

Examination of the Cornwall Site Allocations Development Plan Document Representor's Position Statement

Matter 6 – Falmouth and Penryn Spatial Strategy and Allocations

Representor's name: AGR Living Falmouth Ltd

Hearing date: Tuesday 13th March 2018

Original representation: 140

b) Is the existing housing land supply situation based on robust, up to date evidence?

There is a pressing need for student accommodation within Falmouth and Penryn. This is supported by recent appeal decisions:

APP/D0840/W/17/3182360 – Ocean Bowl, Pendennis Rise, Falmouth

APP/D0840/W/17/3175637 – Rosslyn, 110 Kimberley Park Road, Falmouth

APP/D0840/W/17/3177902 – Land at Fish Strand, Fish Strand Hill, Falmouth

The emerging Neighbourhood Plan, and the Falmouth Article 4 Direction aim to limit new student accommodation within Falmouth Town. This limitation on supply is likely to increase demand.

The proposed land supply for new student accommodation responds only the new demand created by the intended expansion of Penryn's university campus.

A full understanding of student housing need is not provided in support of these allocations. The proposed land supply is therefore not based on robust evidence and is likely to be deficient in meeting the future needs of the student population.

Submitted with our original representations (no.140), evidence on the inadequacies of the student housing need evidence is provided. Student need evidence was also submitted as part of the above referenced Ocean Bowl appeal (see Cushman & Wakefield: April 2017).

d. Is the approach to the provision of student accommodation appropriate with respect to its relationship to the market and affordable housing market within Falmouth and Penryn?

The adopted Cornwall Local Plan (CLP) strategy for student accommodation is set out at CLP Policy 2a and 3 and can be broken down into two parts:

- a) To alleviate pressure on the local housing market;
- b) To allow expansion of the university.

CLP Policy 6, paragraph 2.27 says that the provision of student accommodation in appropriate and sustainable locations will be supported. 'In Falmouth and Penryn towns, and Mabe in particular, whilst there are limited opportunities, every effort should be made to deliver good quality, managed accommodation within the towns and in locations close to the university. Such provision will help to reduce the reliance on existing housing stock in the community for use by students.'

The proposed site allocations include no sites within Falmouth town. This approach fails to meet with the core strategy; it would fail to broaden opportunities for student accommodation and fail to alleviate pressure on the local housing market.

Prepared by Andrew Golay MRTPI (on behalf of AGR Living Falmouth Ltd)
02FEB2018