

## EXAMINATION OF THE CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

### PROCEDURAL NOTE FROM THE INSPECTORS 2 MARCH 2018

*This note confirms actions required and agreed by the Council as discussed during the first two Hearings on 27 and 28 February 2018 on Matters 1(General) and 11 (Saltash) and following the postponement of Matters 7, 9 and 10 (Newquay, Bodmin and Launceston) due to imminent adverse weather on 28 February and 1 March 2018.*

*The postponed Hearings will take place on dates and at venues to be confirmed separately by the Programme Officer.*

#### **Presentation of Housing Supply Evidence**

1. The Council has agreed to provide fresh summaries of existing evidence of housing land supply for each town of the CSADPD by way of tables setting out, site by site, the expected net delivery trajectory of each permitted site and each allocation of 10 or more units with commentary on planning constraints, together with lists of sites of under 10 dwellings net. This is for ease of reference and comparison with the evidence of Representors at future Hearings. This information is under preparation with the guidance of the Inspectors and should be available if possible for all future individual town Hearing sessions and retrospectively for Saltash. The new documents should include cross-references to source documents in the submitted evidence base.

**CC Response: The tables by town are set out in separate documents sent with this response. (Table for St Austell to follow)**

2. In conjunction with the foregoing, the Council is requested to clarify:
  - a. whether the revised anticipated windfall delivery figures in the fresh housing evidence summaries relate only to the towns and not to the wider CNAs. (*previous answer to Q18 refers*)

**CC Response: Yes, the windfall figures relate to the towns and not the wider CNAs.**

- b. whether the 'urban SHLAA capacity' in CC.S4.4 is distinct and separate from anticipated windfall delivery figures.

**CC Response: Yes, the SHLAA capacity in CC.S4.4 is distinct and separate from anticipated windfall delivery figures. We have only considered Urban SHLAA sites that have a gross yield of 10 or more units, whereas windfall was based upon sites under 10.**

## Other Additional documentation

3. The Council is requested to provide quantitative information on the amounts of employment floorspace anticipated to be delivered in certain allocations and safeguarded sites. This should be in a form for inclusion in the Plan by way of Main Modifications supported by additional Inset Policy Maps, delineating the safeguarded employment sites in the same manner as the new allocations.
4. In relation to Hayle, for example, most allocations give no indicative floorspace levels relative to LPSP targets. Whereas this data is said to exist within the evidence base, it is noted that, in the associated Employment Evidence Report ('EER', document D11.2), indicative floorspace yields are given but the reference given to the sites in the EER and the CSADPD differ; also the indicative floorspace yields in the HER are not clearly split between office and industrial uses, as are the targets in the LPSP. Further, the LPSP floorspace targets are given by CNA, but allocations by town. Without prejudice to any final conclusion as to soundness, for each town where reliance is placed upon such evidence sources, a clearly justified numerical expected yield should be established to make the policy effective and able to be monitored.

CC Response: Done and included in the Version 2 schedule of modifications sent with this response; plus the Council has prepared a brief summary of the employment delivery for each town, which has been submitted with this response.

5. It is agreed that the Council will now issue Version 2 of the travelling draft Modifications Schedule. This will ultimately need to distinguish Main Modifications which address soundness from additional or minor modifications which are not for the Examination, but erring toward treating a modification as MM if there is any doubt. It is already accepted that changes relating to the relationship of Saltash to Plymouth, for example should be MMs as also related to the Duty to Co-operate.

CC Response: Done and submitted with the response.

6. The Council has agreed to provide within the Examination Library, suitably referenced in conjunction with the Programme Officer:
  - a. the October 2017 planning permission and the related section106 agreement for the Broadmoor allocation in Saltash.
  - b. The Chief Planning Officer Note and a draft MM on rounding off and other sources of development to meet LPSP requirements in residual CNAs.
  - c. Updated documentation from the Water Authority providing information on Foul Water Drainage and Treatment infrastructure serving Saltash, including the increased demand expected to result from the planned new development there.

CC Response: All provided with this response. Plus further documents discussed during the initial hearing sessions are also attached:

- Paper on Student Accommodation
- Statement of Common Ground with the University of Exeter and Falmouth University
- Note on older persons accommodation
- Southern Loop Road Background document
- Site Allocations Viability Briefing – Part 1 Report

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