

**EXAMINATION OF THE CORNWALL SITE ALLOCATIONS
DEVELOPMENT PLAN DOCUMENT**

**PROCEDURAL NOTE FROM THE LEAD INSPECTOR
10 APRIL 2018**

This note confirms actions for the Council as discussed during the Hearing on Matter 8 - St Austell and the Eco-communities held, on 10 April 2018.

The list is merely an aide memoire and is not necessarily exhaustive

Council response provided below in red, together with the associated appendices

Plan-wide

1

Council will provide asap tabulated reps together with its own responses for convenient 'read-across' re delivery of individual sites (based mainly on PSs).

Appendix 1 sets out a table containing a brief summary of sites highlighted within the Position Statements where deliverability is being questioned (whether in total or lead-in times / delivery rates).

2

Council will provide asap Version 3 of Suggested MMs.

Appendix 2a sets out version 3 of the suggested Schedule of Modifications; plus to provide assistance in reading the document **Appendix 2b** sets out the submission version of the Allocations DPD, with the proposed schedule of modifications incorporated.

St Austell and Eco-Communities

3

ECO-M1 – Carclaze

Council to submit asap documentation including Outline PP proposal, draft s106 agreement, potential developers and funding in support of numerical delivery evidence.

Appendix 3 sets out a summary of activity undertaken with regard to the West Carclaze site and current and planned activity; within this summary document it contains various appendices:

- Appendix 3a: Sets out the West Carclaze Committee report
- Appendix 3b: Sets out an addendum that was provided to the Strategic Planning Committee
- Appendix 3c: Sets out the draft s106, which has now been agreed by all parties
- Appendix 3d: Sets out a briefing presentation given by Eco-Bos to Cornwall Council members, on 11 April 2018, on progress and next steps

- Appendix 3e: Sets out a note received from the developer, Eco-Bos, providing further detail on their delivery model and developer interest

Additional Feedback

At the St Austell hearing session the inspector asked that the Council and PCL Planning/Stanley Martin Estate clarified any inconsistency with mapping of the green buffer on the eastern edge of the town, as a result of the discussion during the hearing session. This was reviewed and resolved by the parties on the day. PCL Planning/ Stanley Martin Estate was also keen for an explanation to also be sent on to the inspectors; below is the agreed wording:

The St Austell Strategy Map 'STA1' within the Regulation 19 Cornwall Site Allocations DPD (CSADPD) consultation document showed the land in question (land being promoted by PCL Planning/ Stanley Martin Estate) within a green buffer. The land is also shown with a green buffer on Map 'STA1' within the Submitted CSADPD and on 'Inset Map 9 St Austell Proposals Map'. However on the Regulation 19 Council consultation webpage, there was a separate web link to a stand-alone version of the St Austell Strategy Map 'STA1'; this link opened a version of the map where the land in question was excluded from the green buffer and shown as 'white land'. The Council acknowledges this was a mapping error at the time and for clarity confirms that it does not form part of the submission documentation. The Council's response to this is contained in document ref. C.13.