

**Minutes of The Saltash Neighbourhood Plan Steering Group Meeting No 121  
held on Wednesday 18<sup>th</sup> July 2018 at Saltash Guildhall.**

**Attending:-** Cllr. David Yates (In the chair) (Town : Saltash West) (DY)  
 Cllr. Jean Dent (Town : Saltash West) (JD)  
 John Percil (Latchbrook Neighbourhood Association) (JP)  
 David Bennett (SWRA and Essa Cycling) (DB)  
 Steve Besford-Foster (Consultant) (SB-F)  
 Alex Sharpe (China Fleet Country Club) (AS)  
 William Holman (N&M Pill Landowners Consortium) (WH)

Dean Bennett (China Fleet Country Club) (DB)  
 Jayne Connell (N&M Pill Neighbourhood Association) (JC)  
 Rachael Williams (N&M Pill Neighbourhood Association) (RW)  
 Bela Karoln Csere (N&M Pill Neighbourhood Association) (BKC)  
 Ian Broad (N&M Pill Landowner Consortium) (IB)  
 James Holman (N&M Pill Landowner Consortium) (JH)  
 Steven Holman (N&M Pill Landowner Consortium) (SH)

**Apologies:-** Cllr. Derek Holley (County : Saltash East) (DH)  
 Ian Taylor (Port View Estate) (IT)  
 Mike Hocking (N&M Pill Neighbourhood Association) (MH)

**The meeting was not recorded.**

<b>Minute No.</b>	<b>Item</b>	<b>Action</b>
807.	<p><b>Declaration of Interest.</b></p> <p>A Declaration of Interest was recorded by William Holman with regard to his pecuniary interest in a development project at North &amp; Middle Pill, however as the principal topic for consideration related to the Cornwall Site Allocation of land at North and Middle Pill and the majority of those attending either had pecuniary or prejudicial interests to declare it was agreed that this meeting be treated as an open meeting to enable attendees to express and discuss pertinent facts, opinions, issues and planning processes. See Minute 809 below.</p>	
808.	<p><b>Minutes of Meeting 120.</b></p> <p>Approved</p>	<b>WH</b>
809.	<p><b>Examination of The Cornwall Site Allocations Development Plan Document (CSADPD) : Saltash</b></p> <p>1. SB-F understood that the Inspectors were reflecting on the Responses provided by Cornwall Council (CC) in respect of Bodmin, Penzance and Saltash and would come forward with their recommendations. The Inspectors might agree or disagree with CC's proposals. CC cannot raise the Broadmoor development by the 85 dwellings sought by the Inspectors to make the Saltash DPD sound. Any Main Modifications (MM) arising were likely to be subject to a 6-week consultation period. Responses would be considered by CC and the Inspectors.</p>	

**Update.**

In response to the three documents prepared by the Council for further information on Penzance, Bodmin and Saltash (CC.S10 series), the Inspectors have issued a note to the Council, INSP.S15, seeking further clarification.

This letter is provided as Appendix 1 to these Minutes. No further information has been requested in relation to Saltash.

2. DY drew particular attention to :-

- the CC Response to Inspectors' Note INSP.S14 in relation to Saltash dated 28<sup>th</sup> June 2018;
- the history, evaluation and justification provided for the N&M Pill site; and
- the Revised Strategy Map for Saltash at Appendix 6;

3. AS asked where the evidence was that CEG would not deliver on the Broadmoor Scheme? DY indicated that arguments had been advanced and debated at the Examination in Public. And that *"The Inspector's Note (INSP.S14) had asked the Council to increase the level of housing surplus, by approximately 85 dwellings, to provide additional flexibility, to ensure the housing target for Saltash will be achieved."* The Inspectors generally, did not appear to like the reliance upon single Strategic Sites.

4. AS asked how the site had moved from being a "reserve" site to a second strategic site? SB-F stated that the same issues were raised at the Inquiry in respect of the Falmouth DPD. The Inspectors had also had doubts there about forecasts, potential delivery and potential reserve sites. In any event, reserve sites were regarded as being able to be brought forward at any time and in planning terms was tantamount to signifying that the site was appropriate for development.

5. DY indicated that there was nothing preventing a "windfall" application being made by the owners anyway.

6. SB-F advised that if the N&M Pill site was identified in the DPD then it would be down to the landowners or developers to pursue through the usual planning application process.

7. JD stated that the Government were seeking more residential development due in part to the under-performance of the housing construction industry.

8. RW raised the issue of the suitability of roads and infrastructure serving the area. AS advised that there were some 1Million vehicle movements to and from the CFCC per annum. JH calculated that the traffic movements arising from the 85 dwellings only represented a 5/6% addition.

9. BKC referred to periodic sewage and drainage issues in the area.

10. WH indicated that CC's Response document included a comprehensive assessment and evaluation to justify the site allocation. The Additional Policy Requirements for the site were set out in detail by the Council on Pages 8 and 9 and addressed the points raised by residents. The landowners had been working to submit a planning application anyway and had engaged the Right to Build Task Force to work with them to promote and develop land in N&M Pill. There was an aspiration to provide a self-build/custom-build development.

WH

	<p>The preparation of a Draft Master Plan with Design Code would be commencing shortly to guide the overall phasing of sites and also the quantum, tenure and nature of the development. It was proposed to test the Draft Master Plan with the local community in the Autumn. It would be informed by and aligned to :-</p> <ul style="list-style-type: none"> <li>• Cornwall Council’s Additional policy Requirements;</li> <li>• The Draft Saltash Neighbourhood Plan Consultation Draft;</li> <li>• Information and findings derived from public participation events;</li> <li>• Information derived from previous Pre-application submissions; and</li> <li>• The vision for Tamar Village Saltash.</li> </ul> <p>The landowners were aware of CFCC anxieties and were minded to start with small scale developments as part of development phasing in order to monitor matters and if required to make adjustments to future development phase methods of working.</p> <p>11. AS enquired of the SNP position in the matter. SB-F advised that this would be determined by how the Inspectors wanted to carry matters forward. Moreover, the Neighbourhood Plan does not allocate land for development and cannot change what Cornwall say. There was still much to be sorted before development commenced.</p> <p>12. JP asked whether the N&amp;M Pill proposal would have an adverse impact on the Broadmoor development in terms of housing mix and market demand. SB-F advised that within the parameters and conditions of any planning consent, the developers would make commercial judgements on housing mix.</p> <p>13. Saltash Town Council had agreed to support the Site Allocation the previous evening with <i>“the proviso that the Council requires that they are to be consulted at all stages of the development, “</i> and were aware of the infrastructure issues that needed to be addressed. Minute 201/18/19 refers.</p> <p>14. SB-F advised that the allocation of an extra 85 dwellings would not undermine the Saltash Neighbourhood Plan, but until the DPD issue was resolved it would not be prudent to commence the SNP Consultation.</p> <p>15. AS asked of the status of the SNP Draft Consultation. DY and SB-F advised that with the advice of ZB-J of Cornwall Planners the consultation was on hold until the Inspectors completed their Examination. The intervening period would be used to complete the Evidence Base.</p> <p>16. MH would be asked to circulate the minutes to the members of the N&amp;M Pill Neighbourhood Association</p>	<b>MH</b>
810.	<p><b>Preparation of the Reg. 14 : Community Consultation Programme</b></p> <p><b>1. Consultation Draft : Proof Reading.</b></p> <p>SB-F advised that Sections 1-6 incl. 11 and 16 had been received. WH to chase up on the balance. The aim was to get the draft to as perfect a state as possible to permit Cornwall council to undertake a screening. Cornwall Site Allocation DPD matters would be incorporated once the situation had been determined. ZB-J of Cornwall Council had advised on potential editing requirements on the Housing section.</p>	<b>WH</b>

	<p><b>JP</b> : Chapter 7 - Sustainable N'hoods &amp; Chapter 8 – Revitalise Waterfront;  <b>DB</b> : Chapter 9 – Housing &amp; Chapter 10 – Built Environment;  <b>IT</b> : Chapter 12 – Rural Areas;  <b>AW</b>: Chapter 13 – Community Services &amp; Chap.14 – Sport and Recreation;  <b>MH</b> : Chapter 15 – Connectivity;  <b>AS</b> : Chapter 16 – Delivery Plan &amp; Chapter 17 – Monitoring.</p> <p><b>2. Heritage Assessment Update.</b>  JD provided and update and the following matters were agreed after discussion.</p> <ol style="list-style-type: none"> <li>Omit those on the schedule that are formally listed;</li> <li>Prepare but do not populate the assessment for the Tamar Road Bridge as SB-F might have pertinent details available;</li> <li>Omit Bishop Cornish education Centre at this stage;</li> <li>Contact Sarah Atkins re help on Port View local listing assessments;</li> <li>Concentrate on the 5 or 6 main buildings and structures others might emerge during the public consultation process.</li> </ol> <p><b>3. Green Space Assessments.</b>  DB to send WH a copy of his schedule and related maps to enable SEA to undertake the evaluation exercise.</p> <p><b>4. The Evidence Base Update.</b>  SB-F advised that his full assessment work was nearing completion as was the Sustainability Checklist. The Fore Street Transition Zones at the top (Victoria Park) and bottom (Simmonds Corner) of Fore Street as well as the Waterfront and Trehan, Trematon and Forder were also now included.</p> <p>The following was agreed.</p> <ol style="list-style-type: none"> <li>SB-F to copy the Waterfront assessment details to WH for consideration by the Coastal Community Team in connection with their revitalisation proposals.</li> <li>Once completed the Draft Document would be sent to ZB-J at Cornwall Council (CC) for formal scoping screening on the basis of current knowledge and on the understanding that CC Site Allocation DPD changes might warrant small further amendment. It is hoped that a full Sustainable Environment Assessment (SEA) will not be required.</li> </ol>	<p><b>ALL</b></p> <p><b>SB-F</b></p> <p><b>JD/DY</b> <b>JD</b></p> <p><b>DB/WH</b></p> <p><b>SB-F</b></p>
811.	<p><b>Any Other Business.</b></p> <p>None</p>	
812.	<p><b>Date of Next Meetings.</b></p> <p><b>Steering Group – Wednesday 8<sup>th</sup> August 2018 The Guildhall at 6.00pm;</b>  <b>Steering Group – Wednesday 15<sup>th</sup> August 2018 The Guildhall at 6.00pm; and</b>  <b>Thereafter weekly.</b></p>	<b>ALL</b>

The meeting ended at 8.16pm.

**All Minutes of Steering Group meetings together with extensive information on the preparation of The Saltash Neighbourhood Plan can be found at [plan4saltash.co.uk](http://plan4saltash.co.uk)**

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

**NOTE FROM THE INSPECTORS  
REQUESTING FURTHER CLARIFICATION  
18 JULY 2018**

**Introduction**

1. This note is prepared following consideration by the Inspectors of the three documents prepared by the Council in response to our requests for further information on Penzance, Bodmin and Saltash (CC.S10 series).
2. Before finally deciding whether to proceed next by way of a Main Modifications (MM) consultation, we now request further clarification on three specific points as set out below.
3. As in previous exchanges of correspondence, we should like ***the Council to indicate immediately its acknowledgement of this further request and to provide a date for its full response.***
4. At the same time it would be appropriate for the ***Council to draft the additional MMs that would be necessary to introduce the changes proposed in the three CC.S10 documents.*** These should be set out in a further version of the draft Schedule of Proposed MMs produced previously (currently CC.S9.2 Version 3).

**Penzance and Newlyn**

*Point 1 - Jennings Street*

5. The Council has proposed a new brownfield allocation for redevelopment to deliver 80 dwellings, Jennings Street, 'PZ-H14'. CC.S10 contains retrospective assessments related to SA and heritage amongst other things, which are comparable in detail with other sites. However, the origins of that site in the plan making process are not clear. Nor does the site appear to have been assessed in the SHLAA.
6. ***The Council is requested to clarify how the emergence of proposed allocation PZ-H14, Jennings Street, relates to the wider evidence base of the Plan in terms of its selection in comparison with any other alternatives.***

**Bodmin**

*Point 2 - Westheath Road*

7. Similarly, it is not clear that the additional site proposed for Bodmin, Westheath Road 'Bd-H1', has been considered alongside the significant number of other sites discounted at an earlier stage in the housing evidence base for Bodmin.
8. ***The Council is requested to clarify how the emergence of proposed allocation Bd-H1, Westheath Road, relates to the wider evidence base of the Plan in terms of its selection in comparison with any other alternatives.***

*Point 3 - Halgavor Urban Extension*

9. The Council attributes additional delivery of 230 homes in the Plan period to dividing allocation Bd-UE2, Halgavor Urban Extension, into two unequal elements, with the western part for 540 dwellings and the eastern 230 dwellings. Notably, delivery of the larger element is forecast to occur first, starting in 2021/2022, a year ahead of the smaller section.
10. There is limited evidence as to why splitting the allocation in this way would result in such a significant uplift in supply, even assuming multiple ownerships and developers. It is also unclear why there would be an appreciable benefit in terms of timeliness simply as a result of the masterplanning for each element being undertaken ‘semi-independently’.
11. ***The Council is requested to clarify how the subdivision of allocation Bd-UE2 as now proposed would result in the advanced delivery of 230 dwellings within the Plan period.***

*Further Matter*

12. Finally, on a separate matter from the foregoing points, the Inspectors are aware of current local public controversy surrounding the Halgavor Urban Extension proposals. This is essentially a matter between the local community and the Council. The Inspectors have indicated that they will not accept further submissions at this stage, given their specific remit to examine the Plan as submitted in the light of the duly made pre-submission representations. The Inspectors will accept further submission on MMs when they are published in due course. Otherwise further submissions would only be accepted exceptionally if the Inspectors are made aware of any other post-submission material change in circumstances affecting this or any other allocation in the Plan.

*Brian Sims*

Lead Inspector

*Thomas Bristow*

Inspector

**Circulation List (General Data Protection Regulation EU 2016/679 compliant.)**  
(Names in ***Bold Italics*** denote an elected member of the Steering Group.)

<b><i>Cllr. David Yates</i></b>	<b><i>Saltash West (STC)</i></b>	Alex Sharpe	China Fleet Country Club
<b><i>Cllr. Jean Dent</i></b>	<b><i>Saltash West (STC)</i></b>	Cllr. Sam Tamlin	Saltash West (CC)
<b><i>Cllr Derek Holley</i></b>	<b><i>Saltash East (CC)</i></b>	Adrian White	Saltash TC Tree Warden
<b><i>Mike Hocking</i></b>	<b><i>N&amp;M Pill Neighbourhood Assoc'n</i></b>	Ray Lane	Town Clerk
<b><i>John Percil</i></b>	<b><i>Latchbrook Neighbourhood Assoc'n</i></b>	Roger Fursier	Forder Comm & Consvn. Assocn.
<b><i>Denise Watkins</i></b>	<b><i>Waterfront Residents Assoc@n</i></b>	Catherine Thomson	CC Community Network Manager
<b><i>William Holman</i></b>	<b><i>N&amp;M Pill Landowner Consortium</i></b>	Jacky Swain	CEG Ltd. (Broadmoor Farm)
<b><i>Jane Hamlyn</i></b>	<b><i>Architect &amp; Pillmere Resident</i></b>	Peter Ryland	Chamber of Commerce & CIC
<b><i>David Bennett</i></b>	<b><i>SWRA &amp; Essa Cycling</i></b>		
<b><i>Ian Taylor</i></b>	<b><i>Port View Estate</i></b>		
Steve Besford-Foster	Consultant PlanSupport		