



Position Statement on behalf of Wainhomes (South West) Holdings Ltd (ID: 192)

In relation to: Matter 4 – Camborne-Pool-Illogan-Redruth
(CPIR) Spatial Strategy and Allocations

Wainhomes (South West) Holdings Ltd (ID: 192)

Project : 6412
Hearing : Matter 4 – CPIR
Client : Wainhomes (South West)
Holdings Ltd (ID: 192)
Date : February 2018
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1. Introduction

- 1.1 Emery Planning is instructed by Wainhomes (South West) Holdings Ltd (hereafter referred to as 'Wainhomes') to attend the examination into the soundness of the Cornwall Site Allocations DPD on their behalf.
- 1.2 Wainhomes is a key developer within Cornwall and will continue to be an important delivery partner for the Council in meeting its open market and affordable housing needs during the plan period. Their landholdings and developments can also facilitate further mixed use development including employment and social infrastructure. Wainhomes made representations to, and appeared at the examination of, the Local Plan: Strategic Policies (LPSP).
- 1.3 This statement summarises our client's position in response to the Inspector's schedule of Matters and Issues (INSP.S4), specifically the questions under Mater 6: Falmouth & Penryn Spatial Strategy and Allocations. It should be read in conjunction with our detailed representations to the Submission Version of the plan (ID: 192), and our other Position Statements submitted to this examination.
- 1.4 Wainhomes are promoting the land at Reskadinnick Road, Camborne as an allocation for residential development. At present the site is included within the Council's housing land supply, and it is accepted that the site is suitable for residential development. Whilst this is welcomed, we cannot see the justification for not allocating the site. Such an allocation would assist in providing certainty and a policy framework for the site's delivery, consistent with the LPSP.

2. Response to General Issues

c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate?

- 2.1 Wainhomes are promoting the land at Reskadinnick Road, Camborne as an allocation for residential development. A site location plan is attached at appendix EP13 of our representations to the Submission Version (ID: 192).
- 2.2 The site is included within the identified housing supply as a suitable SHLAA site (ref: CPIR_SO12). The assessment of the site is summarised within the CPIR Housing Evidence Report, which states:
- “Include: Well related to existing urban area, with the A30 on the north representing a natural edge to the settlement.”*
- 2.3 The site comprises a triangular parcel of approximately 3ha, and is capable of accommodating in the order of 70-80 dwellings. It is under the control of Wainhomes and could come forward immediately for development. The site is viable and deliverable. We understand that the vehicular access point to Reskadinnick Road has been agreed with the Council's highway officers.
- 2.4 The site is bordered by existing development to all sides, with Reskadinnick Road to the south, Rosewarne Close to the east and the A30 to the north-west. The site is extremely well contained and would represent a very logical development within the A30, which forms the natural boundary of the settlement to the north-west.
- 2.5 The Council accepts that the site is suitable for residential development and includes it within the housing supply. Whilst this is welcomed, we cannot see the justification for not allocating the site. Such an allocation would assist in providing certainty and a policy framework for the site's delivery, consistent with the LPSP.

d. Is the existing housing land supply situation in CPIR based on robust evidence?

- 2.6 As set out above, we support the assessment of the Land at Reskadinnick Road, Camborne, and its inclusion within the existing housing supply.