

**CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT
EXAMINATION
Hearing Session**

Tuesday & Wednesday 20 & 21 March 2018
Penventon Hotel, Redruth (TR15 3AD)

10.00 am

Presiding Inspector: T Bristow

Matter 2 –Penzance and Newlyn Spatial Strategy and Allocations

Participants:

Cornwall Council (CC)
Bolitho Estates(BE)[196a&c] (Pegasus Group)
Bolitho Estates(BE)[196b] (Ttdev)
Bonnie Jackson(BJ)[172]
Cllr Mario Fonk(MF)[70]
Cllr Simon Elliott(SE)[238]
EJFP Planning Ltd (EJFP) [165] (Eliot Design & Build Ltd)
Hannah Dash(HD)[295] (SHED) (Represented by Stephen Reynolds)
John Coad & Son (JCS) [303] (Mr David J Pollard)
Karen Baker(KB)[282]
National Trust(NT)[21]
Penzance Civic Society(PCS)[155](Represented by Mr Paul Young)
Penzance Harbour Working Group(PHWG)[185]
Roy Blewett(RB)[86]
SHED(SHED)[213] (Represented by Stephen Reynolds)
Stephen Welsh(SW)[39] (Represented by Stephen Reynolds)

AGENDA

Notes

- i This agenda is provisional and flexible.*
- ii To assist individuals in determining when to attend, the earliest start times for different stages of the agenda are set out below in bold.*
- iii Participants, including the Council, named in [italic square brackets] may be invited to open the item concerned, but this is optional.*
- iv It is not intended to repeat introductory matters covered in the Guidance Notes (INSP.S3-4) or in earlier hearing sessions, other than where such matters relate specifically to allocations, but to proceed as quickly as possible to the substance of the Agenda.*
- v As indicated in previous guidance, there will be no discussion of specific alternative or omission site promoted by Representors.*

Tuesday 20 March, 10.00 am

General issues

- a. Is the Strategy for Penzance consistent with the LPSP?

(N.B. clarification on level of development proposed relative to LPSP targets)

- i. Are the strategic aims in paragraph 3.8 of the CSADPD consistent with those of the LPSP, particularly in relation to the objective of strengthening and diversifying the local economy? *[SHED]*
 - ii. Are the objectives for Penzance sufficiently clear so that the CSADPD is effective? *[PCS]*
 - iii. What account has been taken of proposals elsewhere for Penzance Harbour? *[PHWG][SE]*
- b. Is the existing housing land supply situation based on robust, up to date evidence?
- (N.B. refer to examination document CC.S4, appendix 4, table A(ii))*
- i. Has appropriate account been taken of planning permission Ref PA16/12037, which relates to proposed allocation PZ-H9? *[EJFP]*
- c. Is the approach to the selection of sites for allocation in the CSADPD consistent with the LPSP, including with respect to the use of previously developed (brownfield) and greenfield (agricultural) land?
- i. In relation to the loss of best and most versatile agricultural land and effect of allocations on the open countryside, with particular regard to LPSP policy 21 'best use of land and existing buildings' and 7 'housing in the countryside'? *[MF][RB][SW]*
- d. Will site allocations achieve the vision and aims for Penzance as set out in the CSADPD, with particular regard to maintaining the individual and distinctive characteristics of Penzance, Newlyn, Heamoor, Gulval and Long Rock? *[SHED][SW][PCS][RB][SE]*
- e. Will mixed use allocations PZ-M1, PZ-M2 and PZ-M3 effectively support the vitality of the town centre? *[SE][PHWG]*
- f. Does the CSADPD make effective provision to safeguard the Marazion Marsh Special Protection Areas (SPA) and other protected habitats? *[CC]*

Subsequent elements of the agenda will commence no sooner than 14.00 pm on Tuesday 20th March.

Issues relating to individual sites

- g. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints?
 - i. In relation to addressing flooding and coastal change, with regard to LPSP policy 26 'Flood risk management and coastal change'? *[MF][RB][SHED]*
 - ii. In respect of preserving or enhancing the character and appearance of the Penzance Conservation Area and setting of Listed Buildings within the town? *[FCS]*

- iii PZ-H7, in respect of over-writing land intended for use as a cemetery? *[JCS]*

- h. Is there robust evidence to demonstrate that allocations and infrastructure, would be delivered at a sufficient rate and to a 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?
 - i In relation to infrastructure provision and funding (including transport, education and green infrastructure).
[SHED][SW][MF][SE][PCS][SE]

The following elements of the agenda will commence no sooner than 10.00 am on Wednesday 21st March (and may commence later that day depending on previous progress).

- 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?
 - i. Has the potential effect of the CSADPD been appropriately assessed at a plan-making level, including with regard to alternatives and potential mitigation? *[NT][RB][SHED]*

- j. Does allocation PZ-H8 make effective provision for the preservation of the setting of Grade II* Listed Trengwainton, in accordance with national policy? *[NT][RB][MF][SHED][JCS]*

- 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. *[CC]*

- l. Any other issues not addressed above.
 - i. Whether any Additional Modifications (AMs) proposed by CC (examination document CC.S4.1, AMs 5-14) are necessary for the soundness of the CSADPD and should therefore be treated instead as MMS?