

Cornwall Site Allocations DPD (February 2018)

Matter 7 – Newquay Spatial Strategy and Allocations

Position Statement

1. This position statement is written by Origin3 on behalf of Taylor Wimpey Strategic.

a) Is the strategy for Newquay consistent with the Local Plan Spatial Plan (LPSP)?

2. The Cornwall Site Allocations Development Plan Document (CSADPD) is consistent with the LPSP by identifying additional sites with a view to ensuring that the minimum housing requirement of 4,400, set by the LPSP, is met. At present, whilst the overall picture set out in the Newquay Housing Delivery Summary¹ (2017) appears very positive, in reality there have only been 1,335 dwelling completions as at April 2017. There are significant dwelling numbers tied up in large planning permissions yet to come forward. We agree with Cornwall Council that it is therefore necessary to allocate additional dwelling sites at Newquay to ensure that a sufficient number of new homes is delivered within the plan period (i.e. at least 4,400).

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

3. We ask the Inspector to review the housing land supply projections in respect of the inclusion of 'Urban SHLAA Sites'. Urban SHLAA Sites should not be included within the land supply unless there is reasonable prospect of their delivery within the plan period (i.e. next 12 years), in which case they should be housing allocations in the CSADPD if they are not already planning permissions. With Windfall projections of 480 dwellings over the plan period already included to account for unplanned development, by including Urban SHLAA Sites the Council is at risk of double counting sites.

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

4. The approach is consistent with the LPSP. The housing requirement of 4,400 set by the LPSP is a floor figure rather than a ceiling figure and should therefore be viewed as a minimum requirement for

¹ CC.S4.4 Appendix 4 Housing Supply and Delivery (2017)

housing delivery up 2030. The selection of sites is consistent with the Saved Restormel Local Plan (2001) policy N17 – Newquay Growth Area Road.

d) Is the existing housing land supply situation in Newquay based on robust evidence?

5. The housing land supply situation in Newquay appears to be based on robust evidence. As set out in paragraph 3, we ask the Inspector to consider whether Urban SHLAA Sites should be included within the land supply trajectory when there is no reasonable prospect of their delivery at this stage.

e) Is the level of housing development proposed for Newquay via the CSADPD justified with reference to the targets in the LPSP?

6. The housing requirement set by the LPSP is justified on the basis the LPSP housing requirement for Newquay is to be viewed as a minimum figure for the plan period. The allocation of additional sites can assist to ensure the Newquay Strategic Route (NSR) is delivered and as such will increase housing delivery on the ground.

f) Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints?

7. The individual allocations and proposed land uses appear suitable in the environmental context. The proposed allocations are consistent with the identified Newquay Growth Area (NGA).

g) Is there robust evidence to demonstrate that allocations and infrastructure, including the Newquay Strategic Route, would be delivered at a sufficient rate and suitable timescale to meet the minimum numerical development requirements for the town, including with reference to the five year housing land supply required by national policy?

8. The Newquay Housing Evidence Report (April 2017) sets out that “the NSR [Newquay Strategic Route] is key to the delivery of a number of permissions in Newquay and will allow for the implementation of the Newquay Transport Strategy.”

9. A significant proportion of Newquay's planned housing supply is made up by large strategic sites within the NGA, including a planning permission for 800 dwellings at Quintrell Downs (PA12/09350) and resolution to grant for 800 dwellings at Chapel Gover (PA15/04171). It is therefore fundamental that the Council ensures the NSR is delivered to a suitable timescale in order to unlock strategic housing within the plan period.

10. Thus far, it appears as though housing within the NGA hasn't delivered at the anticipated rate (1,335 completions). We ask the Inspector to consider allocating additional housing sites at Newquay to ensure the delivery of at least 4,400 dwelling completions within the plan period.

h) How will the CSADPD allocations for Newquay interact with economic development planned for Newquay Aerohub?

11. The delivery of new homes in the NGA in the short-term will contribute to investor confidence in the area, including at the Newquay Aerohub Enterprise Zone. The plans for the Aerohub would bring significant employment opportunities to the area (circa 325 acres of development land) and would be located only circa 5km from Newquay.

i) Are figures NQ1, NQ2, and NQ3 consistent with the Newquay Growth Area Masterplan?

12. Figures NQ1, NQ2 and NQ3 are consistent with the NGA Masterplan in so far as they deliver housing within the planned direction of growth (NGA). As above, we ask the Inspector to explore further opportunities to ensure the delivery of the NSR by allocating additional housing sites at Newquay. A large proportion of housing supply in Newquay relies on the NSR coming forward within the short-term, which could be viewed as very optimistic. By allocating additional sites that don't rely on the delivery of the NSR, Cornwall Council can ensure that a sufficient level of new homes are delivered in the short-term (within this plan period).