadsheet of comments received during the CSADPD consultation period.
11. In response to INSP.S2, Q14, the Council has set out, including in annex 6 to CC.S3, the site specific characteristics which have informed the level of residential density forecast for different site allocations.
12. ***In the light of the above, the Council is requested to produce one table which sets out the following, by town:***
 - (i) the most recent housing supply evidence compared to LPSP targets,***
 - (ii) the total housing allocation figure for each relevant CSADPD allocation,***
 - (iii) the anticipated housing delivery trajectory over the CSADPD period for each allocation, and***
 - (iv) any factors which have informed (ii) and (iii) above.***

Q18 - Clarifying the existing housing supply figures

13. In the 'Updated Housing Delivery Data' worksheet of the Council's 'Overall Comments' spreadsheet of comments received during the CSADPD consultation period, the terms 'net' and 'gross' housing do not appear to be defined. Anticipated 'windfall' housing delivery figures within that worksheet are not consistent with those set out in LPSP Table 1 'Apportionment of Local Plan Housing Provision (as at 31st March 2016)'.
14. ***The Council is asked to clarify the terms 'net' and 'gross', as set out above, and indicate what evidence supports the revised windfall allowance now predicted to arise compared to that forecast in the LPSP.***

Q19 - CSADPD provision for retail

15. In responding to INSP.S2, Q12, the Council explain that 'no targets have been set within the LPSP regarding the delivery of retail floorspace'. We note, with regard to LPSP Policy 4 'Shopping, Services and Community Facilities' that supporting Table 2 sets out 'Local Plan Retail Floorspace Capacity Requirements 2010-2030' (*our emphasis*).
16. ***The Council is asked to clarify its response to INSP.S2, Q12, with reference to Table 2 supporting LPSP Policy 4 with respect to the use of the term 'requirement' against the evidence that the CSADPD need not make any retail allocations.***

Brian Sims

Lead Inspector

8 December 2017

Thomas Bristow

Inspector