

**CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT  
EXAMINATION**

**Hearing Session**

Thursday 22 March 2018  
Penventon Hotel, Redruth (TR15 3AD)

**14.00 pm**

**Presiding Inspector: T Bristow**

**Matter 4 –CPIR Spatial Strategy and Allocations**

**Participants:**

Cornwall Council (CC)  
David Arthur(DA)[304]  
James Biscoe (JB) [45]  
Percy Williams Ltd (PWL) [324] (Tetlow King Planning)  
The Noy Family (TNF) [91] (Savills)  
Wainhomes Ltd(WHL) [192] (Emery Planning)

**AGENDA**

**Notes**

- i This agenda is provisional and flexible.*
- ii Participants, including the Council, named in [italic square brackets] may be invited to open the item concerned, but this is optional.*
- iii It is not intended to repeat introductory matters covered in the Guidance Notes (INSP.S3-4) or in earlier hearing sessions but to proceed as quickly as possible to the substance of the Agenda.*
- iv As indicated in previous guidance, there will be no discussion of specific alternative or omission sites promoted by Representors.*
- v Participants should note that several documents have been published by the Council since the first week of hearings (available on the examination website).*

General issues

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

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

- i. Are the CSADPD objectives for CPIR consistent with those in the LPSP and the CPIR Town Framework? [JB]
- ii. Are employment focussed allocations sufficient to meet the LPSP aim at paragraph 1.33 of delivering significant employment space?<sup>1</sup> [CC]
- iii. Is it necessary for soundness to allocate housing sites which seek to deliver in excess of the LPSP target? [TNF][PWL]

- b. Is the existing housing land supply situation based on robust, up to date evidence?

*(N.B. refer to examination documents CC.S4.4 and F.10)*

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<sup>1</sup> Raised by Representor 200.

- i. Has appropriate account been taken of upheld planning appeal Ref APP/D0840/W/16/3142806?<sup>2</sup>
  - ii. Has appropriate account been taken of permissions Ref PA10/08671, PA16/09521, PA/14/05937 and of minerals rights related to application PA12/09717 (Tolgus, phase 1)?*[WHL]*
  - iii. Has appropriate account been taken of SHLAA site Ref CPIR S012?*[WHL]*
- c. Is the approach to the selection of sites for allocation consistent with the LPSP and appropriate?
- i. Does the CSADPD place undue reliance on CPIR-UE1? *[TNF]*
  - ii. Noting the reasons for discounting from allocation SHLAA site Ref CPIR S01 'Camborne West', are other sites allocated where there is no active developer interest? *[TNF]*
- d. How will the focus on brownfield development in CPIR affect the delivery of affordable housing in line with LPSP policy 8?

Issues relating to individual sites

- e. Are the individual allocations and proposed land uses suitable, having regard to planning and environmental constraints?
- i. Is there appropriate evidence supporting allocation CPIR-UE1, Tolgus, in respect of potential effects on nearby heritage assets?*[TNF]*
  - ii. Is the developability of CPIR-E7, Station Road, suitably evidenced with regard to a willing landowner and to sewerage capacity?*[DA][TNF]*
  - iii. Is the developability of CPIR-UE1 suitably justified with regard to the safeguarded buffer zone of South Crofty Mine (Ref M18 in the emerging Minerals Safeguarding Plan)? *[PWL]*
  - iv. Has appropriate account been taken of the effect of development proposed via CSADPD allocations on air quality? *[PWL]*
- f. Is there robust evidence to demonstrate that the allocations and infrastructure would be delivered at a sufficient rate and to a suitable timescale to meet the minimum numerical requirements for the town, including with reference to the five year housing land supply required by the NPPF?
- i. In respect of highways works related to CPIR-UE1, Tolgus, with particular reference to advice given in Ref PA16/03521/PREAPP?<sup>3</sup>
- g. Any other issues not addressed above, including a review of Main Modifications proposed via examination document CC.S4.1.1, version 2, published 9 March 2018.

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<sup>2</sup> Raised by Representors 44 and 177.

<sup>3</sup> Raised by Representor 148.