

Cornwall Site Allocations Development Plan

Document: Schedule of Proposed Modifications (Regulation 22) Consultation

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Q: When does the consultation start?

A: The public consultation starts on **10 September and closes at 5pm on 22 October 2018**.

If you wish to submit comments, please ensure they **reach us** by the closing time and date, as late representations will **not** be accepted.

Q: How do I know what's been changed / altered?

A: During the examination hearings held in early 2018, there have been a number of proposed changes to the existing Site Allocations Development Plan Document (Allocations DPD). These proposed changes are detailed in the Schedule of Proposed Modifications.

Text that's intended to be deleted has been struck through (e.g. ~~example~~) and the new or revised text is underlined. Furthermore, any amended strategy maps are set out in an appendix of the Schedule of Proposed Modifications.

An explanation why the modification has been proposed can be found in the 'Reason' column of the table.

A revised version of the submitted Allocations DPD is also available with the proposed modifications shown as track changes. Deletions are shown in this document as ~~blue strikethrough~~ text and new text is blue underlined. Map amendments or additional maps and tables are identified by a **red border**.

Q: How do I make a representation?

A: For this consultation, we are only consulting on the proposed modifications as set out in the Schedule of Proposed Modifications, **not** the whole document as in previous consultations, although the [Allocations DPD](#) has been updated with the modifications for reference and clarification. Furthermore, there are various evidence documents including the Sustainability Appraisal and the updated Heritage Impact Assessment document, which are also open for comment through this consultation. These evidence documents can be accessed at www.cornwall.gov.uk/allocationsplan

Please use the Representation Form to make your comments. The form is available at www.cornwall.gov.uk/allocationsplan. You can either fill it in using the computer or download the printed version and fill it in by hand.

Hard copies of the Schedule of Proposed Modifications and Representation Forms are available, on request, at the following Libraries /One Stop Shops / Information Services:-

Bodmin; Camborne; Falmouth; Hayle; Helston; Launceston; Newquay; Penryn; Redruth; Penzance; Saltash; St Austell; Truro (Pydar House) and reception at New County Hall, Truro

[Opening times and locations of Information Services \(One Stop Shops\)](#)

[Opening times and locations of Cornwall Libraries](#)

At all other Libraries / One Stop Shops / Information Services, the document and form is available electronically.

Q: How do I Fill in the Representation Form

A: You must complete Part 1 of the form for your representation to be registered. The Council is unable to accept anonymous representations.

When commenting on specific modifications, please ensure that you include the Schedule of Modification reference number; these can be found in the left hand column of the Schedule of Proposed Modifications document, starting with 'MM'. If you are commenting on one of the relevant evidence documents, please indicate the document's title and page/reference, where possible.

If you are filling in a paper copy, please include more sheets if required, but ensure you securely attach them to your form before posting or handing them in.

Q: What do I do now; I've filled in my form?

A: You can email it to: delivery@cornwall.gov.uk

Post it to: Cornwall Council, Planning Delivery, 1st Floor, Dolcoath Avenue, Camborne TR14 8SX or

By hand: At any One Stop Shop/Library/Information Service marked for the attention of **Planning Delivery Team, Cornwall Council, Dolcoath Avenue, Camborne TR14 8SX**

**You must ensure completed forms have been received by the Council before 5pm on 22 October 2018
Late submissions will **not** be accepted.**

A: If you have questions that need to be directed to the Inspector, you should do this via the Programme Officer:

Email: programmeofficer@cornwall.gov.uk

Telephone: 01872 224248 or 07483338295

Post: Programme Office, c/o Cornwall Council, 3rd Floor, Pydar House, Pydar Street, Truro, Cornwall. TR1 1XU

Q: What is the Allocations DPD?

A: The Allocations DPD sits under the Cornwall Local Plan: Strategic Policies document. The Allocations DPD demonstrates how and where housing, employment and retail development, will be delivered in some of Cornwall's main towns up to the year 2030. It safeguards existing larger employment sites in some areas and it also sets out important infrastructure requirements by town e.g. highways, education and open space. When finalised and adopted by Cornwall Council it will become formal planning policy and used to determine planning applications for development, where relevant.

Q: What stage is the document at?

A: This is the Regulation 22 consultation. The Planning Inspectors examining the plan have requested that the Council consult on the Modifications proposed during the Examination process. All comments will be forwarded to the Inspectors at the end of the consultation period for their consideration. They will then report back to the Council detailing the next steps.

Q: How has the document been prepared?

A: Documents called Town Framework Plans have been developed for the main towns where Site Allocations are proposed. They were prepared with town, parish and Cornwall Councillors at numerous meetings over the last few years to provide local input and endorsement. The Town Framework Plans were consulted on within the Cornwall Local Plan formal consultation in 2012. The Local Plan consultation and preparation of the Framework Plans have informed the Site Allocations Document. The Preferred Options Allocations Document was published for formal consultation in October and November 2017, after which it was amended for its final consultation after which it was submitted to the Secretary of State. The document is now in its Examination in Public process where a number of hearings have been undertaken to allow round table discussions about the document to take place. A number of modifications have been proposed to be made as a result of the examination process to date and it's these changes that we are consulting on now.

Q: Can I comment or disagree on the overall housing or employment figures for Cornwall or for an individual town?

A: No. The housing (and employment and retail) figures for Cornwall and the main towns are set by the Local Plan: Strategic Policies document, which has already been through its examination and has now been adopted by Cornwall Council.

Comments on these aspects are not able to be amended through the Allocations DPD consultation.

During this consultation, only comments relating to main modifications to the strategy and/or sites that have been introduced/altered/deleted within the Schedule of Proposed Modifications will be accepted.

Q: What about the implications for infrastructure, schools, roads etc.

A: In preparing the document, Cornwall Council has worked closely with infrastructure providers (South West Water, education, highways etc.) to identify the capacity of local infrastructure and what improvements will be required to ensure that the development proposed can take place. Developments will be required to make a financial contribution to improving the local infrastructure.

Q: Why are some of Cornwall's main towns included in the document and not others?

A: The document includes a strategy/allocations for 10 towns, and two eco-community sites, in order to meet the housing and employment figure requirements up to the year 2030, which are set by the Cornwall Local Plan: Strategic Policies document. The towns included represent those that are likely to receive higher levels of development. Some smaller towns will receive less development and therefore do not require strategic site allocations.

Some towns e.g. St Ives, Truro and Liskeard, will address growth through Neighbourhood Development Plans. Other towns e.g. Penzance, Hayle, and Newquay, are preparing Neighbourhood Development Plans that do not allocate sites; in those locations we have worked closely with them to identify site allocations for inclusion in this Allocations DPD.

Q: What does the Legal and Procedural Compliance mean?

A:Legal Compliance

The Inspector will check if the plan meets the legal requirements under national plan making legislation [s20\(5\)\(a\)](#)

Before making a representation on legal compliance in relation to a specific modification you should first consider:

- Is the plan included in the current Local Development Scheme (LDS) and have the keys stages been followed?
- Is the process of community involvement in general accordance with the Local Planning Authority's (LPA) Statement of Community Involvement?
- Does the Plan comply with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- Is there a Sustainability Appraisal Report accompanying the plan?

Soundness

Soundness is explained in the paragraph 182 of the [National Planning Policy Framework \(NPPF\)](#).

For the plan to be deemed sound the Inspector has to be satisfied with a number of key points:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

If you think the plan is not sound, you must go through the following steps before making your representation in relation to a specific modification.

- Is the issue with which you are concerned already covered specifically by national planning policy? If so it does need to be included.
- Is what you're concerned about covered by any other policies in the Allocations DPD or any other plan?
- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?
- If the plan is unsound without the policy, what should the policy say?

Duty-to-Co-operate

The duty to co-operate came into force on 15 November 2011 and any plan submitted for examination after that date will be examined for compliance. It is a legal test that requires the Local Planning Authority (LPA) to co-operate with other public bodies like the Environment Agency, Highways England and Plymouth City Council, to make sure how they work and the decisions made are effective as possible. It is separate from but related to the test of soundness. The local planning authority will provide evidence of how they have complied with any requirements arising from the duty.

Q: What happens next / what is the next stage of the plan?

A: The appointed Planning Inspectors will review the comments the Council receives relating to the Schedule of Proposed Modifications document and the associated evidence documents produced since the document was submitted for its examination and will then send a report to the Council about their findings and detail the next steps.

Q: I can't find the answer to my query?

If you require further information, please visit the pages at www.cornwall.gov.uk/allocationsplan or email us at delivery@cornwall.gov.uk or call 0300 1234 151 and ask for the Planning Delivery Team.