

CORNWALL SITE ALLOCATIONS DPD

**DETAILED PROGRAMME of HEARINGS
with
LISTS of INVITED PARTICIPANTS**

VERSION 2 – 14 February 2018

WEEK 1

The Atlantic Hotel, Dane Road, Newquay, TR7 1EN

DAY 1 – 10.00am - TUESDAY 27TH FEBRUARY 2018

LEGAL COMPLIANCE

Presiding Inspectors – B Sims and T Bristow

Participants Invited:

Cornwall Council(CC)

Natural England (NE) [138]

North & Middle Pill Land Owner Consortium (NMPL) [211] (William Holman)

Hannah Dash(HD)[295](Represented by Stephen Reynolds)

SHED(SHED)[213] (Represented by Stephen Reynolds)

- a. *The **Duty to Co-operate** (DtC)* with neighbouring and other authorities on cross-boundary strategic matters. This will be considered chiefly with reference to the submitted Duty to Co-operate Statement [B.5]
- b. ***Sustainability Appraisal** (SA) and **Habitats Regulations Assessment** (HRA)*. It will be considered whether the submitted SA [D.5] and HRA [D.2] have been prepared in accordance with the relevant legislation. Thereafter, the contents of the SA and HRA are treated as components of the evidence base supporting the Plan.
- c. ***Statement of Community Involvement** (SCI) and **Local Development Scheme** (LDS)*. It will be considered whether the several stages of consultation and preparation of the Plan have complied with the Council's SCI [B.4] and LDS [B.3]. In practice, the Council has been alerted to amend the LDS, in particular, to list accurately the several DPDs now proposed and their expected adoption dates, including the separate Bude SADPD.
- d. The ***Planning and Compulsory Purchase Act 2004*** and the ***Town and Country Planning (England) Regulations 2012***. It will be considered overall whether the Plan meets the requirements of this overarching legislation.
- e. ***National Policy***. The legal requirement to comply with national policy is closely linked to consideration of the issues of soundness in terms of whether the Plan is positively prepared, justified and effective in meeting not only the relevant provisions of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) but also the overarching

requirements of the adopted Cornwall Local Plan Strategic Policies (LPSP) and relevant Community Network Area (CNA) Sections 2010-2030.

Day 1 continued

MATTER 1 –PLAN-WIDE GENERAL CONSIDERATIONS
Presiding Inspectors – B Sims and T Bristow

Participants Invited:

Cornwall Council(CC)
Irregular Cornwall Ltd (ICL)[319](Mc Murdo Land Planning & Devel Ltd)
Natural England (NE)[138]
Progress Land Ltd (PLL)[198b](Heynes Planning)
Bodmin LVA LLP(BLVAL)[225] (Walsingham Planning Ltd)
Durrants Land Ltd (DLL)[163]
Wainhomes Ltd(WHL)[192](Emery Planning)
Westcountry Land (WL)[212a&b](Boyer)
Home Builders Federation(HBF)[206]
Oceans Reach – Penrose Ltd(ORPL)[217] (Axis Ped)
James Biscoe(JB)[45]
Saltash NDP Steering Group(SNDP [176]
Saltash Community Flood Forum(SCFF)[118]
Hallam Land Management(HLM)[139b](David Lock Associates)
Energy Drop Zone(EDZ)[224]
Redrow Homes(RRH)[205](Barton Wilmore)
Persimmon Homes (PH)[216a&b]
Church Commissioners for England (CCFE) [219b] (Lichfields)

Notes

- i. *The following matters of a general nature relate to the Plan as a whole but will require to be addressed in the light of considerations of the individual towns and their respective strategies and site allocations. For this reason, the programme allows provisionally for these subjects to be introduced and discussed in general terms in the first general Hearing. **Further discussion may take place at a later session, scheduled for Wednesday 18 April 2018 at the same venue, depending upon the outcome of the hearings for each individual town section of the Plan.***
- ii. *The Council has provided, by way of Documents **CC.S4, CC.S4.1, CC.S4.2, CC.S4.3, CC.S4.4, CC.S4.5**, updated evidence on housing delivery and prospective development density and site capacity, to be taken into account in the preparation of Position Statements or further written responses.*
 - a. Is the CSADPD sound as a whole if the individual town site allocations are found to provide for the timely and effective implementation of the respective town strategies with respect to the numerical requirements of the adopted Cornwall LPSP?
 - b. Is the existing housing land supply situation in each town based on robust, up to date evidence?

- c. Do the housing land allocations of the CSADPD make a sufficient contribution to the overall and five year housing land supply requirements of the adopted Cornwall LPSP 2010-2030?
- d. Do the employment (commercial, industrial and retail) land allocations of the CSADPD make a sufficient contribution to the employment land supply requirements of the adopted Cornwall LPSP?
- e. Does the CSADPD make effective provision for the delivery of necessary highway and other infrastructure necessary to the implementation of the respective town strategies?
- f. Does the CSADPD make appropriate provision for open space and sports pitches and green infrastructure with reference to current guidance?
- g. Does the CSADPD make appropriate provision for the protection of European wildlife habitats (in advance of the adoption of a European Sites Mitigation SPD)?
- h. Should the Purpose and Definition of 'Direction of Growth' allocations be clarified by way of a MM to the Plan text?
- i. Should the 'retail requirement' of the Plan be clarified by way of a MM to the Plan text?

DAY 2 - WEDNESDAY 28 FEBRUARY 2018

MORNING 10.00am

MATTER 11 – SALTASH SPATIAL STRATEGY AND ALLOCATIONS

Presiding Inspector – B Sims

Participants Invited:

Cornwall Council(CC)

North & Middle Pill Land Owner Consortium (NMPL) [211] (William Holmam)

Saltash Community Flood Forum(SCFF)[118]

CEG (CEG) [219c] (Lichfields)

Energy Drop Zone Ltd(EDZL)[224]

Saltash NDP Steering Group(SNDP) [176]

Persimmon Homes (PH)[216a]

General Issues

- a. Is the Strategy for Saltash consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Does the Plan make adequate provision for retail development in Saltash, having regard to the lapse of prior planning permission?
- d. Does the Plan make adequate provision for the prior delivery of sewage treatment capacity to serve development proposed within the Plan period?

Issues relating to individual sites

- 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 SSLT-UE1 at Broadmoor?

DAY 2 - WEDNESDAY 28 FEBRUARY 2018 *continued*

AFTERNOON 2.00pm

MATTER 10 – LAUNCESTON SPATIAL STRATEGY AND ALLOCATIONS
Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council(CC)

Bovis Homes (BH) [64b] (D2 Planning Limited)

Vallis Development (VD) [65a] (Laurence Associates)

Hallam Land Management (HLM)[139b](David Lock Associate)

Development Securities (DS) [198c] (Heynes Planning)

General Issues

- a. Is the strategy for the town consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate?
- d. Is the level of housing and commercial development proposed for Launceston, justified with regard to the targets in the LPSP? With particular regard to allocation LAU-H2 as a future direction of growth and to local market conditions.

Issues relating to individual sites

Note - the Programme and Agenda will identify further individual sites for discussion according to the issues that arise in each case.

- e. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints?
- f. Is there robust evidence to demonstrate that allocations and infrastructure, particularly education infrastructure and transport infrastructure related to LAU-H3 and LAU-H1, 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?

DAY 3 - THURSDAY 1 MARCH 2018

MORNING 10.00am

MATTER 7 – NEWQUAY SPATIAL STRATEGY AND ALLOCATIONS

Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council(CC)

Duchy of Cornwall (DoC) [208] (Emery Planning)

Sue Ansell (SAN) [269]

Taylor Wimpey (TW) [199] (Origin3)

Cllr Joanna Kenny (JK) [93]

General Issues

- a. Is the strategy for the Newquay consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate?
- d. Is the level of housing development proposed for Newquay via the CSADPD justified with reference to the targets in the LPSP?

Issues relating to individual sites

Note – The Programme and Agenda will identify individual allocated sites for discussion according to the issues that arise in each case

- e. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints?
- f. 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?
- g. How will the CSADPD allocations for Newquay interact with economic development planned for Newquay Aerohub?
- h. Are figures NQ1, NQ2, and NQ3 consistent with the Newquay Growth Area Masterplan?

DAY 3 - THURSDAY 1 MARCH 2018 *continued*

AFTERNOON 2.00pm

MATTER 9 – BODMIN SPATIAL STRATEGY AND ALLOCATIONS
Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council

Bodmin LVALLP (BLVALLP) [225] (Walsingham Planning Ltd)

Bodmin Town Council (BTC) [195]

Wainhomes Ltd(WHL)[192] (Emery Planning)

Christine Howard(CH)[236]

Craig Russon(CR)[104]

Sarah Alcock(SA)[263]

General Issues

- a. Is the strategy for Bodmin consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate, including in respect of the use of previously developed land (brownfield) and greenfield land?
- d. Is the level of housing and retail development proposed for Bodmin via the SADPD justified with reference to the requirements of the LPSP?

Issues relating to individual sites

Note- the Programme and Agenda will identify further individual sites for discussion according to the issues that arise in each case.

- e. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints, including air quality and flood risk?
- f. Is there robust evidence to demonstrate that allocations and infrastructure 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?
- g. Is allocation Bd-UE2 justified with reference to its potential effect on the natural qualities of Halgavor Moor?

WEEK 2

The Falmouth Hotel, Castle Beach, Falmouth, TR11 4NZ

DAY 4 – 10.00am - TUESDAY 13TH MARCH 2018

MATTER 6

FALMOUTH AND PENRYN SPATIAL STRATEGY AND ALLOCATIONS

Presiding Inspector - B Sims

Participants Invited:

Cornwall Council(CC)

Studytel (ST) [190] (Turley)

*South West Strategic Developments & Brisden Properties (SWSDBP) [119]
(Grass Roots Planning Ltd)*

Irregular Cornwall Ltd (ICL) [319] (McMurdo Land Planning & Devel Ltd)

Sainsbury's Supermarkets Ltd (SSL) [76b] (WYG)

John Lewis Partnership Pension Trust (JLPPT) [231a] (Savills)

Progress Land Ltd (PLL) [198b] (Heynes Planning)

Mabe Parish Council (MPC) [117]

Wainhomes Ltd(WHL) [192] (Emery Planning)

Church Commissioners for England (CCFE) [219b] (Lichfields)

Middlepoint Developments (MD) [112]

Westcountry Land (WL) [212a&b] (Boyer)

Oceans Reach – Penvose Ltd (ORPL) [217] (Axis Ped)

Falmouth Town Council (FTC) [193]

Falmouth Marine School (FMS) [166] (APG Architecture)

ARG Living Falmouth (ARF) [140] (Golay Planning)

Falmouth Exeter Plus (FEP)[221]

General Issues

- a. Is the Strategy for Falmouth and Penryn consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with Strategy, including with respect to the use of previously developed (brownfield) and greenfield (agricultural) land?
- 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?
- e. Are the Green Buffers (south of Penryn and east of Falmouth) appropriate with respect to the Strategy and necessary in planning terms?

Issues relating to individual sites

Note – The Agenda will identify individual allocated sites for discussion according to the issues that arise in each case.

- f. Are the individual allocated sites and proposed land uses suitable, having regard to planning and environmental constraints?
- g. Is there robust evidence that the allocated sites and infrastructure will be delivered at a sufficient rate and to a suitable timescale to ensure that the minimum numerical development requirements of the Town Strategy and of the adopted LPSP will be met, including with reference to the five year housing land supply required by national policy?

MATTER 5 – HELSTON SPATIAL STRATEGY AND ALLOCATIONS

Note - To be considered on the basis of original representations in the absence of any request for an oral appearance.

Issues

- a. Is the Strategy for Helston consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?

WEEK 3

Penventon Hotel, West End, Redruth, TR15 1TE (For Satnav, please use Postcode TR15 3AD)

**DAYS 5 and 6 – 10.00am Start - TUESDAY 20 and WEDNESDAY 21
MARCH 2018**

Note – The presiding Inspector will issue his detailed agenda well in advance to indicate on which day each item will be considered.

MATTER 2 - 10.00am

PENZANCE AND NEWLYN SPATIAL STRATEGY AND ALLOCATIONS

Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council(CC)

EJFP Planning Ltd (EJFP) [165] (Eliot Design & Build Ltd)

Bonnie Jackson(BJ)[172]

Bolitho Estates(BE)[196a&c] (Pegasus Group)

Bolitho Estates(BE)[196b] (Ttdev)

Karen Baker(KB)[282]

Hannah Dash(HD)[295] (SHED) (Represented by Stephen Reynolds)

SHED(SHED)[213] (Represented by Stephen Reynolds)

Stephen Welsh(SW)[39] (Represented by Stephen Reynolds)

Roy Blewett(RB)[86]

John Coad & Son (JCS) [303] (Mr David J Pollard)

National Trust(NT)[21]

Cllr Mario Fonk(MF)[70]

Cllr Simon Elliott(SE)[238]

Penzance Harbour Working Group(PHWG)[185]

Inox Group (IG) [131] (PCL Planning Ltd)

Penzance Civic Society(PCS)[155](Represented by Mr Paul Young)

General Issues

- a. Is the strategy for Penzance consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with Strategy, including with respect to the use of previously developed (brownfield) and greenfield (agricultural) land?
- d. Will the site allocations achieve the vision and aims for Penzance as set out in paragraph 3.6 of the CSADPD, with particular regard to maintaining the character of different areas?
- e. Will mixed use allocations PZ-M1, PZ-M2 and PZ-M3 effectively support the vitality of the town centre?

- f. Does the CSADPD make effective provision to safeguard the Marazion Marsh Special Protection Area and other protected habitats?

Issues relating to individual sites

Note – The Agenda will identify individual allocated sites for discussion according to the issues that arise in each case.

- g. Are the individual allocated sites and proposed land uses suitable, having regard to planning and environmental constraints?
- h. Is there robust evidence to demonstrate that allocations and infrastructure 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 the NPPF?
- i. Do allocations PZ-H1, PZ-H4 and PZ-E4 make effective provision for the preservation of the setting of Grade I Listed St Michael's Mount, in accordance with national policy?
- j. Does allocation PZ-H8 make effective provision for the preservation of the setting of Grade II* Listed Trengwainton, in accordance with national policy?
- k. Is there robust evidence that allocation PZ-H12 could deliver a level of affordable housing exceeding that indicated by LPSP Policy 8 - 'Affordable Housing', as prescribed in the additional Policy Requirements

DAY 7 – 10.00am - THURSDAY 22 MARCH 2018

MORNING 10.00am

MATTER 3 – HAYLE SPATIAL STRATEGY AND ALLOCATIONS

Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council(CC)

Montgomery Property Ground(MPG)[167] (Business Location Services Ltd)

Progress Land Ltd(PL)[261] (Roy Curnow Planning)

General Issues

- a. Is the Strategy for Hayle consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Is the approach to the selection of sites for allocation consistent with Strategy?

Issues relating to individual sites

Note – The Agenda will identify further individual allocated sites for discussion according to the issues that arise in each case.

- d. Are the individual allocated sites and proposed land uses suitable, having regard to planning and environmental constraints?
 - i. Would the allocated employment site H-E2 give rise to unacceptable traffic that could not be accommodated on the highway network?
 - ii. Would the employment element of the allocated Trevassack urban extension H-UE1 give rise to unacceptable traffic that could not be accommodated on the highway network?{PL-261}
- e. Is there robust evidence that the allocated sites and infrastructure, including the future direction of growth H-D1if relevant, will be delivered at a sufficient rate and to a suitable timescale to ensure that the minimum numerical development requirements of the Town Strategy and of the adopted LPSP will be met, including with reference to the five year housing land supply required by national policy?

DAY 7 –THURSDAY 22 MARCH 2018 continued

AFTERNOON 2.00pm

**MATTER 4 - CAMBORNE-POOL-ILLOGAN-REDRUTH (CPIR)
SPATIAL STRATEGY AND ALLOCATIONS**

Presiding Inspector - T Bristow

Participants Invited:

Cornwall Council(CC)

James Biscoe (JB) [45]

Wainhomes Ltd(WHL) [192] (Emery Planning)

Percy Williams Ltd (PWL) [324] (Tetlow King Planning)

The Noy Family (TNF) [91] (Savills)

David Arthur(DA)[304]

General Issues

- a. Is the strategy for CPIR consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust evidence?
- c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate?
- d. How will the focus on brownfield redevelopment in CPIR affect the delivery of affordable housing in line with LPSP Policy 8?

Issues relating to individual sites

Note – The Agenda will identify further individual allocated sites for discussion according to the issues that arise in each case.

- e. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints, including air quality and the proximity of mineral development and safeguarded reserves?
- f. Is there robust evidence to demonstrate that allocations and infrastructure 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 the NPPF?

WEEK 4

**St Austell Conference Centre, St Austell Business Park
St Austell, PL25 4FD, (for Satnav please use PL25 4EJ)**

DAY 8 – 10.00am - TUESDAY 10TH APRIL 2018

MATTER 8

**ST AUSTELL AND THE CARCLAZE AND PAR DOCKS ECO-COMMUNITIES
SPATIAL STRATEGY AND ALLOCATIONS**

Presiding Inspector - B Sims

Participants Invited:

Cornwall Council(CC)

Malcolm Brown (MB) [237]

Devonshire Homes (DH) [198a] (Heynes Planning)

Wainhomes Ltd(WHL) [192] (Emery Planning)

Durrants Land Ltd(DLL) [163]

Carn Brea PC(CBPC)[234](Dr Nigel Miles)

Redrow Homes(RRH)[205](Barton Wilmore)

Stanley Matron (SM)[158a] (PCL Planning)

Persimmon Homes (PH)[216b]

General Issues

- a. Is the Strategy for St Austell consistent with the LPSP?
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- c. Are the Green Buffers west of Carclaze Road appropriate with respect to the Strategy and necessary in planning terms?

Issues relating to individual sites

Note – The Programme and Agenda will identify individual allocated sites for discussion according to the issues that arise in each case.

- d. Are the individual allocated sites and proposed land uses suitable, having regard to planning and environmental constraints, including air quality?
- e. Is there robust provision for the necessary supporting infrastructure for the Eco-communities, including with respect to education, sports facilities and highways?
- f. Is there robust evidence that the allocated sites and infrastructure will be delivered at a sufficient rate and to a suitable timescale to ensure that the minimum numerical development requirements of the Town Strategy and of the adopted LPSP will be met, including with reference to the five year housing land supply required by national policy?

WEEK 5 – *provisional* (see note at Week 1 above)
The Atlantic Hotel, Dane Road, Newquay, TR7 1EN

DAY 9 – 10.00am - WEDNESDAY 18 APRIL 2018

Final review of Plan-Wide Matters and Legal Compliance
Presiding Inspectors - B Sims and T Bristow

Only to be held if required following individual town sessions.

Participants to be invited as for Day 1 and others as appropriate, to be confirmed.

Brian Sims
Lead Inspector

Thomas Bristow
Inspector