

**CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
EXAMINATION**

Hearing Session – Day 4

Tuesday 13 March 2018

Falmouth Hotel

10.00 am

Presiding Inspector: B Sims

Matter 6 – Falmouth and Penryn Spatial Strategy and Allocations

Participants:

Cornwall Council(CC)

AGR Living Falmouth (AGR) [140] (Golay Planning)

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

Falmouth Exeter Plus (FEP)[221]

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

Falmouth Town Council (FTC) [193]

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

James Biscoe(JB)[45]

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

Mabe Parish Council (MPC) [117]

Middlepoint Developments (MD) [112]

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

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

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

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

Studytel (ST) [190] (Turley)

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

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

AGENDA

Notes

- i This agenda is provisional and flexible.*
- ii It is not intended to repeat introductory matters covered in the Guidance Notes (INSP.S3-4) or General Matters discussed on Day 1 but to proceed as quickly as possible to the substance of the Agenda.*
- iii As indicated in previous guidance, there will be no discussion of specific alternative or omission sites promoted by Representors.*
- iv Participants, including the Council, named in [italic square brackets] may be invited to open the item concerned but this is optional.*
- v PBSA = Purpose Built Student Accommodation*

General Issues of Approach and Current Land Supply

(Similar issues to but re-ordered from the previous Schedule of Matters)

- a. Is the Strategy for Falmouth and Penryn consistent with the LPSP?
 - i. Does the location of the sites allocated for mixed use including student accommodation accord with the adopted LPSP Policies 2a, 3 and 6 regarding the location of student accommodation in Falmouth-Penryn? *[AGR]*
 - ii. Do the urban extension allocations FP-H2, 3 and 4 have appropriate potential for integration with the existing neighbourhoods of Falmouth and is this necessary for soundness? *[FTC]*
 - iii. Does the Plan provide appropriate information and guidance regarding its relationship with Neighbourhood Development Plans? *[FTC]*
- b. Is the approach to the selection of sites for allocation consistent with the Strategy, including:
 - i. with respect to the use of previously developed (brownfield) and greenfield (agricultural) land? *[ICL]*
 - ii. Does the Plan take sufficient account of the urban capacity of Falmouth to accommodate well designed, high density housing development in preference to greenfield allocations? *[FTC]*
- c. Is the existing housing land supply situation based on robust, up to date evidence?
 - i. Example Large Permissions *[WL]*
 - ii. With respect to the latest position regarding PBSA permissions *[CC]*
 - iii. Is the current (as opposed to future) need for student accommodation properly taken into account? *[AGR]*
- d. Is the approach to the provision of student accommodation appropriate with respect to its relationship to the open and affordable housing markets within Falmouth and Penryn?
 - i. Resolution of student cap increase from 5,000 to 7,500 subject to s106 legal agreement for 80% PBSA. *[ST]*
- e. Are the Green Buffers (south of Penryn and east of Falmouth) appropriate with respect to the Strategy and necessary in planning terms?
 - i. Is the purpose of Green Buffers made clear in the Plan? *[CC]*
 - ii. Is the Green Buffer designation south of Penryn (adjacent to FP-H3), supported by robust landscape evidence? *[WHL]*

Issues relating to the Individual Allocations

- f. Are the individual allocated sites and proposed land uses suitable, having regard to planning and environmental constraints?

FP-H2 – Housing

- i. Would the residential development of the site be acceptable with respect its visual impact on the surrounding landscape? [WHL]

FP-H4 – Ponsharden - Housing

- i. Prospects for delivery solely for housing (compared with mixed use/student accommodation) [SSL]

FP-M2 – Parkengue –Employment and Student Accommodation

- i. Is the appropriate mix specified to ensure delivery, with respect to Class B employment uses? [ST]

FP-E6 – Falmouth Port and Docks - Safeguarded Employment

- i. Suitability of the Middlepoint site for inclusion in the safeguarded area, having regard to current condition and prospective use. [MD]

- 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?

- i. Can those site allocations which include provision for PBSA supply the number of bed spaces necessary for the requirement of the adopted LPSP to be met?

FP-M2 – Parkenge (550)
FP-M3 – Treliever (1,100 plus?) [ORPL]
FP-M1 – Kernick (100)

- ii. Can the housing site allocations supply a sufficient number of dwellings to meet the requirements of the adopted LPSP? [WL]

FP-H1 – College/Hillhead (150)
FP-H2 – Falmouth North (300)
FP-H3 – Kergilliak Phase 2 (200)
FP-H4 – Falmouth Rd (210)

- iii. Do the provisions of Plan for Falmouth include sufficient flexibility to ensure that the quantitative development requirements of the adopted LPSP requirements are met [CC]