

Cornwall Site Allocations DPD
Statement of Common Ground – March 2018
Cornwall Council and Vallis Developments (Laurence Associates)

Cornwall Council and Vallis Developments (Laurence Associates) [65a] have engaged constructively and regularly throughout the production of the Site Allocations DPD, through meetings and correspondence.

This Statement of Common Ground sets out the agreed position of both Cornwall Council and Laurence Associates following the Regulation 19 consultation and production of Position Statements PS.65a.10 and PS.CC.10.

The representations submitted were related to Policy LAU-H3 (Kensey Valley) at Launceston and amendments to this in order to improve the deliverability of the scheme.

Subject to the proposed amendments (as set out in Appendix 1) being made to the Cornwall Site Allocation DPD, Vallis Developments (Laurence Associates) is satisfied that its objections to the Cornwall Site Allocations DPD have been resolved.

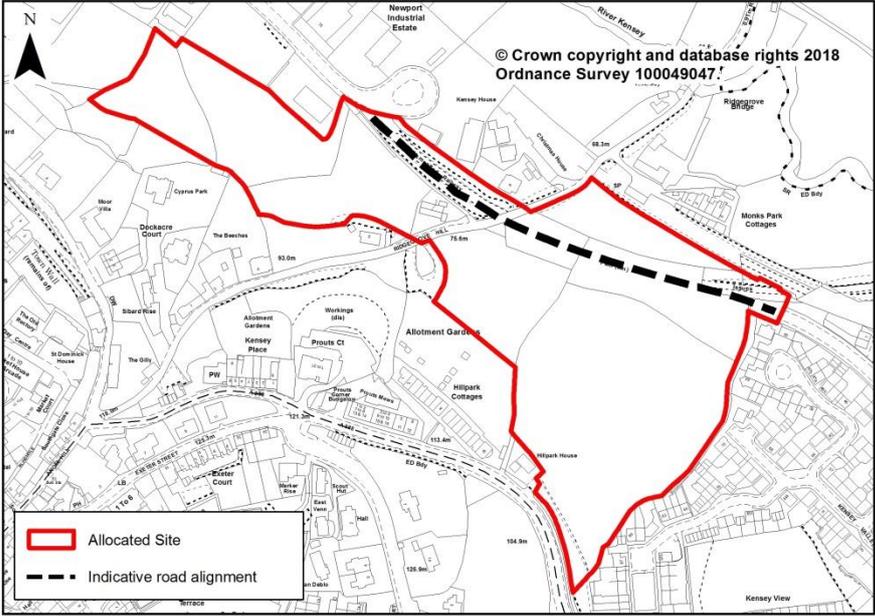


Matthew Brown, Group Leader, Cornwall Council



Hollie Nicholls, Planning Manager, Laurence Associates (on behalf of Vallis Developments)

Appendix 1

Page/Para/ Policy	Proposed Amendment
P262 Table Lau3	<p>Amend text next to Highway Improvements: Kensey Valley Estate Road (to be delivered through the development of the Kensey Valley allocation (LAU-H3) <u>future proofs the ability to deliver the link</u>)</p> <p>Amendment already proposed in the Schedule of Modifications (MM113 in Document Ref. CC.S4.1.1)</p>
P270, LAU- H3	<p>In the allocation title box, amend the Site Area from 3.6 hectares to 5.17 hectares</p>
P270, LAU- H3	<p>In the allocation title box delete reference to 'B1, B2, B8 Employment Space'.</p> <p>Amendment already proposed in the Schedule of Modifications (MM116 in Document Ref. CC.S4.1.1)</p>
P270, LAU- H3	<p>Replace existing allocation map with the map below which indicates the alignment of the road, as referred to in the amended policy text (MM117 in Document Ref. CC.S4.1.1) and increases the site area (as referred to above).</p> <p>The Council recognises that this additional land added is topographically challenging and, although the site area has expanded, it may not present opportunity for additional dwellings; instead this expansion could help facilitate open space provision.</p> 
P270, LAU- H3	<p>Amend criteria b) as follows: b) 'Development of this site must contribute to the delivery of the Launceston Transport Strategy; specifically the development of the site must deliver an additional road access for residents, connecting Kensey Valley Meadow to Newport Industrial Estate. <u>provide part of the Kensey Valley Estate Road on either side of Ridgegrove Hill (with the indicative alignment set out on the above plan), with an alignment that would 'future proof' the ability to connect the two elements of the road either side of Ridgegrove Hill, as well as safeguard the land required to make the connection.</u></p> <p>Amendment already proposed in the Schedule of Modifications (MM117 in Document Ref. CC.S4.1.1). However, please note the map currently contained in MM117, CC.S4.1.1, should be updated as set out above).</p>

P270-1, LAU-H3	Amend criteria d) as follows: Development of this site should deliver elements of the Green Infrastructure Strategy for Launceston. This includes providing at least 114sqm of public open space per dwelling on-site , in line with the minimum size thresholds within Table 2. This <u>provision</u> should be focused <u>predominantly</u> in one location of the site, with other landowners providing off-site contributions to its development. <u>A partial off-site contribution would be acceptable where the full quantum of open space provision on-site is unsuitable due to site constraints.</u>
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