

Cornwall Site Allocations DPD Examination: Position Statement

Our ref 30947/NT/RDv
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Prepared By Lichfields on behalf of CEG

Subject MATTER 11: Saltash Strategy and Allocations

1.0 Question e. Is there robust evidence that the housing supply trajectory for Saltash is realistic and deliverable, having regard to its high dependence on strategic allocation SLT-UE1 at Broadmoor?

Planning Permission Update

- 1.1 As set out under Cornwall Council's proposed modification ref. AM92 (CC.S4.1) planning permission has been granted at Broadmoor Farm (ref. PA14/02447). The planning permission was granted on 13 October 2017 for:

"Hybrid application comprising Outline permission for a mixed use residential-led development, including, preparatory works including demolition of existing farm buildings as necessary; up to 1000 residential units (Use Class C3); care home up to 80 beds or sheltered housing up to 50 units, or combination thereof (Use classes C2/C3); up to 6 hectares of employment land (Use classes B1/B2/B8); 1 neighbourhood centre approximately one hectare, including uses in use classes A1/A2/A3/A4/A5 (up to 1000 sqm, including convenience store up to 400 sqm), B1a, C3, D1/D2, with associated car parking, landscaping works (including a village square) and public realm; one commercial centre approximately 0.5 hectares (including uses in use classes A1/A2/A3/A4/A5 (including convenience store up to 60 sqm), C1 (including hotel of up to 60 bedrooms), C3, D1/D2) with associated car parking, landscaping works (including a central space) and public realm; education facilities (including a minimum 1.3 hectare site for primary school); open space including parks, amenity green space, natural and semi-natural green spaces, outdoor sports provision, facilities for children and young people, allotments, community orchards and forest gardens; associated infrastructure works (undergrounding of overhead electrical power lines, internal access roads, footpaths/cycleways including a pedestrian bridge across the A38); and landscaping works (including surface water drainage and levelling/creation of earth bunds/mounds and detailed permission for the construction of a western access, comprising a roundabout and link road off the A38 and associated highways works, an eastern access comprising a roundabout off the A388; footpaths/cycleways, landscaping and associated engineering/infrastructure works, and improvements to the existing highway (including Carkeel/A38 and Avery Way/A388 roundabouts)."

- 1.2 During the latter stages of determination of the hybrid planning application, work commenced on preparing the relevant details to discharge the pre-commencement conditions and on the reserved matters for the eastern access highway improvement works and the eastern section of the spine road/infrastructure. Therefore, at the time the planning permission was issued draft applications had already been prepared. In the short period since the planning permission was

issued (just over 3 months), work has been ongoing to review the draft applications to ensure current market requirements are reflected.

Housing Supply Trajectory

- 1.3 Cornwall Council’s housing trajectory for Saltash is set out in document CC.S4.4 (Table 11) which identifies the latest position as of 01/04/17. Table 11c identifies a trajectory of 100 homes per year between 2020-2021 and 2029-2030. CEG agrees that this estimated housing trajectory is realistic and deliverable ensuring that the allocation of approximately 1,000 dwellings can be delivered in the Plan period. This trajectory aligns to the evidence presented as part of the examination of the Cornwall Local Plan Strategy Policies 2010-2030. This evidence demonstrated that as Saltash is within the strong Plymouth housing market area, it has the potential to deliver dwellings at a higher market rate than in most other parts of Cornwall and is able to sustain build rates of at least 100 dwellings per annum based on the current CEG estimate of three sales outlets .
- 1.4 In 2016 Lichfields undertook research into delivery rates on large scale housing sites¹. Our research looked at 70 sites across the UK and found that on average sites of 1,000-1,500 dwellings delivered on average 117 dwellings per annum whilst sites of 1,500-2000 delivered 129 dwellings per annum.
- 1.5 The latest evidence from large sites delivered in Plymouth confirms that these levels of site delivery have recently been achieved at sites including Plymstock Quarry, Brunel Way and Woodville Road.² Therefore, the housing supply trajectory set out in document CC.S.4.4 for the Broadmoor site is considered to be realistic and deliverable.
- 1.6 The updated housing delivery information provided by Cornwall Council on 21 December 2017 results in some very minor amendments to Table SlT2 of the submitted Cornwall Site Allocations Development Plan Document (SADPD) as set out in Table 1. As Table 1 shows, based on the more up to date housing delivery position (as of 01/04/17), the residual target for Saltash reduces slightly from 851 homes to 844. As set out in Table 11 of document CC.S4.4, both the gross and net delivery against the housing target for Saltash is estimated at 113%. Therefore, on the basis of the above, which confirms that strategic allocation SLT-UE1 at Broadmoor can be delivered within the plan period, CEG confirms that the housing trajectory is realistic and deliverable.

Table 1 Table SlT2: Saltash – Delivery against Housing Target (Source: Lichfields update using CC.S4.4 Table 11 data)

Target	1,200
Net Completions (Apr-10 to Apr-17)	156
Net Extant permissions (at Apr-17)	96
Net windfall projection	104
Net additional urban capacity	-
Residual Target	844

¹ Start to Finish, Lichfields, November 2016.

² Plymouth policy Area Housing Trajectory updated to the March 2017 monitoring point (Examination Document TP3F, Plymouth and South West Devon Joint Local Plan: Examination)

Strategic Allocation SLT-UE1: Deliverability

- 1.7 The site has been taken to market by CEG and there is strong market interest from a range of housebuilders for phases of approximately 200 dwellings. This means that the site has potential to be delivered by a number of outlets, increasing the deliverability within the Plan period. The scheme, as currently approved, is dependent on delivery of the Stoketon Cross junction improvement works; condition 8 requires approval of the highway works and commencement of the scheme prior to occupation of more than 175 dwellings. At present, the assumption is that these highway improvement works will be delivered through Grant Funding.
- 1.8 As Cornwall Council is aware, an application for Grant Funding, from the Highways England Growth and Housing Fund, for this site was submitted by Cornwall Council/CEG in September 2017. The funding is required to enable the scheme to be delivered in an addition to the current package of contributions required by the S106. If the funding is not granted, the scheme can still be delivered within the Plan period, but there will need to be discussions with Cornwall Council to amend the current permission by restructuring the planning gain in the S106 as a whole. Given that the residual housing target for Saltash is 844 homes, this quantum of development is deliverable within the plan period even if some time in 2018/19 was required to renegotiate the S106 package.
- 1.9 As set out above, CEG is in a position to submit the applications to seek approval of Phase 1 reserved matters and relevant pre-commencement conditions shortly. The phase 1 infrastructure would be delivered by CEG.
- 1.10 As noted above, there is strong market interest in the site and the application has already been sifted as part of the Grant Funding process. The Grant Funding application has the support of Cornwall Council and the LEP. Coupled with this CEG has had multiple discussions with the HCA (now Homes England) who are supportive of the Grant Funding application as well. The Grant Funding application will be taken to the Investment Decision Committee (IDC) board at the end of February 2018 or the end of March 2018 and CEG will update the Inspector when a decision is known, even if this falls after the hearing date scheduled for Matter 11 Saltash.
- 1.11 As Cornwall Council note on Table 11 of CC.S4.4, some of the key infrastructure to 'unlock' the site has already been delivered; upgrades to the Carkeel junction were completed on 29 November 2017 (around 6 months ahead of schedule).
- 1.12 Allocation SLT-UE1 refers to 'approximately 1,000 dwellings' and coupled with this we note that adopted Policy 2a of the Strategic Policies Local Plan refers to a 'minimum' homes target to 2030. Therefore, the housing apportionment to Saltash should be seen as a minimum. CEG and the landowner own the vast majority of land in the area to the West of Saltash. The land within current permission comprises 120ha with approximately 50% of the indicative masterplan allocated for open space. The site has capacity to accept increased densities in specific areas to increase the overall housing numbers delivered on this site. In addition, the 'reserve/unallocated' site (within the blue line on the site location plan that accompanies the permission), is approximately 16ha and this can be readily accessed and served by the approved infrastructure. Additional dwellings could be accommodated on the Broadmoor site without breaching infrastructure or environmental thresholds and could potentially increase the total site capacity up to approximately 1,800 dwellings. This position was explained at the Strategic Policies examination in 2016.

- 1.13 The submitted SADPD identifies that allocation SLT-UE1 will comprise a new neighbourhood of Saltash (para. 13.14) which is well sited in relation to proposed additional employment space (allocation SLT-E1). It is clear that the Broadmoor site is considered to be the most sustainable location for growth within Saltash should further need arise during the Plan period. Broadmoor is a deliverable site in the Plan period for the currently approved 1,000 dwellings but has the capacity in terms of both numbers and annual build rates to deliver increased housing provision if required.

2.0 Summary

- 2.1 This Position Statement has demonstrated that strategic allocation SLT-UE1 at Broadmoor is deliverable within the plan period. Delivery of the site is a long way advanced, having secured planning permission and application for Grant Funding due to be decided in the next couple of months. Work on pre-commencement conditions and reserved matters for primary infrastructure has been completed which will enable delivery of the site to be advanced should a positive decision be made on the Grant Funding application.
- 2.2 Therefore, the housing trajectory for Saltash is realistic and deliverable taking into account the high dependence on Broadmoor. SLT-UE1 has been identified as the most suitable location to accommodate the required development for Saltash. It is designed to achieve a new neighbourhood of the town and the current planning permission means that this can be achieved within the Plan period.