

# Cornwall Site Allocations Development Plan Document

---

PO.S1

**Programme Officer: David Coulthard**

St Austell One Stop Shop

39 Penwinnick Road

St Austell

Cornwall

PL25 5DR

**Telephone:** 01726 223445

**Mobile:** 07483 152749

**Email:** [programmeofficer@cornwall.gov.uk](mailto:programmeofficer@cornwall.gov.uk)

11 December 2017

Dear Representor,

## **Examination of the Cornwall Site Allocations Plan Document**

*Please Note*

***This letter requests specific action from Representors, indicated in bold italic.***

*This letter and attachments strictly relate only to the Site Allocations DPD. Although the same Inspectors are appointed to the Minerals Safeguarding DPD, that Plan is being examined independently and separate correspondence and guidance will be issued in due course.*

### **Introductions**

1. The Council submitted the Cornwall Site Allocations Development Plan Document (CSADPD) for examination on 31 October 2017.
2. The Secretary of State has appointed Brian Sims BSc CEng MICE MRTPI as the Lead Inspector to undertake the independent Examination of the Plan, assisted by Inspector Thomas Bristow BA MSc MRTPI. Their role is to determine whether the Plan is sound and complies with all legal requirements. The criteria for soundness are whether the Plan is positively prepared, justified, effective and consistent with national policy.
3. I have been appointed Programme Officer for the Examination. My responsibilities include acting as the central point of contact between the Inspector, the Council and general public, organising and updating the Examination under the direction of the Inspectors, maintaining the Examination Library and all day-to-day aspects of the examination process itself.

**Lead Inspector: Brian Sims CEng MICE MRTPI**

**Assistant Inspector: Thomas Bristow BA MSc MRTPI**

## Documents

4. All Examination Documents can be viewed on the Examination web page.

<http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/examinations-201718/>

5. On 6 November 2017 the Inspectors sent a Preliminary Note to the Council with Questions (Q1-8) and Comments on documentation and procedure Reference [**INSP.S1**]. The Council responded by Reference [**CC.S1**].
6. On 24 November 2017 the Inspectors sent a schedule of Initial Questions to the Council (Q 9-15) aimed at assisting their understanding of the Plan and its evidence base Reference [**INSP.S2**]. The Council replied on 30 November 2017 referenced [**CC.S3**] (response in red text) and accompanying appendices referenced [**CC.S3.1-CC.S3.6**].
7. Core Documents [CD] 1 to 13 comprise a Summary Representations made in Response to the Published CSADPD and responses to them by Council officers. You are asked to refer to these documents to note how the Council may have responded to any concern you have raised before deciding whether to appear at an Examination Hearing or to rely upon your original representations.
8. The Inspectors have now issued a Guidance Note, Draft Schedule of Matters and Issues for consideration and a First Draft Programme [**INSP.S3-5**]. These are informed by the responses received from the Council. I have attached them with this letter.
9. The Inspectors are currently seeking from the Council, by Document [**INSP.S6**], further clarification of certain of the evidence relating mainly to housing supply and delivery. This will be provided in time to be taken into in the Examination Hearings or further written responses.

## Consideration of Issues and Participation in the Examination

10. The Inspectors emphasise that written representations carry just as much weight as oral submissions. All original representations are before the Inspectors for consideration. ***Representors should therefore consider carefully whether it is necessary for them to appear in person.*** Essentially, it is not necessary to appear unless you particularly wish to discuss a matter of soundness with the Council and the Inspector.
11. Examination Hearings will be held if one or more Representors wish to exercise the legal right for a representation to be heard where it seeks modification to the Plan to ensure that it is sound.
12. Hearings are expected to commence on Tuesday 27 February 2018 with a general session, provisionally to be followed by sessions on individual towns over subsequent weeks but avoiding the Easter bank holiday weeks. For practical reasons, it is intended to divide Hearings between several venues, as indicated in the attached ***First Draft Programme of Hearings***.

**Lead Inspector:** Brian Sims CEng MICE MRTPI  
**Assistant Inspector:** Thomas Bristow BA MSc MRTPI

13. As part of the submission consultation between June and August 2017, you were asked to indicate whether you wished to participate in a Hearing session. ***Irrespective of whether or not you indicated, at that stage, a wish to appear, please now consider the information contained in this letter together with the attached guidance and draft Schedule of Matters and Issues. Please then confirm to me by [Friday 29 December 2017] whether you wish to attend a Hearing and upon which Issue or Issues you wish to speak.***
14. This will enable the Inspectors to produce a firm Schedule of Matters and Issues and for me to arrange the programme of Hearings.
15. ***If you consider that the draft Schedule of Matters and Issues should include items other than those listed or if you have any queries on any aspect of the Examination process, please contact me as soon as possible.***

Yours faithfully,

***David Coulthard***  
Programme Officer

Lead Inspector: Brian Sims CEng MICE MRTPI  
Assistant Inspector: Thomas Bristow BA MSc MRTPI