

**Cornwall Local
Development Framework**
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Planning Future Cornwall

Strategic Housing Land Availability Assessment

September 2013



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1. Introduction

Background

1.1 This Strategic Housing Land Availability Study (SHLAA) has been prepared by Cornwall Council as part of the evidence base for the Cornwall Local Plan. The study, (hereafter referred to as the Cornwall SHLAA 2013) builds on and refreshes the original Cornwall SHLAA and the Camborne/Pool/Illogan/Redruth published in March 2011 and November 2009. Whilst the original study focused solely on the main towns in Cornwall this new study extends the coverage to smaller towns and villages and also revisits the original assessment pulling the results together into a single document.

1.2 Due to the scale and nature of producing a SHLAA to cover the whole of Cornwall the Council took the decision to only re-access sites from the first study where new and more up to date information was available. These sites were then removed from the original study to ensure that sites were not double counted.

1.3 The study has been prepared by officers of Cornwall Council in consultation with a panel of developers, agents, and public bodies. The study broadly uses the same methodology which was developed for the Cornwall SHLAA 2011 by consultants in consultation with the Cornish councils at the time and local developers and stakeholders. The update reflects the methodology as promoted in the DCLG SHLAA Practice Guidance (July 2007). There are instances where the methodology differs from the good practice guidance. This has been necessary given the size of the Council and the practicalities of applying the methodology at this scale. These differences and the reasons for them are more fully explained in chapter 3.

1.4 The purpose of the assessment is to identify all available sites within the Cornwall study area which have the potential to accommodate the level of housing proposed in the emerging Local Plan.

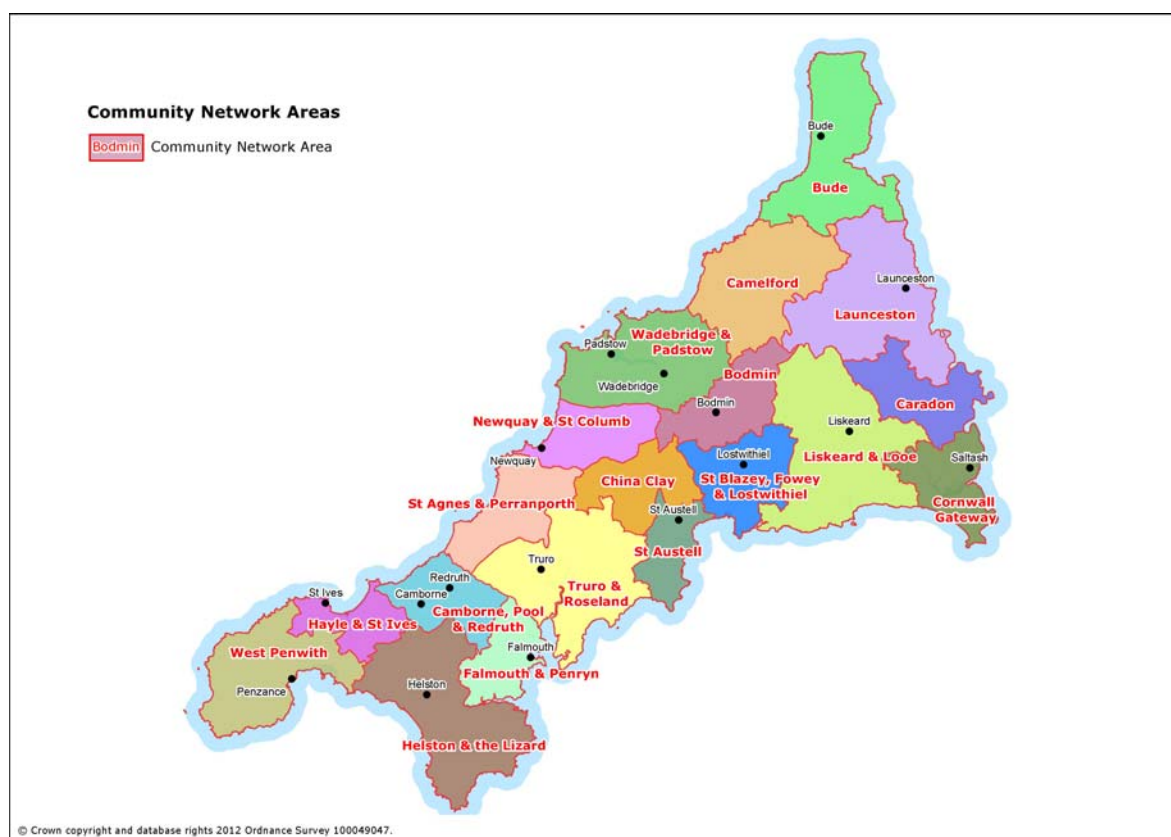
Study Area

1.5 The original SHLAA covered the main settlements of Bodmin, Bude, Camborne-Pool-Illogan and Redruth, Falmouth-Penryn, Hayle, St. Ives-Carbis Bay, Helston, Launceston, Liskeard, Newquay, Penzance-Newlyn, Saltash, St Austell-St Blaise, Torpoint, Truro and Wadebridge,

1.6 This report updates the results for these towns but also extends the study to the smaller towns and villages identified in the 'Settlements – Hierarchy and Settlement Categories Update 2012' which is available to view on the Council's website: <http://www.cornwall.gov.uk/default.aspx?page=32813>. It does not, however, include very small settlements identified as 'open countryside'.

1.7 The Cornwall Local Plan Strategic Policies – Pre-submission document published for consultation in March 2013 identifies a housing requirement for each community network area and for the main towns within these areas (see Figure 1). To ensure the results are consistent with this spatial approach the SHLAA capacity figures have been calculated on this basis.

Figure 1 Community Network Areas



Purpose of this report

1.8 The Cornwall Strategic Housing Land Availability Assessment is a study to identify all available sites within the study area which have the potential for future housing development. Its primary role is to:-

- Identify available sites with the potential for housing;
- Assess each sites' housing potential; and
- Assess when these sites are likely to be developed.

1.9 The main outcomes from the SHLAA are:

- To demonstrate the deliverability of the proposed scale and distribution of housing in the local plan;
- An explanation of the methods, assumptions, judgements and findings of the study;
- A list of sites quantifying the amount of housing that could potentially be delivered on each site;
- Maps showing the location of each site;
- The identification of constraints that could affect the delivery of the development for each site; and
- An indication of when each site is realistically expected to be developed based upon an assessment of the deliverability and developability of each site in

terms of its suitability, availability and achievability for future housing development.

Status of the Cornwall SHLAA Report & Identified Sites

The Cornwall SHLAA is not a planning decision making document. It makes broad assumptions in terms of site suitability in order to bring forward a wide range of sites for consideration of housing potential. Sites that are identified in the CC SHLAA would be required to be further tested by the planning application process including consideration of sustainability and planning criteria, development plan policies and consultation before they could be deemed suitable in planning terms.

In summary:

- *The SHLAA is not development plan policy;*
 - *The SHLAA does not indicate that sites will be granted planning permission;*
 - *The SHLAA does not preclude sites from being developed for other suitable uses;*
- and*
- *The SHLAA is an important evidence base technical document but is not a planning decision making document.*

The SHLAA does not preclude other sites which have not been submitted or assessed during this process from coming forward for housing.

Structure of the Report

1.10 The remainder of this document sets out the assessment process and key findings and is structured as follows:

Section 2: Presents the planning policy context within which the assessment has been undertaken.

Section 3: Outlines the approach to the assessment.

Section 4: Presents the key findings of the assessment.

Section 5: Draws together the main conclusions from the assessment and outlines monitoring and review mechanisms.

2. Planning Policy Context

Introduction

2.1 The purpose of this section is to set out key policy drivers which underpin the assessment of housing land availability in Cornwall.

2.2 The planning system plays an important role in delivering the development required to meet communities' needs as well as helping to protect the environment in our towns and villages and the wider countryside. The Development Plan is a key part of the system and local planning policy sets out the Council's policies and proposals for the development and use of land in the plan area. Plans are produced to control and influence the use of land in the public interest by identifying areas where development can and can not take place; setting out the criteria against which proposals will be judged, and the standards they should achieve.

National Planning Policy Framework

2.3 Published in March 2012, the National Planning Policy Framework (NPPF) distils and revises the previous raft of national planning policy guidance down into a single concise document. The policy on housing delivery takes forward the approach previously set out in PPS3 Housing (2006), but in many respects ups the ante by ensuring that councils meet the housing need in their areas and emphasises the importance of ensuring an adequate supply and choice of housing.

2.4 As with previous guidance, the NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, employment opportunities and infrastructure. The importance of re-using previously development land is retained.

2.5 Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing targets down to unitary and district authorities, the NPPF still sets out strong guidance on the considerations for setting housing figures.

2.6 Councils need to ensure that their Local Plans meet the '*full, objectively assessed needs for market and affordable housing in the housing market area*', identifying and updating annually a supply of deliverable sites sufficient to provide 5 years worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery (which is not defined in more detail) an additional 20% buffer is required.

2.7 Beyond 5 years the NPPF requires Local Authorities to '*identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15*'.

2.8 The other major change brought about by recent reforms to the planning system is the introduction of the ability for local communities to bring forward neighbourhood plans. These have to be in conformity with the Local Plan, and whilst they can put forward higher levels of development they cannot be used as a tool to promote a lower level of provision in their area.

2.9 In planning for housing, there are a number of other key considerations that need to be taken into account. The government recognises that managing flood risk, minimising pressures on water and waste infrastructure, and conserving and enhancing green space and biodiversity are all important concerns, as is design quality for helping to create successful and sustainable places. The government considers that more homes are needed across the whole country, in both urban and rural areas.

2.10 The strategic housing role is at the heart of local authority place shaping – creating vibrant mixed communities by ensuring that the right housing, of the highest quality, is in the right place with the necessary infrastructure and support.

2.11 Local authorities are required to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

2.12 Local authorities are also required to produce Authority Monitoring Reports showing how actual housing performance for the previous financial year compares to planned housing targets and policies. This will include showing how many sites from the 5 year supply of deliverable housing sites have been built upon during the year, together with a revised list of sites to maintain the 5 year supply, drawing upon those sites that are to be allocated for housing in their Local Plans. The monitoring report should set out the actions that the authority will take where it is “underperforming” compared to its housing trajectories.

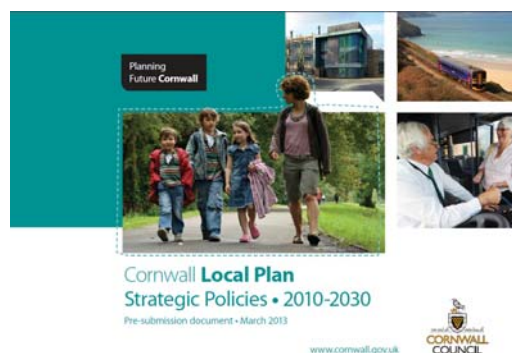
Cornwall Local Plan

2.13 The Cornwall Local Plan, together with national planning policy, will provide the planning framework for development in Cornwall, setting out the Council’s planning policies for meeting the county’s economic, environmental and social aims for the future.



2.14 The Cornwall Local Development Scheme states that the Development Plan for Cornwall will comprise the following documents:

- Cornwall Local Plan Strategic Policies –



Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision for the period to 2030.

- Cornwall Site Allocations Development Plan Document – The document sets out key allocations for the main towns required to meet growth targets for the towns as set out in the Local Plan.

- Cornwall Minerals Development Plan Document – The document sets out non-strategic policy and site allocations for minerals including those for safeguarding assets.

- The Gypsy and Travelling Communities Strategy and Delivery Plan - The strategy brings together the current policies and procedures regarding developing and managing Gypsy and Traveller sites. It identifies the pitch requirements to 2020 and sets out the Council's priorities for delivery of sites.

2.15 It is anticipated that the emerging Cornwall Local Plan will be submitted for examination in 2013 having now been through Issues and Options and Preferred Approach consultations. The plan will set out the Council's policies for meeting the county's economic, environmental and social aims for the future, where this effects the development and use of land. The findings of the SHLAA will form an integral part of the evidence base for the plan.

2.16 The 'Pre-Submission' draft proposes a figure of 42,250 houses for the county over the 20 year period up to 2030. This is a significantly lower number than was being put forward in the former draft Regional Spatial Strategy which was proposing 68,200. The reduced Local Plan figure is still higher than the former adopted Structure Plan figure of around 40,000 over a 20 year period, and takes into account the implications of the recession on house building as well as local aspirations and need. Further work is being undertaken on a Strategic Housing Market Needs Assessment (SHMNA) with neighbouring authorities to better understand housing need in the sub-region this will provide the evidence base needed to inform the development of planning policy and local housing strategies.

2.17 The proposed distribution across the CNAs set out in the Local Plan Pre-Submission Draft is as follows:

Table 1: Local Plan Pre-Submission Draft Proposed Housing distribution

Community Network Area	Local Plan Pre-Submission Draft allocation 2010-2030
West Penwith: Penzance/Newlyn Remainder of CNA	1,400 1,100
Hayle & St Ives: Hayle St Ives/Carbis Bay Remainder of CNA	1,300 750 350
Helston & the Lizard: Helston Remainder of CNA	900 900
Camborne, Pool & Redruth: Camborne, Pool, Illogan & Redruth Remainder of CNA	4,000 500
Falmouth & Penryn: Falmouth – Penryn Remainder of CNA	3,200 800

Community Network Area	Local Plan Pre-Submission Draft allocation 2010-2030
Truro & Roseland Truro – Threemilestone – Shortlanesend Remainder of CNA	2,200 800
St Agnes & Perranporth CNA	1,100
Newquay & St Columb Newquay Remainder of CNA	3,000 600
St Austell St Austell Remainder of CNA	1,700 300
China Clay West Carclaze/Baal Eco-community	1,400 1,750
St Blazey, Fowey & Lostwithiel Par Docks Eco-community	800 550
Wadebridge & Padstow: Wadebridge Remainder of CNA	800 900
Bodmin: Bodmin Remainder of CNA	3,000 200
Camelford CNA	900
Bude Bude – Stratton – Poughill Remainder of CNA	800 450
Launceston Launceston Remainder of CNA	1,100 400
Liskeard & Looe Liskeard Remainder of CNA	1,000 1,000
Caradon CNA	1,000
Cornwall Gateway Saltash Torpoint Remainder of CNA	750 300 250
Total	42,250

2.18 The SHLAA is a key component of the evidence base supporting the delivery of sufficient land to meet the community's need for more housing. While the SHLAA does not in itself determine whether a site should be allocated for housing development, its evidence plays a key role in underpinning the Local Plan by helping to identify the choices available in meeting the scale and distribution of housing proposed. SHLAAs should not be seen as one-off reports. Regular updating of the findings will need to be undertaken.

2.19 In the light of the recent abolition of the South West Regional Spatial Strategy and the publication of the NPPF, which now takes precedence where the local plan is 'absent, silent or relevant policies are out-of-date', the Council has found that it is appropriate to refer to the published Cornwall Local Plan submission draft in consideration of proposals, along with other saved policies but will consider the weight to be given, particularly where there appears to be a conflict with the NPPF. It is proposed to follow the Local Plan with a site allocations document. The SHLAA evidence will have particular relevance to that document in helping identify what site specific options are available.

Summary

2.20 National planning policy requires local planning authorities to identify broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption of a plan. Although the level of housing provision that Cornwall will be expected to accommodate is still to be finalised, the Council must continue to proactively plan for sustainable growth. In this context, the Cornwall SHLAA is a key element of the Local Plan evidence base that will support the identification of sites with potential for housing.

3. Methodology

Introduction

3.1 The approach to the assessment of housing potential in Cornwall follows the Communities and Local Government (CLG) (2007) Strategic Housing Land Availability Assessment Practice Guidance which sets out the broad methodology for undertaking assessments to identify the capacity of potential housing sites within a study area.

3.2 This CLG guidance identifies eight main stages to the assessment, with two further optional stages covering broad locations and windfalls as shown in Figure 2 below.

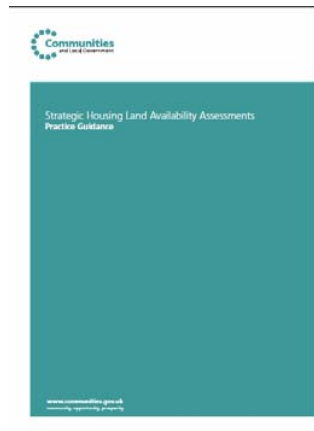
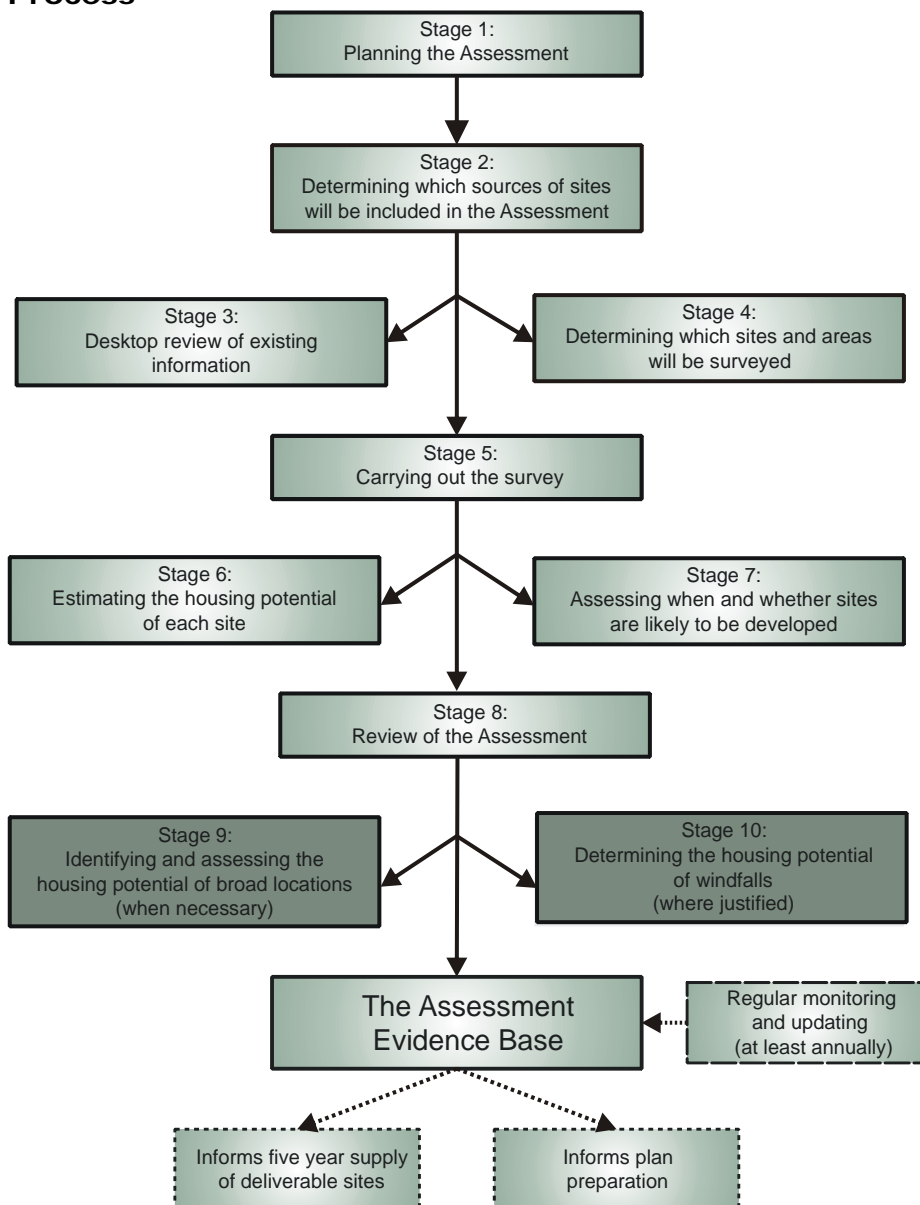


Figure 2: SHLAA Process



Baseline

3.3 The baseline for the study is 31st March 2012, and it provides an update to the document previously produced titled 'Cornwall Council Strategic Housing Land Availability Assessment March 2011 (Base date December 2009).

3.4 The following sections explain the process undertaken in relation to the stages set out above for this assessment.

Planning the Assessment (Stage 1)

A Partnership Approach

3.5 The CLG SHLAA Guidance advocates a partnership approach to the preparation of assessments, involving key partners from the outset so that they can help shape the assessment methodology. Reflecting this guidance, the original SHLAA methodology was agreed by the former local authorities in Cornwall in November 2008 following extensive consultation including neighbouring authorities during a six week period between 15th August 2008 and 29th September 2008. This consultation comprised two key elements:

- First, the methodology was sent to key agencies, including statutory consultees, house builders, housing associations, parish councils, developers and landowners; and
- Second, the methodology was made available on each of the former LPAs' websites. Comments from stakeholders were analysed and the methodology amended as appropriate prior to formal agreement by the former district councils in November 2008.

3.6 The Council decided to make minor changes in the approach, drawing on the experience of the original study. This included undertaking an initial assessment of all sites prior to consulting with an expanded Panel who were then able to comment on both the process and the sites included before the report was finalised.

Determining the Sources of Supply (Stage 2) & Desktop Review of Existing Information (Stage 3)

3.7 A number of existing sources of information have been reviewed in order to inform the assessment and illustrate transparently the information that has been used to generate results. The existing sources of information reviewed are set out in Table 2 below.

Table 2: Capacity Sources –

Capacity Source	Origin
Planning Permissions	Outline/Full Planning Permissions (not yet delivered)
Pending applications	Pending applications
Expired Planning Permissions	Expired Planning Permissions

Local Plan Housing Allocations	Local Plan Housing Allocation
Local Plan Mixed Use Sites	Local Plan Mixed Use Allocation
Draft Area Action Plans (SHLAA1)	Truro and Threemilestone AAP
Town Framework Plan Sites (SHLAA2)	Penzance/Newlyn, Hayle, St Ives/Carbis Bay, Camborne/Pool/Redruth, Newquay, Bude, Launceston, Liskeard and Saltash Town Frameworks
Bodmin Masterplan (SHLAA2)	Bodmin Masterplan
St Austell Regeneration Plan (SHLAA2)	Regeneration Plan information
St Austell and China Clay Eco Community	Eco Community information
Affordable Housing Projects	Includes Priority Parish work and Community Land Initiative
Emerging LDF Sites from former District Councils (SHLAA1)	Council LDF Preferred Options Council LDF Preferred Options – Residential / Mixed Use Council LDF Preferred Options – Direction of future growth Regeneration Sites
Urban Capacity Sites (SHLAA1)	Urban Capacity Study (2008)
Call for Sites	Call for sites
Affordable Housing Land Availability Assessment	Restormel BC AHLAA
Planning Application Refusals & Withdrawals	Planning Application Refusals & Withdrawals
Surplus Public Sector Land (SHLAA1)	Empty Property Register (SHLAA1) Register of Surplus Public Sector Land
Surveys Sites	HLA Survey 2008 National Land Use Database (NLUD) 2006 Sites Officer Knowledge OS Maps / Aerial Photographs English House Condition Survey

Planning Permissions

3.8 The schedule of planning permissions has been kept up-to-date as a part of the Council's authority planning monitoring report (AMR). As part of the review of the SHLAA any sites that have gained planning permission since the original study have been reclassified.

District Local Plan Allocations

3.9 Existing Local Plan allocations are identified in the housing trajectory (dealt with later in this report) and an assessment made of likely deliverability.

Framework Plan Documents

3.10 A key new piece of work undertaken is the preparation of 'Town Framework Plans' for the main Cornish towns together with a Regeneration Plan for the St Austell area. These used Cornwall SHLAA 2010 sites as evidence along with areas not previously assessed and further work was undertaken on deliverability in selecting sites as possible options for growth. These were included as part of the Local Plan Preferred Approach consultation. Sites identified as part of this work have been incorporated into the analysis. These non statutory plans provide part of the evidence base for the Local Plan and have been consulted on alongside the plan.

Call for Sites

3.11 The 'call for sites' gives landowners, developers and agents an opportunity to put forward sites for inclusion in the SHLAA. Letters were sent to developers, agents and specific land owners and the call for sites was advertised on the Council website and in the local press.

3.12 The original 'calls for sites' (2007-2009) for the 2011 SHLAA Report were conducted individually by the six former district councils. A new call for sites was made in January 2012 to coincide with the consultation on the Core Strategy Preferred Approach. This helped to maximise the publicity for the exercise. This call extended the coverage to the smaller settlements and rural areas and was also used as a refresh for the main towns to build on and update the original SHLAA calls for sites.

3.13 The advertised dates for each specific settlement's 'call for sites' exercises are included in Table 3.

Table 3: Call for Sites schedule

Area	Settlement	1st Call for Sites	2nd Call for Sites	3 rd Call for Sites
Penwith	Penzance/Newlyn, St Ives/Carbis Bay & Hayle	Aug 07 – Sept 07	Aug 08 – Sept 08	Jun 09 – July 09
Kerrier	Camborne/Pool/Redruth Helston	April 08 Jun 09 – Jul 09	Further sites received during AAP process 2008/2009	
Carrick	Truro Falmouth/Penryn	Dec 08 – Feb 09 Jun 09 – Jul 09	Jun 09 – Jul 09	
Restormel	St Austell/St Blazey & Newquay and rural areas* * see AHLAA in other sources	Aug 07 – Sep 07		
North Cornwall	Bodmin, Launceston, Wadebridge & Bude	Dec 08 – Jan 09		
Caradon	Saltash/Torpoint & Liskeard	Nov 08 – Dec 08		
Cornwall wide			Jan 12 – Feb 12	

Other Sources

3.14 A number of additional sources of sites with the potential for significant levels of housing capacity were also identified by the Council for inclusion within the assessment. Additional sources included Council led regeneration initiatives and programmes, eco-community development, various affordable housing led projects and initiatives, pending planning applications, sites identified as part of the existing evidence base (e.g. urban capacity studies) as well as those sites identified during street-by-street surveys. The estimated housing capacity of each of the categories was calculated using an agreed density multiplier where existing indicative capacity information was not available.

Overlaps

3.15 A number of sites have been submitted more than once as part of various studies that has taken place over time. It was important that these sites were identified to eliminate occurrences of double counting in the final SHLAA document. It was decided that if a site was submitted as part of a SHLAA call for site process

then it would be these entries that would be given priority resulting in the deletion of the duplicate sites from any other study. If a site was submitted in both the SHLAA call for sites exercise then priority here would be given to the site submitted during the second call for sites exercise and the duplicate deleted from the SHLAA1 database of residual sites.

What Types of Sites and Areas Should be Considered for Housing Development (Stage 4)

3.16 There are many hundreds of settlements in Cornwall, ranging from those that are strategically significant such as Truro, through small towns and local service centres to the smallest of villages and hamlets. Many of Cornwall's towns and villages are well-placed to meet the challenges of the next few decades because they are already relatively self sustaining and contain strong communities.

3.17 Prior to undertaking detailed assessments of specific sites, it was necessary to undertake a screening exercise or "sieve" of sites in order to identify those not suitable for inclusion within the assessment. This sieve comprised the application of a site size threshold and omission of sensitive areas, consistent with the Cornwall-wide SHLAA methodology prepared by the Council. Further details of each are provided below.

Site Size Threshold

3.18 It was not considered practical to survey/assess all potential sites across the settlements of Cornwall. Consequently, in accordance with the Cornwall-wide methodology, a site size threshold of 5 units or 0.1ha was applied for the Cornwall SHLAA 2011 sites. The SHLAA Practice Guidance states that studies should take account of the nature of the area covered and its land supply along with the resources available to meet the scale of the task to the best effect. For this reason this updated SHLAA set a threshold of 10 units or 0.2ha. This change was applied to make sure the study could be resourced effectively and importantly to ensure consistency with the housing trajectories which are produced by the Council annually as the basis for calculating housing supply.

Land Excluded from the Survey

3.19 Certain sensitive areas within Cornwall were omitted from the SHLAA area of survey. These areas were primarily national designated areas that were deemed to be significantly constrained by existing policy and therefore unlikely to be suitable for residential development. The excluded areas are listed in Box 1 below and include land within a Special Areas of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). These designations have been excluded on the basis that national policy advises against development that would have an adverse impact on such nationally or internationally important conservation interests.

3.20 Some sites included within the assessment may be close to but not within particularly sensitive designations. In reality a site close to these sensitive locations might have a reduction in their capacity but this would require a detailed assessment which is more appropriate for the planning application stage, therefore in this study unless alternative figures have been supplied by the landowner their capacity has been assessed using the density multiplier.

3.21 Land within areas identified as Flood Risk Zone 3b was also excluded, as consistent with national policy advice that only water compatible uses and essential infrastructure should be permitted in these areas.

3.22 Consistent with the NPPF, land within the open countryside has been excluded from the SHLAA. In practice sites were included if it constituted land that was considered to be within or physically connected to a settlement as defined by the settlement hierarchy. For further information on the settlement hierarchy visit: www.cornwall.gov.uk/localplancornwall.

Box 1: Land Excluded from the Survey

Special Area of Conservation
Special Protection Area
Site of Special Scientific Interest
Flood Risk Zone 3b
Open Countryside (i.e. land not in or well integrated with existing built-up areas)

3.23 Rather than completely omit a site that lies partly within a SAC, SPA, SSSI or Flood Risk Zone 3b, it was agreed that only the site area that fell inside such designations would be used to calculate capacity. Capacity was also reduced where a site has already been partially developed.

Carrying out the Survey (Stage 5)

Desktop Review

3.24 For each site the following characteristics were recorded or checked as part of the desktop review:

- Site size;
- Site boundaries;
- Current use(s);
- Character of surrounding area and the surrounding land use(s);
- Physical constraints;
- Development progress; and
- Viability.

Data Management

3.25 For the study the boundaries of each site were digitised using a GIS system and site details entered into a database. A unique property reference number (UPRN) was assigned to both the spatial (GIS) and textual (database) information of a site. This allowed site details to be joined to the GIS boundaries and maps produced based on capacity source, capacity size and phasing.

3.26 All sites were assembled on a Community Network Area basis. If a site boundary crossed any CNA boundaries, the site was allocated to the area within which its respective settlement primarily resides.

Estimating the Housing Potential of Each Site (Stage 6)

3.27 A combination of the following methods was used to determine the potential housing capacity of each site:

- Existing information;
- Density multiplier;
- Contextual approach;
- Submission responses and
- Urban design approach.

3.28 Table 4 provides details of how the density for each specific capacity source was derived.

Table 4: Density Calculation

Capacity source	Density derived from
Planning Permissions	Existing information
Pending Applications	Submission information
Expired Planning Permissions	Density Multiplier/Contextual Approach
Local Plan Housing Allocations	Existing information/Density Multiplier/Contextual Approach
Local Plan Mixed Use Sites	Existing information/Density Multiplier/Contextual Approach
Draft Area Action Plans (SHLAA 2011)	Existing information/Urban Design Approach
Town Framework Plan Sites	Existing information/Urban Design Approach
Bodmin Masterplan	Existing information/Urban Design Approach
St Austell Regeneration Plan	Existing information/Urban Design Approach
St Austell and China Clay Eco Community	Existing information/Urban Design Approach
Affordable Housing Projects	Density Multiplier/Urban Design Approach
Emerging LDF Sites from former District	Existing information/Urban Design

Councils (SHLAA 2011)	Approach
Urban Capacity Sites (SHLAA 2011)	Existing information
Call for Sites	Density Multiplier/submission responses
Affordable Housing Land Availability Assessment	Density Multiplier
Planning Application Refusals & Withdrawals	Density Multiplier/Contextual Approach
Surplus Public Sector Land (SHLAA 2011)	Density Multiplier/Contextual Approach
Surveys Sites (SHLAA 2011)	Density Multiplier/Contextual Approach

3.29 Further information on each approach is discussed in-turn below.

Existing Information

3.30 Existing capacity information was used where this was available from sources such as outline and full planning permissions; pre-application discussions; development briefs, master plans and local housing allocations with identified indicative capacities. For some large or strategic sites, an urban design approach was used although in reality this information could be classed under 'existing information' as the urban design analyses were undertaken for sites in relation to the Area Action Plan process and existing master plans.

Density Multiplier / Contextual Approach

3.31 Where existing density information was not available, a density multiplier was applied to sites in specific geographical locations. For this study a revised set of multipliers was developed, adding a new category for rural location and slightly revising upwards the figure for the main towns as set out in Table 5.

Table 5: Density Multipliers

Within Town Centre Boundaries: 60dph – same as per SHLAA 2011

Main Towns: 50dph – increased from the 45dph in SHLAA 2011 because this was considered too low (e.g. more propensity for flats) and to allow gradation down to suburban and rural areas. The list of settlements was also expanded from the RSS “significant” towns to include those with a strategic role in the emerging Local Plan

- Truro
- Falmouth with Penryn
- Camborne
- Pool
- Redruth
- St Austell
- Newquay
- Bodmin
- Launceston
- Saltash
- Penzance

Smaller Towns: 45dph – increased from 40dph in SHLAA 2011 as this was considered too low and to allow gradation down to rural areas

- Bude with Stratton & Poughill
- Hayle
- Helston
- St Ives & Carbis Bay
- Liskeard
- Wadebridge
- Torpoint

Rural: 40dph –

- All other locations

3.32 The density assumptions presented above have been used to provide an estimate of potential housing capacity only and do not necessarily reflect the density of housing to be provided on site which will be the subject of additional examination through any allocation process and/or in support of future planning applications.

3.33 In order to determine the net developable area of sites without existing information and enable a calculation of potential capacity, a further assessment was undertaken to determine the need for, and the amount of, other infrastructure that may be required on sites of varying size, such as roads, open space, trees etc. and the calculation shown in Table 6 was applied.

Table 6: Net Developable Area

Number of Dwellings (whole site)	Area of Site Developed for Housing
Below 25 units	Whole site could be developed for housing
25 to 50 Units	85% of site (net) developed for housing
Over 50 units	70% of site (net) developed for housing

Assessing when and whether sites are likely to be developed (Stage 7)

3.34 Having calculated the capacity figure for individual sites, the next stage in the assessment was to establish whether a site can be considered deliverable, developable or not currently developable for housing development which in turn would inform assumptions with respect to when each is likely to come forward.

3.35 Box 2 provides a definition as to what constitutes deliverable, developable and not currently developable sites in the context of this SHLAA together with when such sites are expected to come forward based on the phasing set out in the NPPF.

Box 2 – Deliverability and Developability and Phasing

Deliverable – site is available now, offers a suitable location for housing development now is achievable and there is a realistic prospect that it will be delivered within 5 years and in particular that development of the site is viable.

Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available and could be developed at a specific point in time (years 6 to 10 and where possible years 11 to 15).

Not currently developable – it is unknown when a site could be developed. This may be, for example, because of the constraints to development is severe, and it is not known when it might be overcome.

3.36 The assessment of sites involved a judgement of when and whether sites were likely to come forward for development, based on their suitability, availability and achievability. A representation of the methodology and processes involved in the classification of individual sites can be found in more detail in Table 7.

Table 7: Suitability, availability and achievability of sites

Suitability	Availability	Achievability
<p>- Policy restrictions Designations / protected areas / existing planning policy / sustainable community policy</p> <p>- Physical problems or limitations Access / infrastructure / ground conditions / flood risk / hazardous risks / pollution / contamination</p> <p>- Potential impacts Effect upon landscape features and conservation</p> <p>- Environmental conditions Which would be experienced by prospective residents</p>	<p>- Planning application/allocation</p> <p>- No legal or ownership problems Multiple ownership / ransom strips / tenancies / operational requirements of landowners</p> <p>- Interest to develop Land owner expressed an intention to develop</p>	<p>- Market factors Adjacent uses/ economic viability of existing, proposed and alternative uses in terms of land values / attractiveness of locality / level of potential market demand / projected rate of sales</p> <p>- Cost factors Site preparation relating to physical constraints / any exceptional works necessary / relevant planning standards or obligations / prospect of funding or investment to address identified constraints or assist development</p> <p>- Delivery factors Developers phasing / realistic build-out rates on larger sites / likely start and completion dates / single or multiple developers / size and capacity of developer</p>

3.37 Each stage above is described in more detail in the following sections. However, it was assumed that sites with planning permission were deliverable as their suitability had been tested through the development management process and there was a reasonable prospect that they would come forward given that planning consent had recently been sought (within the last 3 years). Similarly, existing site allocations were also considered to be deliverable as their suitability had been tested through the development plan preparation process and are tested each year through the review of the 5 year housing trajectory.

3.38 The NPPF is clear that permissions should be considered deliverable until permission expires however past trends highlight that although they may be deliverable this might not always occur within 5 years therefore a non-implementation figure of 18% has been applied to sites with permission of 9 units or fewer. This non-implementation figure was derived by examining past non-implementation rates from across the county and averaging the results to obtain a single figure. The reason a non-implementation rate has not been applied to sites

above 10 units with planning permission is because detailed discussion with developers, agents and planning officers took place to ascertain when each site is likely to commence, at what rate it will be developed and therefore when a site is expected to be completed. This therefore resulted in the discounting of those sites or part of sites that would not be expected to come forward within 5 years.

Assessing the Suitability of Sites for Housing

3.39 CLG Guidance states a site is suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable mixed used communities. It goes on to say that sites allocated in existing plans and those with extant planning permission will generally be suitable, subject to any changes in circumstances. For other sites it lists a range of factors to be considered in assessing a site's suitability:

- Policy restrictions;
- Physical problems or limitations;
- Potential impacts;
- Environmental conditions.

3.40 The methodology expands these factors, applying a two stage approach to assessing the suitability of a site. The first stage as described earlier consists of assessing sites against a range of strategic considerations (flood zone, located in open countryside etc). If a site fails the first stage, it is deemed to be an unsuitable location for housing development and does not proceed to the more detailed second stage assessment.

3.41 The second stage assessment consists of checking sites against a wider range of development factors. Those factors are:

- Physical problems or limitations, such as access, infrastructure, ground conditions (if known), flood risk, hazardous risks, pollution or contamination (if known); and
- Potential impacts on landscape features and upon conservation.

3.42 Sites that were considered to be suitable were then supplied to the SHLAA Panel so that their professional expertise and experience could add to the thoroughness and rigour of the assessments.

Assessing the Availability of Sites for Housing

3.43 The CLG Guidance states that a site is considered available when, on best information available, there is confidence that there are no legal or ownership issues. This means that a developer has expressed an intention to develop housing or a land owner has indicated an intention to sell.

3.44 There are two different tests of availability for the deliverable sites, that is for those coming forward in the first 5 years there needs to be evidence that they are available now. For developable sites, those coming forward from the sixth year onwards there needs to be evidence that there is a reasonable prospect of availability at the point envisaged. The following list explains the methods used to undertake the availability assessment of sites:

- A proforma was the principal method used to identify ownership details, legal issues and an indication of the developer or landowner's timeframe for housing delivery on a site. The proforma also requested information relating to any potential constraints that might hinder site delivery;
- As part of the SHLAA and ongoing housing trajectory work an officer contacted developers/agents with existing planning permissions to ascertain progress and timescales. If the developers/agents could not be contacted then sites were sent to Development Management officers responsible for the applications to gather their views on likely development rates and time scales; and
- As part of the review a new Panel was set up comprising a mix of landowners, stakeholders and developers (Appendix 1). The Panel were supplied details of every site identified through the call for sites for inclusion in the assessment and were asked to provide information on site availability, site constraint information and anticipated timescales in relation to housing delivery.

3.45 As the above list indicates, the process of gathering site availability information in practice continued throughout the study period in order to ensure the accuracy of information in relation to any particular site. Some sites dropped out of the SHLAA at this stage where there was no availability information and site owners were not contactable or had not replied to a letter requesting information. The scoring is being used to inform when sites will become available. Some sites have been dropped out from the detailed scoring for other reasons e.g. less than 0.2ha or in a national designation as described earlier. These sites are still held on record and can be reviewed later. A monitoring strategy is under development.

3.46 Assessing the availability of sites for housing should normally take into account the following potential legal and ownership problems, where known:

- Multiple ownerships;
- Ransom strips;
- Tenancies; and
- Operational requirements of landowners.

3.47 In the case of this study, these elements were considered where known, if and when more information becomes available it will need to be taken into account by the Council in future updates.

Assessing the Achievability of Sites for Housing

3.48 Government guidance states that the development of a site is achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

3.49 The call for sites pro-forma asks landowners or agents to supply information that helps us make an assessment on the potential 'achievability' of a site. The pro-forma required an estimate of the number of units to be built on site per annum. This

was asked on all sites and not just those with planning permission. Respondents were also asked whether there were any accessibility, market and/or cost factors, which may constrain development.

3.50 Achievability will be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and, particularly for larger sites, the projected rate of sales;
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, and the prospect of funding or investment to address identified constraints or assist development; and
- Delivery factors – including phasing, the realistic build-out rates on larger sites, whether single developer or several developers, and the size and capacity of the developer.

3.51 To supplement information supplied through the calls for sites the Council also looked at the economic viability of different areas across Cornwall.

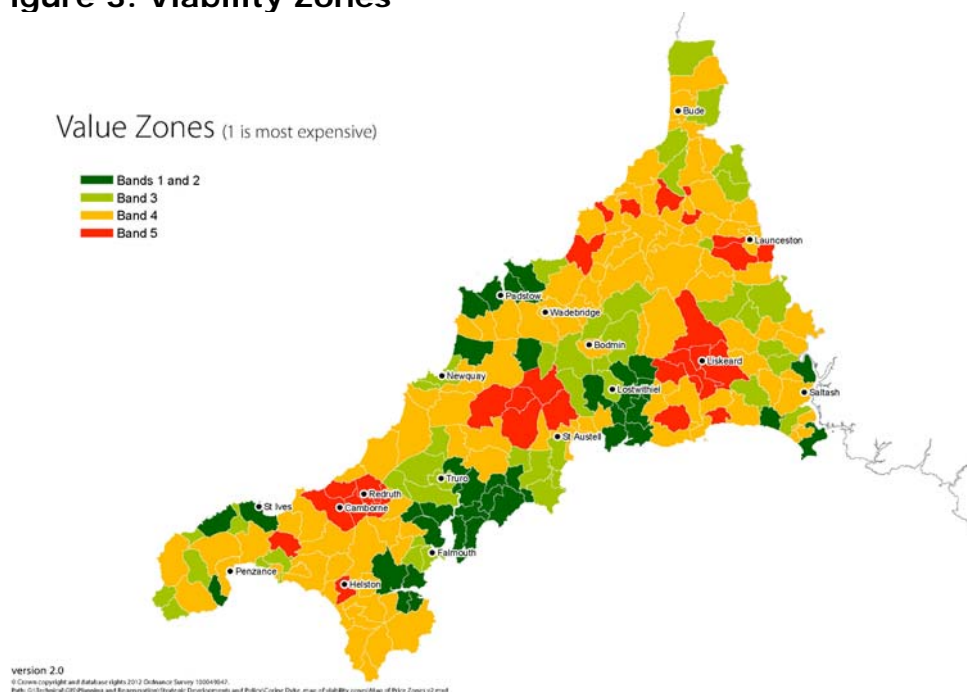
3.52 Sites submitted for SHLAA March 2011 were assessed against a model based on the six former local authority areas using the Three Dragons developed Cornwall Council's Viability Toolkit. This is a residual development appraisal model which is used by the Council (and formerly five of the six local authorities) to negotiate sites with developers and land owners.

3.53 The model is particularly helpful in carrying out this type of analysis. It is based on a range of sub market areas within each of the former local authority areas. Further information on this approach is set out in the Cornwall Strategic Housing Availability Assessment 2011 which can be viewed by visiting www.cornwall.gov.uk/shlaa.

3.54 In 2012 the Council commissioned Three Dragons and Opinion Research Services to produce a Housing Strategic Viability Appraisal (HSVA) which provides an analysis of the economics of residential development in Cornwall focusing on the impact that affordable housing and a Community Infrastructure Levy (CIL) has on development viability.

3.55 It has been prepared using the Three Dragons toolkit (consistent with SHLAA 2011) and is based on authority level data supplied by Cornwall Council, consultation with the development industry and quoted published data sources. The findings were used to assess the viability of sites in this study with those located in the high value zones scoring higher than those in the lower value areas.

Figure 3: Viability Zones



Build out rates

3.56 With specific regard to build-out rates, an industry standard rate of 100 dwellings per annum was implemented as agreed with the SHLAA 2011 Panel and to ensure consistency this was used in the update and applied to all sites meaning that the delivery of sites over 500 dwellings will extend across two phases.

Role of Stakeholders in Assessing Deliverability and Developability

3.57 The CLG Guidance sets out that stakeholders can have a key role in providing expertise and knowledge to inform the assessment of the deliverability and developability of sites and how market conditions may affect economic viability. To facilitate stakeholder input to the assessment, a SHLAA Panel was established comprising regional and local developers, a registered social housing provider, local agents and key statutory agencies including the Environment Agency, Natural England and the Highways Agency. The primary purpose of the Panel was to consider and give advice on the findings of site assessments undertaken by Council officers with respect to their deliverability and developability. The information collated from the Panel was used to further enhance the site intelligence gathered from the various investigative methods described above.

3.58 The Panel were supplied details of every site identified through the call for sites for inclusion in the assessment and were asked to provide information on site availability, site constraint information and anticipated timescales in relation to housing delivery. This electronic consultation comprised the distribution of a series of packs to all Panel members. Packs included:

- map of Cornwall showing location of all sites
- individual site map for each site;
- initial scoring showing site classifications;
- a site assessment response form; and
- a guidance note providing instruction on how to complete the site assessment response form.

3.59 The site assessment response form included a series of questions which sought to prompt responses from members relating to the suitability, achievability and availability of each site. The questions contained within the response form are summarised in Table 9 below.

Table 8: Site Response Form Questionnaire

Site Assessment Response Form	
Suitability	<p>Policy Constraints Other than national, regional and local planning policy, are there any other policy constraints likely to restrict development of the site?</p> <p>Impact of Development What impact would development of the site for housing have on the immediate surrounding area?</p> <p>Environmental and Physical Restrictions Are there any environmental conditions or physical restrictions present which could restrict development of the site?</p>
Achievability	<p>Housing Market Is there potential market demand for housing in the local area?</p> <p>Locality Is the site in an attractive location for housing?</p> <p>Preparation Costs What impacts are site preparation costs likely to have on site viability?</p> <p>Planning Obligations What impacts are associated planning obligations likely to have on the site's viability?</p> <p>Economic Viability In principle, do you consider the site to be economically viable?</p> <p>Affordable Housing Is the provision of affordable housing realistic?</p> <p>Phasing Given the scale of the site, would you envisage a phased approach to development and if so, over what period is this likely to take</p>

Site Assessment Response Form	
Availability	<p>place?</p> <p>Infrastructure Requirements What level of infrastructure provision would development of the site require?</p> <p>Density What housing density do you consider to be achievable on the site?</p> <p>Ownership Do you know of any legal or ownership issues which could potentially delay development of the site?</p>

3.60 The information received from Panel members during the consultation was used to inform the assessment of sites.

4. Assessment Findings

Introduction

4.1 This section of the report presents the key findings of the assessment. It begins by presenting the findings for Cornwall as a whole and, based on the outputs from the assessment, provides an indication of potential housing capacity to inform the Local Plan for Cornwall. To aid analysis, the findings are also presented by community network area and key settlements and in each case the following information sets out:

- Total number of sites;
- Total capacity; and
- Indicative phasing.

Overall Findings

4.2 The assessment indicates that in April 2013, a total of **1,124** sites within the Study Area were submitted during the latest both 'call for sites' exercises and a further 313 sites already have permission for developments of 10 or more units, which when combined may have the potential for residential development which, in total, would theoretically be capable of supporting an estimated **113,567 dwellings** over a 16+ year period.

4.3 Table 10 provides a summary of the estimated housing potential figure for Cornwall and a detailed breakdown of the main sources of capacity, site size and estimated dwelling yield. The table also shows the estimated capacity of the Study Area broken down into four time periods starting from the base date of 31st March 2012, based on the assumptions contained in Chapter 3 of the report.

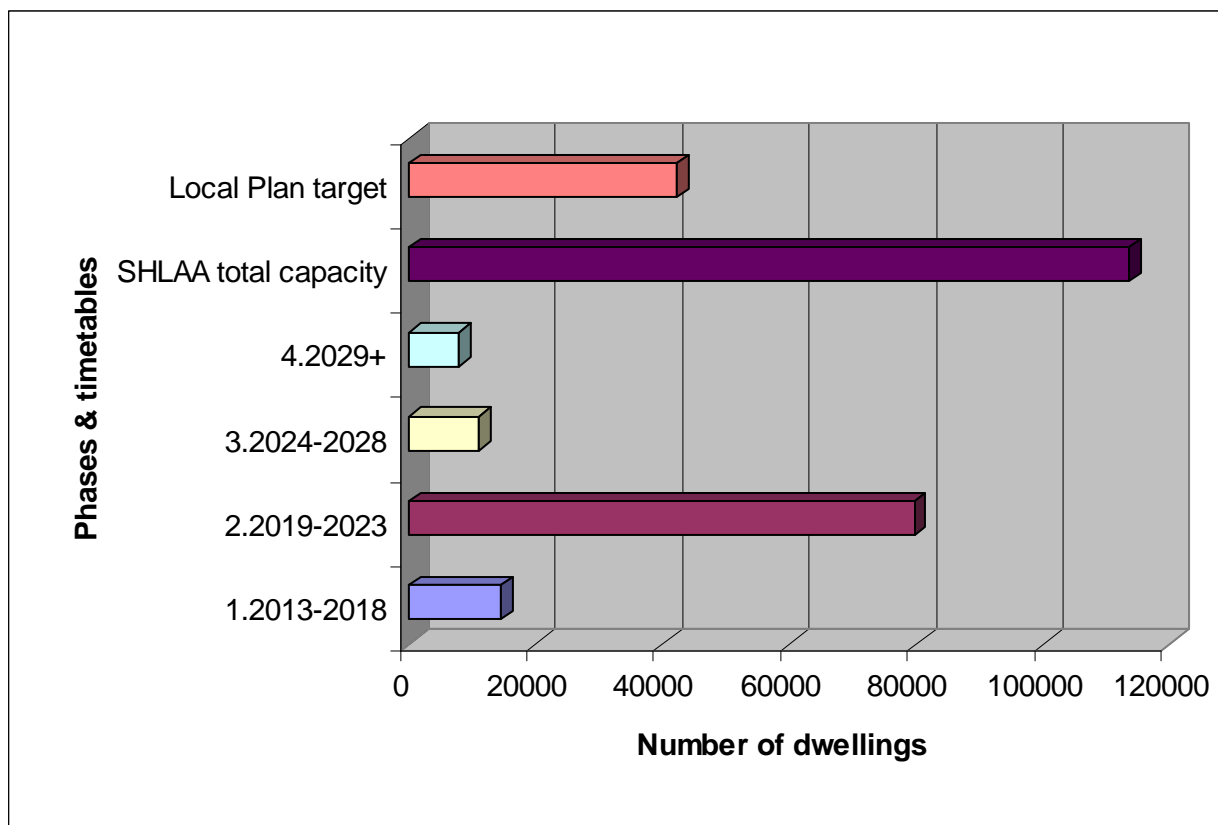
4.4 It is worth noting at this point that the inclusion of a fourth phase of housing delivery was necessary to accommodate large sites of 500+ dwellings, that occupied one or more of the latter phases of development. These assumptions are based on an annual build rate of 100 dwellings.

Table 9: Summary of Results for Cornwall

Indicator	Number/Area
Total number of 'call for sites' sites	1,124 sites
Total areas of sites (call for sites)	6,067.71 hectares
Total number of Housing Trajectory Sites (10+ units) with P.P	313 sites
Total outstanding planning permissions	17,509 dwellings
Total capacity	113,567 dwellings
Phase 1 – Housing trajectory: 2013 -	14,692 dwellings

Indicator	Number/Area
2018 (years 1 -5)	
Phase 2: 2019-2023(years 6 -10)	79,928 dwellings
Phase 3: 2024-2028 (years 11 - 15)	11,198 dwellings
Phase 4: 2029+ (years 16+)	7,962 dwellings

Figure 4. Cornwall Total Capacity by Phase



Phasing & the Five Year Housing Land Supply

4.5 The approach of the SHLAA has been to split phasing into three stages: specific deliverable sites which are ready for development within years 1-5 and have been identified through work on the Council's housing trajectory and specific deliverable sites which can be developed during years 6-10 and 11-15, and which can be drawn upon to top up the five year supply.

Phase 1 - Housing Land Supply Assessment – April 2013

4.6 There is currently no adopted housing requirement for Cornwall. This is being progressed through the Cornwall Local Plan - Strategic Policies. The pre submission Local Plan identifies a target of 42,250. The latest estimate based on the 2011 census appears to indicate a provision of about 48,000, although work is being refined as part of the Cornwall SHMNA which is due to be published shortly. This is similar to the level of provision identified in the local Plan preferred option. Once the SHMNA is published, we will update the housing supply statement.

4.7 Housing trajectories have been compiled for all sites with planning permission across the county and for each Community Network Area (CNA). The deliverability of all sites of 10 or more units have been assessed, in the majority of cases, following discussions with landowners and developers. Where this has not been possible an informed estimate has been made based upon discussions with the councils own development management officers. For sites below 10 units, an 18% discount has been applied based on past performance to allow for the likelihood that a proportion of these small sites will not be completed within 5 years.

4.8 The trajectories can be accessed by clicking on the following links:

- Cornwall Wide Housing trajectories
- Housing trajectories by CNA

4.9 The trajectories are a statement of the position as at 1st April 2013 and do not include new permissions granted since then.

4.10 Since the start of the emerging local plan period (April 2010) there have been a total of 6,714 units completed across Cornwall. With a total of 2278 units completed during 2012/13.

Housing Built on Previously Developed Land

4.11 During 2012/13, 1,249 out of the 2,278 completed units were built on previously developed land. This equates to an overall percentage of 55%, which as a proportion of the overall completions across the county is up 7% from the 48% achieved during 2011/12. Since 2010 3,419 out of the 6,714 units have been completed on PDL this equates to 51%.

Housing Commitment

4.12 As at 1st April 2013 there was planning permission for 15,520 homes of which 2,688 units were under construction, 1,182 units on small sites of below 10 units and 1,506 units on the larger sites of 10 or more units. 12,832 units have yet to be implemented and of these, 2,922 are on smaller sites and 9,910 units are on the larger sites of 10 or more units. Of the units that are unimplemented 1,030 units are on sites that have already commenced.

4.13 In addition to sites with planning permission the trajectory also provides estimates of the delivery from sites with planning permission but are awaiting a S106 agreement to be finalised and signed off, sites identified within the Strategic Housing

Land Availability Assessment (SHLAA), Cornwall Land Initiative (CLI) project and sites that are still allocated from previous development plans from across the county to gather an understanding of future potential residential yield.

Table 10: Estimated Residential Yields From The Housing Trajectory And Additional Sources			
	Years 1-5 (2013/14 -2017/18)	Years 6-10 (2018/19 – 2022/23)	Years 11+ (2023/24 onwards)
Planning Permissions	12,478	3,042	0
S106	615	944	525
Saved Local Plan Allocations	210	529	180
C.L.I Sites *	274	22	0
SHLAA **	403	79,928	19,160
Sites granted planning permission since 1 st April	712	215	0
TOTAL	14,692	84,474	27,953

* The Cornwall Land Initiative (C.L.I) is a portfolio of 11 council owned sites. The intention is to deliver all sites in partnership with a private sector partner with an anticipated delivery timeframe of 6 yrs

**please note that the SHLAA residual figures are only based on sites where no planning permission has been granted and represent a source of yield from sites with the potential to provide housing units. It is not anticipated that all of these sites will come forward and therefore the figures should not be used to estimate the likely future deliverability of residential units across Cornwall. SHLAA sites have only been included within the first five years if there are at least formal developer discussions and interest in the site or if an officer is confident that they will easily come forward within the five years.

Cornwall five year Supply – April 2013 Statement

Determining the Housing Requirement

4.14 There is currently no up to date adopted housing requirement for Cornwall. This is being progressed through the Cornwall Local Plan - Strategic Policies. The pre submission Local Plan identifies a target of 42,250. The most up to date population and household projections appear to indicate a provision of about 48,000 which is similar to the local Plan preferred option. Both these targets are therefore included in the following table.

4.15 The following table therefore sets out the five year requirement taking into account completions (6,714) since 2010 (the beginning of the plan period).

Table 11 Housing Requirements		
	Local Plan Submission Draft	Original preferred option target
	42250	48000
Less completions 2010-13 (6,714)	35,536	41,286
Annual requirement*	2,090	2,400
Shortfall**	0	486
Five year requirement***	10,450	12,486
Plus 5% buffer****	10,972	13,110
Annual requirement including uplift	2,194	2,622

* Annual requirement is calculated by subtracting completions since the start of the plan period and dividing this with the number of years remaining unless there has been an under provision against the minimum plan requirement in which case it is the minimum annual plan provision.

** The shortfall is the difference between the minimum expected completions since the beginning of the plan period less actual completions

***The five year requirement is the annual requirement multiplied by 5 plus any shortfall on the assumption that any shortfall should be made up within the next five years rather than over the remainder of the plan period.

**** When determining the uplift percentage for the five years supply the Council compared housing delivery against the last adopted development plan for Cornwall which is the Structure Plan 2001-2016 (1,970 units per annum) which has been regularly surpassed with building rates since 2001 averaging 2478 between 2001 and 2013, which is the reason why the 5% uplift was applied. Performance has therefore been assessed against targets in the policy document that was being applied at the time. A 5% buffer has therefore been applied.

Determining the Supply

4.16 The housing supply in Cornwall used to assess the five year supply is made up of the following components:

1. Houses with planning permission and under construction on sites below 10 units adjusted to allow for an 18% reduction for non delivery in five years.
2. Housing with planning permission and under construction on sites of 10 or more units adjusted following discussions with developers, landowners and council officers to determine when a site is likely to commence and at what rate.
3. Housing with planning permission on sites of 10 or more that are awaiting the signing of a S106 agreement.
4. This year for the first time we are also looking at other sites with no planning permission, such as certain SHLAA and Town Framework sites and sites identified as part of the Cornwall Land Initiative (CLI). Further details and justification relating to these type sites are contained within this report.

4.17 There were a total of 4,104 homes with permission on sites below 10 of which after applying an 18% discount 3,365 are expected to be developed within 5 years. There is planning permission for 11,416 houses on sites of 10 or more of which 9,113 are expected to be delivered within five years. Sites granted planning permission but that are awaiting S106 agreements to be signed have been assessed and of the 2,084 dwellings from this source 615 are expected to be delivered in five years. In total therefore there are 17,509 (including sites with permission subject to S106) homes with permission of which 13,093 are expected to come forward within five years.

Additional Site Sources

4.18 In the last year the council has been proactive in seeking to increase the supply of housing. There are therefore additional sites currently without permission that are likely to provide additional homes within the next 5 years. These include sites that are part of the Cornwall Land Initiative, certain SHLAA sites and certain town framework sites where there is evidence that they are likely to come forward. Whilst in the past only sites with planning permission have been included in the 5 year supply in order to take a conservative approach, as part of the council actively seeking to bring forward sites to increase supply it has obtained evidence on the deliverability of additional sites to enable it now to include these additional sources.

Cornwall Land Initiative Sites

4.19 The Cornwall Land Initiative sites are predicted to bring forward a total of 296 units, 274 of which are likely to be within five years, 17 units already have planning permission. Details of these sites can be found within the Council's Housing Trajectories. These sites are being actively promoted by the Council, are available now and are suitable for development, furthermore they have a variety of developer commitment, and as a result we are confident that these sites are viable and will come forward and as a result are included, where appropriate, within the five year supply calculation above. This is inline with Para 47, footnote 11 of the NPPF.

Saved Local Plan Allocations

4.20 There are still a few residual housing allocations remaining from the former district councils, all of these sites are considered suitable, viable and deliverable. Out of the 919 dwellings from this source 210 are considered deliverable within five years. A summary of this provision can be found on the table showing housing position as at April 1st 2013 all sources below and detailed projections are contained within the housing trajectories.

SHLAA Sites

4.21 SHLAA sites are considered capable of delivering 403 dwellings within five years. Such sites should be included within the five year land supply calculations. The sites that have been identified are within the urban boundaries of the main towns, considered to be viable, available and deliverable, in most cases there is direct developer interest and active discussions with the Council. Certain sites, at the time of writing, have planning applications being prepared with the aim of submitting them in the very near future. As a result of this it is considered reasonable to include these with five year land supply calculations. Details of these sites can be found within the housing trajectories for the main towns.

Town Framework Sites

4.22 In some circumstances evidence suggests that certain emerging Town Framework sites are likely to come forward within five years. A yield of 1085 dwellings is likely from these sites. Such sites have not been included within the five year land supply calculations but do provide an additional source of potential housing supply. In most cases there is direct developer interest and active discussions with the Council. Certain sites, at the time of writing, have planning applications being prepared with the aim of submitting in the very near future. Details of these sites can be found within the housing trajectories for the main towns

Sites in the planning system since 1st April

4.23 Due to the time delays between the 1st April and time of publication there have been a few large sites that have been granted planning permission since 1st April 2013 and are therefore considered suitable, viable and deliverable within five years and therefore should be included. These sites account for 927 dwellings of which 712 are considered deliverable within 5 years. Details of these sites are contained in Table 12.

Table 12: Additional sites since April 2013.				
Town /CNA	Site	Units	No. likely within 5 years	Evidence
Falmouth	Lower Kergilliack Farm, Bickland Hill	300	300	Application approved and rates reflect developer commitments
Launceston	Land SE Pennygillam Industrial Estate	275	60	Application approved and rates reflect developer commitments
St Austell	Land W of Porthpean Road	126	126	Application approved and rates reflect developer commitments
Truro	Former Richard Lander School	226	226	PA12/10941 approved after 1/4/13 so not on trajectory – start on site is imminent. Anticipated to be a 3 year build out
Total Yield		927	712	

NB: These sites are not included in the Housing Trajectories from the 1st April but will be included in any subsequent updates.

Five Year Housing Position taking into account additional sources

Table 13: Housing Position as at April 1st 2013		
Source	Total dwellings	Expected yield 2013-18
Homes with permission on small sites (<10 units)	4,104	3,365
Homes with Planning permission on sites of 10 or more	11,416	9,113
Sites awaiting S106s	2,084	615
C.L.I sites (no pp)	296	274
Former Local Plan Allocations	919	210
Identified SHLAA sites within town urban area*	1,522	403
Sites in planning process since 1 st April and time of publishing	927	712
Total	28,494	14,692

* Only SHLAA sites that are considered to be developable or part developable within 5 years have been included.

The Five Year Supply Position

4.24 The estimated supply likely to be delivered within 5 years (14,692) can now be compared to each of the 5 year requirements of 10,972 and 13,110 as set out in Table 2 above to give a five year supply position. The fact that the supply of 14,692 is greater than both the higher and lower requirement means there is a five year supply under both scenarios.

4.25 This equates to **6.7 years supply against the lower Local Plan target and a 5.6 years supply against the higher target.**

4.26 This is calculated by dividing the total number of units expected within five years (14,692) by the annual requirement (including 5% uplift) which gives the number of years supply as follows: 14,692 divided by 2194 (table 2 above) equals 6.7 for the lower provision and 14,692 divided by 2622 (table 2 above) equals 5.6. As stated above in paragraph 5.3, whilst not included in the five year supply, there is the potential for a further 1085 dwellings to be delivered within 5 years on some town framework sites.

Table: 14: Housing Supply April 2013		
	Local Plan Submission Draft	Original preferred option target
	42250	48000
Five Year Requirement (Table 2)	10,972	13,110
Annual requirement (Table 2)	2,194	2622
5 Year Supply (Table 4)	14,692	14,692
Years Supply (5 year supply divided by annual requirement)	6.7 Years	5.6 Years

4.27 The housing numbers that count towards supply are based upon the position as at April 2013. In assessing the adequacy of the housing supply at any given time it will be necessary to take into account new permissions granted since date of publication and how many of these new homes are likely to be delivered within five years.

Affordable housing

4.28 During 2012/13 a total of 2,278 units have been completed, 652 (28.62%) of these completions have been affordable units. There has been a decrease in the number of affordable complete during 2012/13 compared with 2011/12 which in turn has led to the total proportion of affordable units as a percentage of the total completions decreasing by 1.7%. The affordable total of 652 differs from the total 741 identified by the affordable housing providers as the figures only includes units delivered via the planning process.

4.29 Of the 15,425 homes either with planning permission or not started, 3,058 or 20% are affordable homes.

4.30 The following table shows the proportion of affordable completions within the Cornwall wide figures.

Table 15: Affordable Housing completions as a proportion of total completions as at April 2013			
	Affordable Housing Completions	Total Housing Completions	Percentage %
2001-02	235	2485	9.46
2002-03	268	2639	10.16
2003-04	283	2183	12.96
2004-05	368	2495	14.75
2005-06	395	2084	18.95
2006-07	358	2612	13.71
2007-08	708	3179	22.27
2008-09	738	2877	25.65
2009-10	788	2473	31.86
2010-11	704	2060	34.17
2011-12	718	2375	30.23
2012-13	652	2278	28.62

Phase 2 – 2019-2023 (Years 6-10)

4.31 Sites with a limited level of constraints such that they are likely to be available for delivery after the first 5 years were placed into Phase 2. These 'developable' sites are suitable for development, depending on their individual circumstances and on specific measures being proposed to overcome any minor constraints. It should be noted that although the results show a potentially large capacity capable of coming forward it is not envisaged that all will come forward during this phase and sites might contribute to yield in another phase instead.

Phase 3 – 2024-2028 (Years 11-15)

4.32 Sites allocated to Phase 3 have more significant constraints. These sites are still considered appropriate for development but have a longer lead-in time in which to deal with constraints which could relate to suitability, availability or achievability factors, or a combination thereof. This phase also includes overspill from sites over 500 units or where the consultee has advised delivery will occur in this timeframe.

Phase 4 – 2029+ (Year 16-20)

4.33 Sites contained within Phase 4 are typically large sites where overall capacity exceeds delivery during the previous timeframes. These are based on an industry standard rate on individual sites of 100 dwellings per annum as agreed with the SHLAA 2011 Panel. This also includes sites where the consultee has stated this is the case.

Table 16: Cornwall Capacity by Phase (Local Plan Comparison)

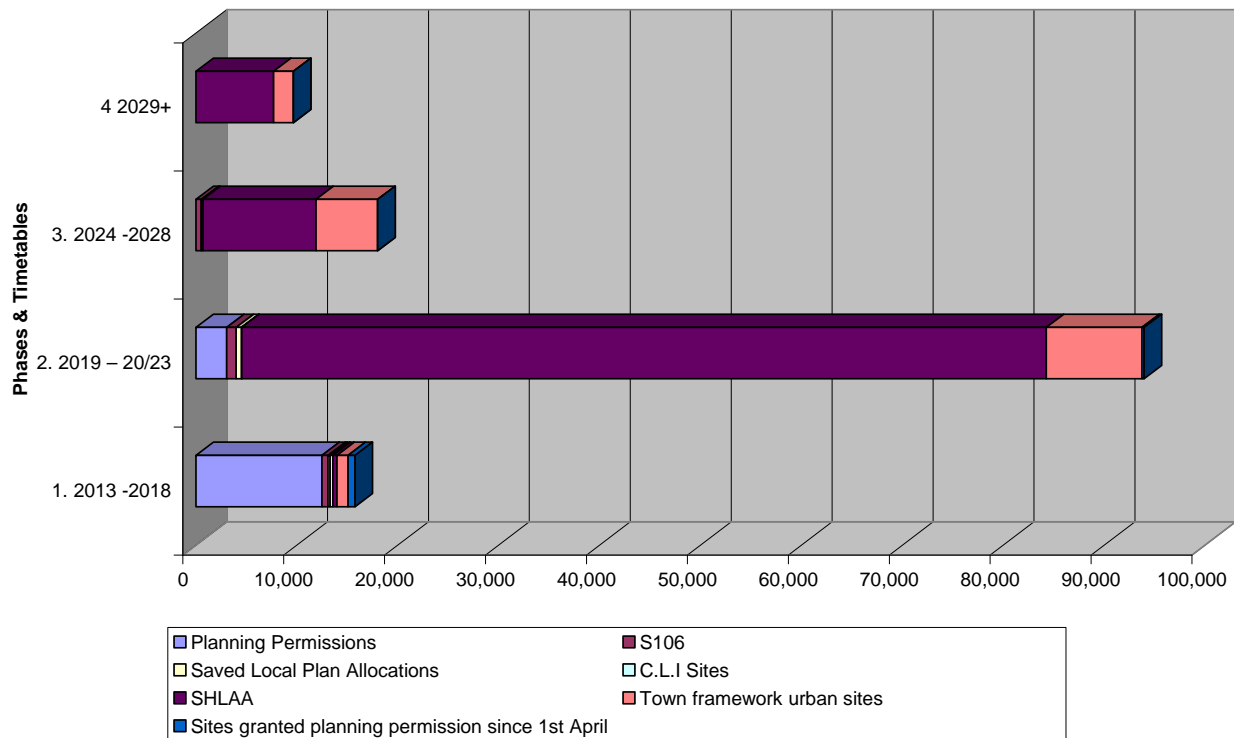
Phase	Cornwall SHLAA	Local Plan Target 2010-2030	Indicative difference
Phase 1 2013 – 2018 (Years 1-5)	16,143	10,563	+5,580
Phase 2 2019-2023 (Years 6-10)	79,928	10,563	+69,162
Phase 3 2024-2028 (Years 11-15)	11,198	10,563	+635
Phase 4 2029+ (Years 16+)	7,962	10,563	-2,2601
Totals	115,238	42,250	+72,775

¹ Based on Local Plan annual target of 2,113 per annum.

² Note that the Phase 4 Local Plan target relates to years 16 to 20 whilst delivery of potential identified capacity in Phase 4 may extend beyond year 20.

NB: This table does not include the 6,714 units completed between the Local Plan base date of April 2010 and the base date of the SHLAA of April 2013.

Figure 5: Sources of potential housing capacity:



Community Network Areas

4.34 For administrative purposes the Council has split Cornwall into 19 separate Community Network Areas. These are geographical areas which follow the boundaries of existing town and parish councils. This approach has been used by the Local Plan in allocating housing growth. In order to provide a more detailed insight of potential housing capacity across Cornwall, the following table sets out a breakdown of the results presented above for each community network area and settlements with a Local Plan housing target.

Table 17: Capacity by Community Network Area – SHLAA Sites

Area	Phase 1 2013 - 2018	Phase 2 2019 – 2023	Phase 3 2024 – 2028	Phase 4 2029+ -	Total	Completions 2010-2013	Pre- Submission Plan Target
Penzance Newlyn	437	1,591 (824)	97 (545)	(130)	2,125 (1,369)	104	1,400
Rest of West Penwith CNA	400	2,577 (10)	-	-	2,977 (10)	153	1,100
Hayle	340 (70)	2,851 (673)	(400)	(160)	3,191 (1303)	61	1,300
St Ives Carbis Bay	326 (100)	2,518 (178)	751	-	3,595 (278)	270	750
Rest of Hayle St Ives CNA	511	314	-	-	825	106	350
Helston	233	1,314 (704)	(150)	-	1,547 (854)	112	900
Rest of Helston CNA	360	809	-	-	1,169	160	900
Camborne Pool Redruth	2,572 (80)	2,942 (1463)	364 (1450)	(580)	5,878 (3573)	525	4,000
Rest of CPR CNA	221	1,012	-	-	1,233	136	500
Falmouth Penryn	621 (80)	4,172 (750)	88 (260)	(80)	4,881 (1,170)	405	3,200
Rest of Falmouth Penryn CNA	182	752 (12)	512	1,362	2,808 (12)	80	800
Truro	1,275 (210)	7,283 (1,590)	3,885 (375)	343	12,786 (2,175)	310	2,200
Rest of Truro Roseland CNA	273	1,701 (70)	16	-	2,132 (70)	277	800
St Agnes Perranporth CNA	294	1,477	-	-	1,771	179	1,100
Newquay St Columb	1,169 (50)	4,153 (843)	300 (361)	(100)	5,622 (1,254)	481	3,000
Rest of Newquay CNA	168	358	-	-	526	39	600
St Austell	666 (365)	8,796 (2,591)	522 (975)	300 (160)	10,284 (4,091)	584	1,700
Rest of St Austell & Mevagissey CNA	94	1,180	286	-	1,560	55	300
St Blazey	265	1,406	527	-	2,198	154	800

Area	Phase 1 2013 - 2018	Phase 2 2019 – 2023	Phase 3 2024 – 2028	Phase 4 2029+ -	Total	Completions 2010-2013	Pre-Submission Plan Target
Fowey Lostwithiel CNA		(10)			(10)		
China Clay CNA	652	2,480 (91)	335	-	3,474 (91)	461	1,400
Wadebridge	270	2,605 (23)	-	-	2,662 (23)	65	800
Rest of Wadebridge Padstow CNA	235	1,380	-	-	1,615	239	900
Bodmin	520 (80)	6,231 (841)	400 (685)	(310)	7,241 (1,943)	212	3,000
Rest of Bodmin CNA	20	326	-	-	346	25	200
Camelford CNA	156	1,713	-	-	1,869	207	900
Bude	233	2,476 (200)	-	-	2,709 (200)	72	800
Rest of Bude CNA	143	863	-	-	1,006	70	450
Launceston	441	5,135 (511)	100 (227)	(60)	5,676	251	1,100
Rest of Launceston CNA	82	1,443	26	-	1,551	107	400
Liskeard	419	2,886 (849)	1,787 (658)	1,000 (219)	6,092 (1,726)	150	1,000
Rest of Liskeard Looe CAN	469	1,686	-	-	2,155	231	1,000
Caradon CNA	202	1,310 (105)	-	-	1,512 (105)	167	1,000
Saltash	78 (50)	991 (500)	500 (450)	3,737 (180)	5,306 (1,180)	121	750
Torpoint	8	148	202	-	358	-	300
Rest of Cornwall Gateway CNA	49	1545	500	1,220	3,314	45	250

NB: the sites in brackets represent potential additional housing yields from additional sources (Cornwall Land Initiative, Town Frameworks and planning permissions since April 2013) as identified by the housing trajectories but are not included in the overall SHLAA totals. When split into phases these sites potential yield totals: Phase 1 – (2010-2018) = 1,085; Phase 2 – (2019-2023) = 13,051; Phase 3 – (2024-2028) = 6,536; Phase 4 – (2029 +) = 1,979

5. Conclusions

5.1 The SHLAA has been carried out having regard to relevant practice guidance published by government, and a stakeholder partnership has participated in shaping the SHLAA methodology and refining the site assessments.

5.2 The pool of sites was established through a number of sources including sites already with planning permission and sites put forward by landowners or developers who wish their development potential to be considered. Decisions as to which sites should be allocated will be made as part of the plan making process.

5.3 The key conclusions are:

- At the time of preparing the SHLAA, a housing requirement of **42,500 dwellings between 2010 and 2030** has been agreed by the Council. This equates to a **five year requirement of 14,692 for years 1 to 5**.
- Our up to date assessment identifies **deliverable sites for 16,143 dwellings**. This equates to **6.7 years housing supply**, including a 5% buffer.
- Assessed potential from all identified sites shows **capacity for 105,318 additional homes over the period 2013 – 2028**.
- An additional potential of **7,962 homes were identified post 2029**.
- There is **a significant surplus in potential supply exists** across all 5 year time bands up to 2028.

5.4 In conclusion the Strategic Housing Land Availability Assessment process shows evidence that there are sufficient potential housing sites to meet the Cornwall's requirements of 42,250 (net) new houses over the Plan period to 2030. Therefore it is not necessary to investigate whether to identify broad locations for future housing growth (step 9), and / or the use of a windfall allowance (step 10).

5.5 It is important to emphasise that the SHLAA process is part of the evidence base for the emerging Local Plan. Decisions in terms of allocating sites to meet the housing requirements for Cornwall will take place through the Local Plan and not through the Strategic Housing Land Availability Assessment. For further information on the Local Plan please refer to the Council's website www.cornwall.gov.uk/localplancornwall.

Review and Monitoring of the SHLAA

5.6 It is also important to recognise that the SHLAA process is not a static process and as a result the SHLAA should be subject to a periodical review. Actual housing delivery across Cornwall is monitored annually and the SHLAA should be reviewed, updated and amended to reflect this. The results of such a review will be published as part of the Authority Monitoring Report. In addition to the annual housing land availability assessment the Council produced a set of housing trajectories that contain detailed expected delivery rates for sites with 10+ units that have been

granted permission and sites awaiting the signing/finalisation of S106 agreements. The rates have been informed by discussions with developers, landowners, agents and development management staff, the results of which will form the SHLAA yield for years 1-5.

5.7 Review of the housing trajectories and the Strategic Housing Land Availability Assessment involves:

- Check the development status of all identified sites that had planning permission, remove from the later SHLAA yields as they will be shown in the housing trajectory.
- Check to ascertain if sites without planning permission have now been approved, if planning permission has been granted then move into the 1-5 year period and add to trajectories with their relevant SHLAA reference number. If no planning permission has been granted the site will remain in the assessed SHLAA timescale unless additional evidence has come forward to suggest otherwise – this will be completed when updated housing land availability data becomes available to ensure the most up-to-date data is available. Details of sites with capacity for 10+ units can be obtained direct from the housing trajectory.
- If permission has been granted on part of a larger site identified within the SHLAA the remainder of the site will need to be reassessed to see if the granting of permission will have an effect on the suitability/deliverability of the remainder of the site. Site capacity will also need to be amended to take into account any permission granted.
- Allocations within the SHLAA with no planning approval will remain where they are in the SHLAA timeline.
- Once the review of sites has been completed the SHLAA tables will be amended showing the predicted housing capacity identified from the update.
- This review will also provide the opportunity for additional sites to be added to the SHLAA.

5.8 In reviewing the SHLAA we will also be providing all interested parties with the opportunity to provide any updates to the sites to enable further assessment of the developability and deliverability of the sites.

Appendix 1: SHLAA Panel Members

			A4 Architects
J	McKechnie		AECOM
F	Stokes		Alder King Property Consultants
A	Hugo		Barratt Homes
M	Harris		Barton Willmore Partnership
	Mr Miskowicz		Camel Builders Ltd
M	Foster		Coastline Housing
L	Haynes		Coastline Housing
V	Fraser		Cornwall Council Highways
M	Harvey		Cornwall Council Highways
M	Plummer		Cornwall Council Planning
M	Stephenson		Cornwall Council Planning
E	Fletcher		Cornwall Council Schools
N	Mills		Cornwall RCC
			Coruon Construction Ltd
A	Priestly		CSJ Planning Consultants
M	Frost		David Mclean Homes
S	Jones		Devon and Cornwall Housing Assoc
M	Craggs		DPDS
			Drivers Jonas
			Emery Planning Partnership
B	Grosvenor		Environment Agency
S	Pritchard		Environment Agency
			First Step Homes (SW) Ltd
			Frame UK
			Fulfords Land Planning
R	Collins		GVA Grimley
G	Gallacher		Highways Agency
N	Jillings		Jillings Hutton Planning
J	Graney		John Graney Design
E	Weaver		Levvel
L	Chicot		Louis Chicot Associates
A	Parsons		Lowena Homes
D	Worlledge		Lowena Homes
F	Wye		Malcolm Judd & Partners
M	Griffin		Mansell Partnership Housing
			Midas Developments
A	Rowe		Midas Homes
			Nathaniel Lichfield and Partners
A			Natural England
J	Spoors		Ocean Housing
S	Harris		on behalf of Wainhomes South West
D	Lobban		Penrilla Consultants
			Percy Williams
M	Kerton		Persimmon Homes
J	Dobson		Places for People
			Poltair Homes
			Priority Sites Ltd

N	Palmer		Rosemullion Homes/Linden Homes
P	Moore		Rural Housing Association
N	Matthews		Savills
M	Beighton		South West Water
J	Merrick		Stratton & Holborow
T	Maynard		Taylor Wimpey
J	Sullivan		Tetlow King
			The New Homes Company
J	Trewin		Trewin Design Partnership
			West Country Housing Association
			West Devon Homes
R	Mitchell		White Young Green Planning

Appendix 2: Classification of SHLAA sites

Phase 1: 2012-2017 (Years 1-5)

Years 1-5 of the SHLAA are contained within the detailed housing trajectories produced by the Council. The detailed trajectory for Cornwall and the Community Network Areas can be found by clicking on the following link:

<http://www.cornwall.gov.uk/default.aspx?page=22474>

Phase 2: 2018-2022 (Years 6-10)

West Penwith					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S265a	Strawberry Farm, Rospeath Lane	Crowlas	Call for Sites 2012	1.292	18
S401	Rospeath Lane	Crowlas	Call for Sites 2012	1.695	31
S927	TV-23a East Fields North, Crowlas	Crowlas	Call for Sites 2012	2.254	63
S928	TV-23b East Fields South, Crowlas	Crowlas	Call for Sites 2012	3.37	94
S356	Trescowe Stables, Trescowe Road, Perran Downs	Goldsithney	Call for Sites 2012	1.004	12
S934	TV-28 Land adjacent to St Pirans, Goldsithney	Goldsithney	Call for Sites 2012	3.678	103
S935	TV-29 Land adjacent to Nanturras, Goldsithney	Goldsithney	Call for Sites 2012	2.498	69
S196a	Land adjacent to B3311	Gulval	Call for Sites 2012	1.119	37
S196b	Land adjacent to B3311	Gulval	Call for Sites 2012	1.991	55
S283	Nyns Yu Nep Pell,	Gulval	Call for Sites 2012	2.435	68

	Parc Clies, Gulval				
S446	Ponsandane Farm	Gulval	Call for Sites 2012	9.228	179
S956	TV-58 Trethogga (Option 2), Gulval Trevarrack	Gulval	Call for Sites 2012	2.371	66
S957	TV-59 Land adjacent to Trevarrack Lane, Gulval Trevarrack	Gulval	Call for Sites 2012	2.355	66
S200	Land between Bone Valley and Polmennor Road	Heamoor	Call for Sites 2012	1.412	39
S162	Ludgvan Leaze, Crowlas	Ludgvan	Call for Sites 2012	12.805	200
S933	TV-25b Land adjacent to Ludgvan Leaze Business Park, Ludgvan	Ludgvan	Call for Sites 2012	1.353	38
S939	TV-38 Field at Aldreath Road, Madron	Madron	Call for Sites 2012	0.614	24
S940	TV-39 Land adjacent to Abattoir, Madron	Madron	Call for Sites 2012	1.948	50
S941	TV-39a Former Abattoir Site, Madron	Madron	Call for Sites 2012	1.306	36
S921	TV-13 Trevenner Lane East, Marazion	Marazion	Call for Sites 2012	2.606	48
S922	TV-14 Land off Rosehill, Marazion	Marazion	Call for Sites 2012	0.532	21
S923	TV-15 Land off Green Lane, Marazion	Marazion	Call for Sites 2012	1.594	44
S958	TV-60 Parc an Gate,	Mousehole	Call for Sites 2012	3.299	92

	Mousehole				
S959	TV-61 Land to rear of St Clements Hall, Mousehole	Mousehole	Call for Sites 2012	0.838	34
S052	Land east of Portland	Newlyn	Call for Sites 2012	2.453	15
S287	St Golder enclosure	Newlyn	Call for Sites 2012	1.111	38
S945	TV-46 south of Carn View Terrace, Pendeen	Pendeen	Call for Sites 2012	0.834	31
S947	TV-47 Land off Talveneth, Pendeen	Pendeen	Call for Sites 2012	1.493	41
S948	TV-47a Land at Moorland Close, Pendeen	Pendeen	Call for Sites 2012	0.308	12
S1289	Land at the Close. URPN 14065	Penzance	Call for Sites 2012	0.218	13
S460	Heamoor Land	Penzance	Call for Sites 2012	20.142	400
S471	Land west Trannack / Polmennor Road	Penzance	Call for Sites 2012	15.75	326
S472	Land at Trannack	Penzance	Call for Sites 2012	4.441	89
S473	Land at Mount Misery	Penzance	Call for Sites 2012	5.683	118
S834	P-2 Gas Holder, Newtown Lane / Wharf Road, PZ (1)	Penzance	Call for Sites 2012	0.307	15
S843	P-15 Land north of Gernick Estate	Penzance	Call for Sites 2012	1.514	42
S848	P-18a Land east of Polteggan, Heamoor, Penzance	Penzance	Call for Sites 2012	2.743	76
S849	P-19 Fields	Penzance	Call for Sites 2012	0.574	12

	adjacent to Joseph Lane, Heamoor				
S851	P-21 Land Adjacent to A30, Chyandour, Penzance	Penzance	Call for Sites 2012	0.716	10
S854	P-23 Land off Posses Lane, Eastern Green, Penzance	Penzance	Call for Sites 2012	0.832	20
S858	P-27 Land at Mount Misery, Penzance	Penzance	Call for Sites 2012	0.87	35
S962	R-8a Land at Polgoon Farm, Rosehill	Penzance	Call for Sites 2012	0.459	14
60	Former School, Chywoone Hill,	Penzance	SHLAA1 2011	0.232814	6
82	Land adjacent to A30 Long Rock roundabout	Penzance	SHLAA1 2011	0.18	7
108	Land rear of Sona Merg Close, Heamoor	Penzance	SHLAA1 2011	0.17	5
88	Land south of Roscadghill Road	Penzance	SHLAA1 2011	0.31	9
56	Former Penwith DC Depot	Penzance	SHLAA1 2011	0.369354	18
103	Land south of Gurnick Estate	Penzance	SHLAA1 2011	0.57	18
102	Land west of Gurnick Estate	Penzance	SHLAA1 2011	0.98	31
104	Land south west of Penkernick Close	Penzance	SHLAA1 2011	1.04	32
110	Land rear of Coombe Farm House, The	Penzance	SHLAA1 2011	0.69	10

	Coombe				
105	Land west of Chywoone Hill	Penzance	SHLAA1 2011	2.42	68
100	Former Sports Field Long rock	Penzance	SHLAA1 2011	3.88	115
S965	R-11 Rospletha Sports Ground, Porthcurno, St Leven	Porthcurno	Call for Sites 2012	1.338	37
S966	R-12 Land west of Telegraph Museum, Porthcurno, St Leven	Porthcurno	Call for Sites 2012	0.519	20
S967	R-13 East of Telegraph Museum, Porthcurno, St Leven	Porthcurno	Call for Sites 2012	3.867	108
S968	R-14 Telegraph Museum, Porthcurno, St Leven	Porthcurno	Call for Sites 2012	0.847	28
S199	Land west of A30, Sennen Churchtown	Sennen	Call for Sites 2012	1.583	44
S440	Land at Sunny Corner	Sennen	Call for Sites 2012	1.639	32
S949	TV-50 Land adjacent to Junior School, Sennen	Sennen	Call for Sites 2012	3.031	85
S950	TV-51 Land adjacent to Horizon Fields, Sennen	Sennen	Call for Sites 2012	2.991	60
S952	TV-54a Land east of Kew Pendrea	St Buryan	Call for Sites 2012	1.856	74
S953	TV-55 Land west of Kew Pendrea, St Buryan	St Buryan	Call for Sites 2012	1.942	78
S954	TV-56 Land Off Rectory Road, St	St Buryan	Call for Sites 2012	1.844	74

	Buryan				
S912	TV-3 Land to south of abattoir, St Just	St Just	Call for Sites 2012	0.597	20
S914	TV-5 Land adjacent to Bosorne Road, St Just	St Just	Call for Sites 2012	2.329	65
S915	TV-6 Land adjacent to Pleasant Terrace, St Just	St Just	Call for Sites 2012	1.36	38
S916	TV-7 Land at Carrallack North, St Just	St Just	Call for Sites 2012	0.925	31
S917	TV-7a Land at Carrallack South, St Just	St Just	Call for Sites 2012	0.782	30
S918	TV-8 Land adjacent to Cape Close, St Just	St Just	Call for Sites 2012	1.593	44
S919	TV-9 Land adjacent to Pednendrea, St Just	St Just	Call for Sites 2012	0.698	23
S920	TV-9a Land at Carn Bosavern, St Just	St Just	Call for Sites 2012	1.292	36
S643	Land S Higher Carnyorth Farm	Trewellard	Call for Sites 2012	0.868	20

Hayle & St Ives

Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S093	The rear of Menhyr Drive	Carbis Bay	Call for Sites 2012	2.338	74
S224	Carbis Bay Holiday Park, Laity Lane	Carbis Bay	Call for Sites 2012	4.515	100
S277	Land at Laity Lane	Carbis Bay	Call for Sites 2012	0.624	24
S461	Land at Church Lane	Carbis Bay	Call for Sites 2012	30.238	500

S289	Treeve Lane	Connor Downs	Call for Sites 2012	2.197	50
S363	Land adjacent to Arundel Court and Angarrack Lane	Connor Downs	Call for Sites 2012	4.422	28
S943	TV-42 Land rear of Arundel Way, Connor Downs	Connor Downs	Call for Sites 2012	0.846	100
S944	TV-43 Land adjacent to Greenbank, Connor Downs	Connor Downs	Call for Sites 2012	1.974	55
S1268	Trevassack Hayle Sites 41 and 44	Hayle	Call for Sites 2012	3.324	140
S1285	Land off East Terrace, Treveglos, Hayle. URPN 14062	Hayle	Call for Sites 2012	0.465	21
S137	Land at Sandyacres	Hayle	Call for Sites 2012	0.411	10
S164	1 Trevassack Hill	Hayle	Call for Sites 2012	0.887	33
S174	Land off Lethlean, Phillack	Hayle	Call for Sites 2012	1.77	55
S265	H-27 Land on west side of Mellanear Road	Hayle	Call for Sites 2012	0.461	20
S464	Land at Penpol	Hayle	Call for Sites 2012	12.566	300
S789	H-12 Love Lane, Hayle	Hayle	Call for Sites 2012	0.335	15
S790	H-13 Hayle Rugby Club Site, Hayle	Hayle	Call for Sites 2012	4.635	146
S792	H-15 Loggans Lane, Loggans, Hayle	Hayle	Call for Sites 2012	1.248	31
S824	H-44 Trevassack Parc, Hayle	Hayle	Call for Sites 2012	1.798	56
S825	H-45 Viaduct Hill East, Hayle	Hayle	Call for Sites 2012	2.874	90
9	Former Daniels Store, Market Square	Hayle	SHLAA1 2011	0.168123	7
1	Copper Terrace	Hayle	SHLAA1 2011	0.72	35
10	Ventonleague Green, Ventonleague Row	Hayle	SHLAA1 2011	0.29	11

8	Atlantic Motors Site	Hayle	SHLAA1 2011	0.20	13
26	Water Lane Central	Hayle	SHLAA1 2011	0.64	19
18	Dismantled Railway, rear of Penpol Terrace	Hayle	SHLAA1 2011	0.90	22
50	Land west of Strawberry Lane	Hayle	SHLAA1 2011	1.11	33
33	Land north of Mellanear Road	Hayle	SHLAA1 2011	1.02	34
38	Burnthouse Lane North	Hayle	SHLAA1 2011	1.67	50
42	Land south east of Humphry Davy Lane	Hayle	SHLAA1 2011	2.04	61
53	Land south east of Viaduct Hill	Hayle	SHLAA1 2011	2.47	74
6	Hayle Community School	Hayle	SHLAA1 2011	1.73	86
36	St George's Road Central	Hayle	SHLAA1 2011	3.27	98
22	Plantation Meadows North	Hayle	SHLAA1 2011	3.73	112
23	Plantation Meadows Central	Hayle	SHLAA1 2011	3.95	118
37	St George's Road South	Hayle	SHLAA1 2011	4.88	147
39	Burnthouse Lane South	Hayle	SHLAA1 2011	4.93	148
52	Land east of Strawberry Lane	Hayle	SHLAA1 2011	5.70	171
24	Plantation Meadows South	Hayle	SHLAA1 2011	5.74	172
49	Land north-west of Strawberry Lane	Hayle	SHLAA1 2011	8.17	245
S937	TV-34 Trehayes Meadow, St Erth	St Erth	Call for Sites 2012	0.977	33
S938	TV-35 Boscarnek, St Erth	St Erth	Call for Sites 2012	1.373	38
S065	Field to the north of Chy an Dour Close	St Ives	Call for Sites 2012	0.812	31
S1287	Alexandra Close Recreation Ground, Alexandra Close. URPN 13992	St Ives	Call for Sites 2012	8.435	380
S885	SI-12 Land adjacent to Belyars, St Ives	St Ives/Carbis Bay	Call for Sites 2012	3.178	50
S887	SI-14 Land adjacent to Buthallan Lane, St Ives	St Ives/Carbis Bay	Call for Sites 2012	0.633	24

S889	SI-15 Land adjacent to Trelyon, St Ives	St Ives/Carbis Bay	Call for Sites 2012	0.852	15
S901	SI-20a Land at Fuggoe Croft, Carbis Bay	St Ives/Carbis Bay	Call for Sites 2012	1.882	59
S905	SI-23a Land West of Gonwin Farm, Carbis Bay	St Ives/Carbis Bay	Call for Sites 2012	30.191	500
134	Gardens to Carrack, TR26 1SP	St Ives/Carbis Bay	SHLAA1 2011	0.25	12
133	Car park	St Ives/Carbis Bay	SHLAA1 2011	0.26	13
161	Headland Road	St Ives/Carbis Bay	SHLAA1 2011	0.27	14
135	The Burrows	St Ives/Carbis Bay	SHLAA1 2011	0.37	18
143	Carthew Close	St Ives/Carbis Bay	SHLAA1 2011	0.71	21
138	Porthrepta Road car park	St Ives/Carbis Bay	SHLAA1 2011	0.46	22
136	Trewidden Road	St Ives/Carbis Bay	SHLAA1 2011	0.58	25
150	Tregenna	St Ives/Carbis Bay	SHLAA1 2011	0.60	30
148	Land at Bahavella	St Ives/Carbis Bay	SHLAA1 2011	2.78	39
146	Land adjacent to school	St Ives/Carbis Bay	SHLAA1 2011	1.79	54
155	Polwithen Drive	St Ives/Carbis Bay	SHLAA1 2011	1.86	57
154	Carninney Lane	St Ives/Carbis Bay	SHLAA1 2011	1.19	60
151	Land adjacent to Trelyon North	St Ives/Carbis Bay	SHLAA1 2011	1.21	60
162	Land of Steeple Lane	St Ives/Carbis Bay	SHLAA1 2011	2.83	84
163	Polwithen Drive East	St Ives/Carbis Bay	SHLAA1 2011	3.05	90
141	Land adjacent to Penbeagle Estate	St Ives/Carbis Bay	SHLAA1 2011	5.68	134
S438	Land at Treolyhan Garage	Treloyhan	Call for Sites 2012	0.212	10
Helston & The Lizard					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S755	Fore Street / Rinser Lane	Ashton	Call for Sites 2012	0.852	21
S193	Breage Glebe, School Lane	Breage	Call for Sites	1.178	40

			2012		
S754	Land between Troon Row and Vicarage Row	Breage	Call for Sites 2012	3.991	70
S218	Land at School Lane	Coverack	Call for Sites 2012	1.685	25
S768	Land to E and S Great Wallas Fields	Cury	Call for Sites 2012	2.516	25
S770	Greenvale	Godolphin Cross	Call for Sites 2012	1.08	37
S364	Land at Gweek Wollas, Bonallack Lane	Gweek	Call for Sites 2012	1.276	36
S1280	Furry Way public open space and woodland. URPN 13460	Helston	Call for Sites 2012	1.284	58
S1281	Land at Porthleven Road, URPN 13566	Helston	Call for Sites 2012	1.191	20
S1282	Tyacke Road Car Park, Tyake Road, Helston. URPN 13646	Helston	Call for Sites 2012	0.472	21
S179	Land at Manaccan	Helston	Call for Sites 2012	0.972	30
S745	Land adjacent to Castle Wary Close	Helston	Call for Sites 2012	0.645	23
S748	Land off B3297	Helston	Call for Sites 2012	8.975	251
S749a	Land of Clodgey Lane	Helston	Call for Sites 2012	1.078	42
S749b	Treprison Farm	Helston	Call for Sites 2012	20.222	637
S756	Land to south west of Bulwark Road	Helston	Call for Sites 2012	34.622	500
130	Rear of Tenderah Court	Helston	SHLAA1 2011	0.508758	6
131	Rear of Parc Eglos	Helston	SHLAA1 2011	0.358029	6
132	Land adjacent to Church, Clodgey Lane	Helston	SHLAA1 2011	0.792155	15
128	Land adjacent to Gwealmayowe Park	Helston	SHLAA1 2011	2.034916	14
123	Land adjacent to Gwithian Cottage	Helston	SHLAA1 2011	0.525257	21
122	Land adjacent to	Helston	SHLAA1	0.554634	22

	Trenethick Ind Est.		2011		
127	Adjacent Penhellis Barn	Helston	SHLAA1 2011	0.890741	36
124	Land adjacent to Constantia	Helston	SHLAA1 2011	0.893294	36
126	Rear of Marconi Close	Helston	SHLAA1 2011	1.214746	49
125	Land west of Gweal Wartha	Helston	SHLAA1 2011	3.763363	151
S043	Parc en Venton	Mullion	Call for Sites 2012	2.335	65
S457	Land at Nansmellyon Road	Mullion	Call for Sites 2012	1.443	25
S731	Clifden Parc, Clifden Close	Mullion	Call for Sites 2012	2.211	62
S732	Field to south west of The Grange, Trembel Lane	Mullion	Call for Sites 2012	1.335	37
S741	Land at Mullion	Mullion	Call for Sites 2012	9.313	260
S767	Clifden, Polurrian Cliff	Mullion	Call for Sites 2012	1.716	40
S733	Land adjoining Porthleven	Porthleven	Call for Sites 2012	11.962	290
S769	Land adjacent to Dryad Spinney, Rame Cross	Rame	Call for Sites 2012	1.128	25
S382	Sites A&B A394, Rame Cross	Rame Cross	Call for Sites 2012	8.788	190
S383	Land at A394	Rame Cross	Call for Sites 2012	3.318	15
S220	Land at Whitehouse Farm and adjacent to Trepool	Ruan Minor	Call for Sites 2012	1.206	30
S311	Land at Penmenner Estate	St Keverne	Call for Sites 2012	2.608	70
S759	Field adjacent to Tregellast Parc	St Keverne	Call for Sites 2012	0.436	12
S646	Land north of Green	The Lizard	Call for Sites 2012	1.184	20
S647	Land south of Pentreath Lane	The Lizard	Call for Sites 2012	0.35	10

S774	Hillsboro, Carnkie	Wendron	Call for Sites 2012	0.267	10
Camborne, Pool and Redruth					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S766	Land at Fore Street	Barripper	Call for Sites 2012	0.574	15
S358	Rosewarne Nursery, Enys Road	Camborne	Call for Sites 2012	2.566	90
S378	Trevu House, Trevu Road	Camborne	Call for Sites 2012	1.432	20
S735	Land off Beacon Square	Camborne	Call for Sites 2012	3.5	122
S736	Land at Troon Moor	Camborne	Call for Sites 2012	1.247	42
S094	Land to rear of Alma Terrace, Church Street	Carharrack	Call for Sites 2012	2.12	59
S742	Land at Four Lanes	Four Lanes	Call for Sites 2012	8.046	225
S772	Land at rear of Bray Rise	Four Lanes	Call for Sites 2012	0.835	28
S072	Land off Spar Lane / Clifton Road, Park Bottom	Illogan	Call for Sites 2012	2.284	80
S185	Land off Church Road	Illogan	Call for Sites 2012	1.078	30
S215	Land at Sunnyside, Merritts Hill	Illogan	Call for Sites 2012	0.501	21
S219	Land at Lambourne, Merritts Hill	Illogan	Call for Sites 2012	0.966	25
S222	Fronting Spar Lane, Park Bottom	Illogan	Call for Sites 2012	3.313	116
S738	Land at Paynters Lane End	Illogan	Call for Sites 2012	3.655	127
S765	Bell Farm	Lanner	Call for Sites 2012	8.197	229
S773	Land to rear Bawden House and	Lanner	Call for Sites	0.394	12

	The Pillars, Lanner Moor		2012		
S078	Land at Halgoss, South Tehidy	Peripheral to CPIR	Call for Sites 2012	4.39	153
S054	Town Farm Fields, off Buckett's Hill	Redruth	Call for Sites 2012	6.729	100
S1301	Murdock and Trevithick Centre, Lower Cardrew Lane	Redruth	Call for Sites 2012	0.687	41
S212	Land to northern side of Basset Road	Redruth	Call for Sites 2012	2.731	75
S213	Land adjacent to The Paddocks, Basset Road	Redruth	Call for Sites 2012	0.53	22
S216	Land at Tolgus Place	Redruth	Call for Sites 2012	0.585	16
S375	Falmouth Road Depot	Redruth	Call for Sites 2012	0.53	20
S377	Nursery Gardens, West Trewirgie Road	Redruth	Call for Sites 2012	0.401	10
S380	Land adjoining Redruth Cricket Club	Redruth	Call for Sites 2012	1.712	60
S396	Land adjacent to Adams Row, Treleigh	Redruth	Call for Sites 2012	0.789	33
S402	Land off Fairfield	St Day	Call for Sites 2012	0.564	22
S169	Land off Hendra Road	Stithians	Call for Sites 2012	1.18	40
S221	The Former Grenville Garage, Newton Road, Troon	Troon	Call for Sites 2012	0.401	12
S400	Land off Croft Common	Troon	Call for Sites 2012	0.903	31
S443	Land to rear of 26 New Road	Troon	Call for Sites 2012	0.791	25
Falmouth & Penryn					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S192	Budock Glebe, Vicarage Hill	Budock or Budock Water	Call for Sites	0.761	25

			2012		
S163	Land off Trebarvah Lane and Wheal Vyvyan	Constantine	Call for Sites 2012	3.63	90
S1191	Budock Hospital, Union Road	Falmouth	Call for Sites 2012	3.148	85
S1194	Land behind Bickland Water Road	Falmouth	Call for Sites 2012	7.389	150
S217	Land at Castle Drive	Falmouth	Call for Sites 2012	1.655	50
S254a	East of the railway line / south of the A39	Falmouth	Call for Sites 2012	6.992	221
S254b	Land east of Union Road	Falmouth	Call for Sites 2012	6.332	317
S314	Bickland Water Road	Falmouth	Call for Sites 2012	5.51	192
S319	Middlepoint	Falmouth	Call for Sites 2012	1.931	14
S321	Pitch and Putt	Falmouth	Call for Sites 2012	3.232	110
S463	Lower Kergilliack Farm, Bickland Hill	Falmouth	Call for Sites 2012	15.582	350
S467	Land at Swanpool, Swanpool Road	Falmouth	Call for Sites 2012	1.634	40
138	Brewery Depot, adjacent to Four Winds Public House	Falmouth	SHLAA1 2011	0.21	9
142	Land at Hillhead	Falmouth	SHLAA1 2011	35.26	1145
107	Meadowside Road	Falmouth	SHLAA1 2011	0.99	40
149	Land at Swanvale	Falmouth	SHLAA1 2011	0.46	21
150	Hillhead/Kergilliack Road	Falmouth	SHLAA1 2011	1.11	43
155	Trehane	Falmouth	SHLAA1 2011	2.62	83
147	Menehay Farm	Falmouth	SHLAA1 2011	6.72	212
125	Former Oil Depot at Swanvale	Falmouth	SHLAA1 2011	8.60	159
S149	Land at Little Falmouth	Flushing	Call for Sites 2012	0.846	28

S151	Land at former allotments	Flushing	Call for Sites 2012	0.614	15
S006	Land to north of Antron Hill, Mabe, TR10 9HH	Mabe	Call for Sites 2012	1.486	41
S1202	Antron Hill, Mabe	Mabe	Call for Sites 2012	2.638	70
S317	Treliever Road, Mabe	Mabe	Call for Sites 2012	2.372	66
S318	Antron Hill, Mabe	Mabe	Call for Sites 2012	2.04	57
S315	Goldsmith Field	Mawnan Smith	Call for Sites 2012	2.031	57
S316	Castle View Park	Mawnan Smith	Call for Sites 2012	2.191	61
S141	Land at Mylor Bridge	Mylor Bridge	Call for Sites 2012	2.815	75
S148	Land off Saltbox Close	Mylor Bridge	Call for Sites 2012	2.646	20
S211	Land off Comfort Road	Mylor Bridge	Call for Sites 2012	1.828	30
S313	Land north west of Springfield Park	Mylor Bridge	Call for Sites 2012	2.046	57
S145	Land at Packsaddle	Penryn	Call for Sites 2012	1.671	500
S147	Land at Lower Treliever	Penryn	Call for Sites 2012	7.017	200
S175	Land off Love Lane	Penryn	Call for Sites 2012	3.827	70
S210	Land adjacent to Trewarton Court Packsaddle	Penryn	Call for Sites 2012	0.32	10
S301	Kernick, land east of ASDA	Penryn	Call for Sites 2012	3.429	70
S307	College Farm, College Hill	Penryn	Call for Sites 2012	17.659	420
S441	Land at Round Ring Farm	Penryn	Call for Sites 2012	7.23	100

74	Bella Vista Gardens	Penryn	SHLAA1 2011	0.46	21
151	The Scrap Yard	Penryn	SHLAA1 2011	1.04	40
145	Hawkins Motors	Penryn	SHLAA1 2011	1.21	56
141	Land off Treliever Road	Penryn	SHLAA1 2011	2.54	80
152	Bissom Farm	Penryn	SHLAA1 2011	6.32	199
92	Land to south of Falmouth Road	Penryn	SHLAA1 2011	8.70	274
S158	Field Bounded on north side of Arwothal Meadows and east of St Pirans Hill	Perranwell	Call for Sites 2012	1.345	30
S156	Eastern edge of Greenwith Road and Silver Hill	Perranwell Station	Call for Sites 2012	3.235	30
Truro & The Roseland					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S053	The Barn, Old Carnon Hill	Carnon Downs	Call for Sites 2012	7.708	216
S139	Land at Tresithick	Carnon Downs	Call for Sites 2012	0.59	16
S653	Land south of High Street	Chacewater	Call for Sites 2012	2.083	45
S654	Land north of Chacewater Hill	Chacewater	Call for Sites 2012	1.627	15
S655	Land south of Chacewater Hill	Chacewater	Call for Sites 2012	1.877	52
S656	Land south east of Kerley Lane	Chacewater	Call for Sites 2012	2.277	40
S658	Land south of Chacewater Cottage	Chacewater	Call for Sites 2012	1.687	47
S1260	Trolver Vean	Feock	Call for Sites 2012	2.832	79
S1207	Land at Old Hill	Grampound	Call for Sites 2012	1.729	20
S1218a	Land off Parc an Dowr	Grampound Road	Call for Sites 2012	8.336	100
S1209	Laddock Glebe	Ladock	Call for Sites 2012	0.814	20
S182	Land at Trethurffe	Ladock	Call for Sites 2012	0.752	20
S324	Land east of Trethurffe Villas	Ladock	Call for Sites 2012	4.069	30
S669	Land north of Carlyon Road	Playing Place	Call for Sites 2012	6.182	120

S1211	Land east of Treloan Lane	Portscatho	Call for Sites 2012	1.679	47
S670	Land east of Tregassick Road	Portscatho	Call for Sites 2012	2.939	55
S671	Land west of Treloan Caravan Park	Portscatho	Call for Sites 2012	0.697	23
S108	Land at Trenithon Chancellor	Probus	Call for Sites 2012	0.933	31
S1206	King George's Field	Probus	Call for Sites 2012	1.295	36
S1214	Land south of Demonstration Gardens	Probus	Call for Sites 2012	2.273	50
S1215	Land adjacent to Parkengear Farm	Probus	Call for Sites 2012	4.997	100
S720	Land opposite Lelissick	Probus	Call for Sites 2012	1.429	40
S726	Tregony Road	Probus	Call for Sites 2012	8.025	100
S1219	Land south of School Hill	Shortlanesend	Call for Sites 2012	1.409	39
S312	Land east of The Bowling Green	St Just in Roseland	Call for Sites 2012	2.111	40
S309	Polvarth Road	St Mawes	Call for Sites 2012	1.932	45
S310	Newton Road	St Mawes	Call for Sites 2012	2.973	50
S1208	Tregony Glebe	Tregony	Call for Sites 2012	3.588	100
S167	Land off B287, Tregony	Tregony	Call for Sites 2012	2.487	69
S667	Land opposite Wheel Inn	Tresillian	Call for Sites 2012	1.005	15
S668	Land north of Fairfax Road	Tresillian	Call for Sites 2012	2.655	40
S186	Land to south of St Erme House	Trispen	Call for Sites 2012	1.946	54
S1274	Land adjacent to, Treyew School. URPN 2334	Truro	Call for Sites 2012	0.388	23
S1276	Bescore Farm Land. URPN 8706	Truro	Call for Sites 2012	1.362	54
S142a	Land at Kenwyn	Truro	Call for Sites 2012	17.533	490
S142b	Land at Kenwyn	Truro	Call for Sites 2012	1.926	67
S230a	Newham Farm	Truro	Call for Sites 2012	56.045	500
S292a	Treyew Farm	Truro	Call for Sites 2012	6.1	180
S292b	Togarrick Farm	Truro	Call for Sites 2012	17.147	300

S304	Maiden Green	Truro	Call for Sites 2012	41.407	500
S625	Land at Treyew Road	Truro	Call for Sites 2012	9.14	320
S634	Gloweth Barton	Truro	Call for Sites 2012	0.998	25
S635	Stencoose Farm, Highertown	Truro	Call for Sites 2012	38.363	500
S666	Land north and south of Trennick Lane	Truro	Call for Sites 2012	28.575	500
95	Newbridge Farmhouse	Truro	SHLAA1 2011	0.26	12
14	97 Kenwyn Street	Truro	SHLAA1 2011	0.19	11
84	Land to south of RCH	Truro	SHLAA1 2011	1.12	43
51	Lambessow Farm	Truro	SHLAA1 2011	1.94	61
122	Former Playing Fields	Truro	SHLAA1 2011	1.52	48
66	Land adjacent to southern boundary of Rugby Football Ground	Truro	SHLAA1 2011	2.31	73
63	Rugby Football Ground	Truro	SHLAA1 2011	2.09	66
123	Playing Field	Truro	SHLAA1 2011	2.21	69
45	Nancemere Farm	Truro	SHLAA1 2011	7.32	230
62	Land north west of Nance Farm	Truro	SHLAA1 2011	8.78	277
60	Land surrounding Besore Farm	Truro	SHLAA1 2011	56.51	1540
36	Old County Hall	Truro	SHLAA1 2011	2.47	78
1	Carrick District Council	Truro	SHLAA1 2011	1.56	66
93	Tregolls Corridor	Truro	SHLAA1 2011	3.18	100
75	Haven Cottage	Truro	SHLAA1 2011	0.21	10
16	Agriculture House	Truro	SHLAA1 2011	0.31	14
81	Former bus depot	Truro	SHLAA1 2011	0.25	15
106	Tregallis	Truro	SHLAA1 2011	0.45	20
12	Territorial Army Centre	Truro	SHLAA1 2011	0.52	26
82	Site adjacent to temporary car park	Truro	SHLAA1 2011	2.09	32

159	River View	Truro	SHLAA1 2011	1.16	37
72	Longreach	Truro	SHLAA1 2011	1.06	41
89	Polstein	Truro	SHLAA1 2011	0.98	44
96	Land adjoining Copeland Court	Truro	SHLAA1 2011	1.44	46
90	Trenance and Rosemorán Paddock	Truro	SHLAA1 2011	1.66	53
40	Newbridge Farm	Truro	SHLAA1 2011	4.28	135
65	Land S of Ashleigh	Truro	SHLAA1 2011	6.95	219
124	Former Richard Lander School	Truro	SHLAA1 2011	8.28	373
S022	Land off Mount Pleasant Road	Truro - Threemilestone	Call for Sites 2012	0.648	19
S229	Willow Green Farm	Truro - Threemilestone	Call for Sites 2012	27.737	500
S259	Polstein, Lower Polstain Road	Truro - Threemilestone	Call for Sites 2012	0.606	15
S284a	Land adjacent to Lape House, Lower Hugus Road	Truro - Threemilestone	Call for Sites 2012	1.888	60
S357	Land to rear of the Old Chapel	Truro - Threemilestone	Call for Sites 2012	3.381	118
S719	Land south of Elerkey Lane	Veryan	Call for Sites 2012	2.709	45
St Agnes & Perranporth					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S019	Land near East Hill	Blackwater	Call for Sites 2012	1.191	30
S662	Land south of Post Office	Blackwater	Call for Sites 2012	0.533	10
S663	Land west of Hawkins Motors	Blackwater	Call for Sites 2012	1.24	30
S664	Land north of A30	Blackwater	Call for Sites 2012	8.653	242
S665	Land east of Hawkins Motors	Blackwater	Call for Sites 2012	2.926	60
S223	Land fronting Green Lane	Crantock	Call for Sites 2012	2.497	60
S1217	Land off Holywell Road	Cubert	Call for Sites 2012	0.997	30
S1216	Land adjoining St Martyns Close	Goonhavern	Call for Sites 2012	1.589	75
S106a	Land at Mitchell	Mitchell	Call for Sites 2012	0.401	10
S627	Plume of Feathers	Mitchell	Call for	1.99	56

			Sites 2012		
S628	Mitchell Field	Mitchell	Call for Sites 2012	0.912	31
S649	Land adjoining Liskey Hill Caravan Park	Perranporth	Call for Sites 2012	12.175	200
S650	Land north of Bolingey Road	Perranporth	Call for Sites 2012	2.206	62
S651	Land south of Bolingey Road	Perranporth	Call for Sites 2012	3.288	92
S652	Land east of Hendrawna Lane	Perranporth	Call for Sites 2012	1.419	25
S1261	Chapel Hill	Porthtowan	Call for Sites 2012	1.015	35
S1271	Land off Forthvean Road, Porthtowan	Porthtowan	Call for Sites 2012	1.729	69
S091	Land at Durning Road	St Agnes	Call for Sites 2012	1.327	37
S1190	Land of Penwinnick Road	St Agnes	Call for Sites 2012	5.831	130
S107	Land at Parkenoweth	St Newlyn East	Call for Sites 2012	2.492	69
S105	Land at Zelah	Zelah	Call for Sites 2012	4.29	120
S365	Land opposite Roseland Terrace and to west of playing field	Zelah	Call for Sites 2012	1.241	34
Newquay & St Columb					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S355	Land opposite Wayside	Mawgan Porth	Call for Sites 2012	0.366	14
S021	Land at Trevemper	Newquay	Call for Sites 2012	6.387	223
S1303	Land off Pentire Avenue. URPN 1135	Newquay	Call for Sites 2012	4.167	208
S161	Ace Group Premises, off Quarry Park Road	Newquay	Call for Sites 2012	0.34	15
S266	Land to rear of Morrisons at Treloggan	Newquay	Call for Sites 2012	0.62	22
S469	Land to west of Trevenson Road	Newquay	Call for Sites 2012	24.869	500
462	Land off Mellanvrane Lane, Newquay	Newquay	SHLAA1 2011	0.13	5
453	2 Riverside, Pentire	Newquay	SHLAA1 2011	0.15	6

473	19 Mellanvrane Lane, Newquay	Newquay	SHLAA1 2011	0.17	7
347	Trencreek Caravan Park, Newquay	Newquay	SHLAA1 2011	4.2	92
452	Trenance Court, Newquay	Newquay	SHLAA1 2011	0.32	13
465	Riviera Hotel, Lusty Glaze Road, Newquay	Newquay	SHLAA1 2011	0.46	18
133	Land adjacent to Lane Theatre	Newquay	SHLAA1 2011	0.69	23
299	Whipsiderry	Newquay	SHLAA1 2011	0.69	24
298	Railway Station	Newquay	SHLAA1 2011	1.70	48
345	Land at St Columb Minor	Newquay	SHLAA1 2011	2.30	64
142	Land adjacent to Lower Treviglas Farm	Newquay	SHLAA1 2011	2.69	76
109	Manor Road/Mount Wise Car Parks	Newquay	SHLAA1 2011	2.91	81
135	Land opposite Kings Head	Newquay	SHLAA1 2011	3.42	96
138	Land adjacent to St Columb Minor Church	Newquay	SHLAA1 2011	11.70	328
134	Land at Trencreek Meadows	Newquay	SHLAA1 2011	12.78	358
130	Trevithick Manor Farm	Newquay	SHLAA1 2011	28.35	794
S033	Land at Carloggas Farm	St Columb Major	Call for Sites 2012	1.865	52
S191	Land off St Columb Major Glebe	St Columb Major	Call for Sites 2012	2.089	58
S251	Land at Bospolvans	St Columb Major	Call for Sites 2012	1.265	30
S434	Union Hill	St Columb Major	Call for Sites 2012	1.408	39
S514	Barn Lane	St Columb Major	Call for Sites 2012	0.716	24
S189	Land off Parkenbutts	St Columb Minor	Call for Sites 2012	2.021	71
S190	Land off St Columb Minor Glebe	St Columb Minor	Call for Sites 2012	2.321	60
S294	Land at Trenance	Trenance	Call for Sites 2012	0.59	10
St Austell					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S723a	Land at Charlestown	Charlestown	Call for Sites 2012	4.856	169
S723b	Land at Charlestown	Charlestown	Call for Sites 2012	14.933	500

S723d	Land at Charlestown	Charlestown	Call for Sites 2012	1.577	55
S723e	Land at Charlestown	Charlestown	Call for Sites 2012	1.031	36
S1307b	Carwinack Farm Land. URPN 8725	Gorran Haven	Call for Sites 2012	30.053	500
S034	Valley Park and Polkirt Field	Mevagissey	Call for Sites 2012	1.392	38
S129	School Hill	Mevagissey	Call for Sites 2012	4.374	122
S269	Land off Tregony Hill	Mevagissey	Call for Sites 2012	1.786	50
S320	Land off Cliff Road	Mevagissey	Call for Sites 2012	2.927	60
S448	Land off Tregony Hill	Mevagissey	Call for Sites 2012	0.376	12
S449	Land off Tregony Hill	Mevagissey	Call for Sites 2012	1.786	50
S450	Land off Tregony Hill	Mevagissey	Call for Sites 2012	3.191	89
S458	Land at Polkirt Heights	Mevagissey	Call for Sites 2012	0.752	26
S011	The Goffin, Polgooth	Polgooth	Call for Sites 2012	0.284	11
S399	land at The Meadow	Polgooth	Call for Sites 2012	1.309	36
S039	Land south of Trevanion Road	St Austell	Call for Sites 2012	0.477	15
S232a	Land east of Pentewan Road, Tregorrick	St Austell	Call for Sites 2012	23.599	250
S233	Land west Pentewan Road, Tregorrick	St Austell	Call for Sites 2012	5.191	120
S291	Coyte Farm, Truro Road	St Austell	Call for Sites 2012	17.751	300
S308	Trewhiddle	St Austell	Call for Sites 2012	20.727	500
S454	Land at Holmbush	St Austell	Call for Sites 2012	8.429	150
S728	Menear Road	St Austell	Call for Sites 2012	2.706	75
S729	Land at Treverbyn Road	St Austell	Call for Sites 2012	53.549	500
468	32 Treverbyn Road, St Austell	St Austell	SHLAA1 2011	0.12	5
472	53A Sea Road, Carlyon Bay	St Austell	SHLAA1 2011	0.20	8
8	Land off Penwinnick Road	St Austell	SHLAA1 2011	0.23	9
98	Land off Mount Stamper Road	St Austell	SHLAA1 2011	0.29	12

59	Morven Trading Estate	St Austell	SHLAA1 2011	0.34	14
467	Lynwood, 19 Alexandra Road	St Austell	SHLAA1 2011	0.39	15
279	Gover Road	St Austell	SHLAA1 2011	0.69	24
99	Land off north east distributor road and Carclaze Road	St Austell	SHLAA1 2011	1.41	40
49	Land off Bucklers Lane	St Austell	SHLAA1 2011	1.55	43
102B	Land adjacent to St Austell Brewery	St Austell	SHLAA1 2011	2.49	70
76	Land adjacent to Mount Edgumbe Hospice	St Austell	SHLAA1 2011	2.75	77
20	Former at St Austell College, Trevarthian Road	St Austell	SHLAA1 2011	3.03	85
100	Land north of north east distributor road	St Austell	SHLAA1 2011	3.95	111
95	Land off north east distributor road	St Austell	SHLAA1 2011	6.27	176
41	Sawles Valley, South of Southbourne Road	St Austell	SHLAA1 2011	6.48	181
101	Land at Scredda	St Austell	SHLAA1 2011	7.23	202
351	Porthpean Road	St Austell	SHLAA1 2011	8.69	244
350	Trenowah Farm	St Austell	SHLAA1 2011	16.07	450
323	Sawles Valley	St Austell	SHLAA1 2011	31.52	883
102A	Land adjacent to St Austell Brewery	St Austell	SHLAA1 2011	52.25	1463
S010	Primrose Farm, Sticker	Sticker	Call for Sites 2012	0.404	16
S016	Highlands Field, Truro Road, Sticker	Sticker	Call for Sites 2012	0.721	24
S099	Land Adjoining, St Mewan Lane	Trewoon	Call for Sites 2012	0.71	20
S298	Land off Stoney Hill	Trewoon	Call for Sites 2012	1.94	54
S366	Land at Cooperage Lane	Trewoon	Call for Sites 2012	1.101	37
S632	Land north east of the A3058 Westbridge Road	Trewoon	Call for Sites 2012	3.774	106
S633	Land at Lanarth, Cooperage Road	Trewoon	Call for Sites 2012	0.796	20
China Clay					

Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S045	Land off Red Lane	Bugle	Call for Sites 2012	0.362	10
S1262	Land at West Carclaze and Baal	Carluddon	Call for Sites 2012	320.074	500
S204	Land at West Coombe	Coombe	Call for Sites 2012	2.11	29
S257	Land adjacent to Bowda, Chapel Road	Foxhole	Call for Sites 2012	2.089	58
S270	Land adjacent to Brackendale Carpalla	Foxhole	Call for Sites 2012	3.827	107
S483	Higher Goverseth Farm	Foxhole	Call for Sites 2012	0.317	12
S111	Land adjacent to Heather Meadow	Fraddon	Call for Sites 2012	0.682	20
S300	Land at Higher Harvenna Farm	Fraddon	Call for Sites 2012	4.094	114
S370	Land adjacent to Moorland Road	Indian Queens	Call for Sites 2012	1.293	36
S405	Land off Parka Road	Indian Queens	Call for Sites 2012	6.676	120
S435b	Land at Redgate Farm, Indian Queens	Indian Queens	Call for Sites 2012	1.069	41
S444	Land off Parka Road	Indian Queens	Call for Sites 2012	1.21	41
S206	Land opposite pavilion	Nanpean	Call for Sites 2012	1.205	41
S133	Cargwyn, Penwithick	Penwithick	Call for Sites 2012	2.426	68
S153	Victoria Road	Roche	Call for Sites 2012	3.114	98
S172	Land off Trezaise	Roche	Call for Sites 2012	0.322	10
S173	Land off Fore Street	Roche	Call for Sites 2012	1.107	37
S214	Land fronting Trezaise Road	Roche	Call for Sites 2012	0.294	11
S367	Land off Farrow Ford	Roche	Call for Sites 2012	0.871	29
S484	Land at Trezaise Road	Roche	Call for Sites 2012	0.921	30
S677	Land west of Tregarrick Road	Roche	Call for Sites 2012	1.977	50
S678	Land west of Thornton Close	Roche	Call for Sites 2012	3.671	60
S679	Land either side of Harmony Meadow	Roche	Call for Sites 2012	2.718	50
S680	Land east of St	Roche	Call for	8.394	234

	Michael's Way		Sites 2012		
S238	Land south west of Newquay Road and east of Grose Farm	St Columb Road	Call for Sites 2012	3.263	91
S239	Land west of Newquay Road and south of railway line	St Columb Road	Call for Sites 2012	2.16	60
S009	Carne Hill Methodist Church, Carne Hill, St Dennis	St Dennis	Call for Sites 2012	0.418	15
S258	Land adjacent to Hendra Heights	St Dennis	Call for Sites 2012	1.502	42
S672	Land north of Hall Road	St Dennis	Call for Sites 2012	1.909	50
S673	Land north of Manson Place	St Dennis	Call for Sites 2012	1.057	30
S674	Land west of Gothers Road	St Dennis	Call for Sites 2012	3.009	84
S675	Land south of Trelavour Road	St Dennis	Call for Sites 2012	1.913	35
S676	Land south of the Meadows	St Dennis	Call for Sites 2012	2.896	80
S170	Land off Rectory Road	St Stephen	Call for Sites 2012	0.428	12
S368	Land off Trethosa Road	St Stephen	Call for Sites 2012	1.009	34
S369	Land off Trethosa Road	St Stephen	Call for Sites 2012	2.232	62
S029	Land off Stannary Road	Stenalees	Call for Sites 2012	1.375	55
St Blazey, Fowey & Lostwithiel					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S095	Land to the rear and south of Lankelly Lane	Fowey	Call for Sites 2012	2.702	16
S730	Hill Hay	Fowey	Call for Sites 2012	3.865	100
S041	Terras Hill	Lostwithiel	Call for Sites 2012	1.598	30
S397	Land off Castle View	Lostwithiel	Call for Sites 2012	2.231	50
S126	Chapel Field, opposite Village Hall	Luxulyan	Call for Sites 2012	1.085	25
S1263	Par Docks, Par Moor Road	Par	Call for Sites 2012	39.797	500
S727	Mount Crescent	Par	Call for Sites 2012	1.391	39
S097	Par Moor	St Blazey	Call for Sites 2012	1.172	39
S395	Land behind	St Blazey	Call for Sites	0.952	32

	Packhorse Inn		2012		
S722	Church Street	St Blazey	Call for Sites 2012	2.882	80
S098	Land at St Mary's Church, St Austell Road	St Blazey Gate	Call for Sites 2012	2.654	74
335	Land at Middleway	St Blaise	SHLAA1 2011	0.68	17
324	Land at Polmear	St Blaise	SHLAA1 2011	0.34	14
342	Tywardreath Hill	St Blaise	SHLAA1 2011	0.59	23
325	Land adjacent Somerfield	St Blaise	SHLAA1 2011	0.90	31
349	Land at Kilhallon Farm	St Blaise	SHLAA1 2011	1.1	36
378	Elmsleigh Care Home	St Blaise	SHLAA1 2011	2.1	59
341	Tywardreath Highway	St Blaise	SHLAA1 2011	8	2
S062	Springfield site	St Blazey Gate	Call for Sites 2012	6.974	194
Wadebridge & Padstow					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S180	Land off A389	Little Petherick	Call for Sites 2012	0.802	20
S583	Tregonna Farm	Little Petherick	Call for Sites 2012	7.022	150
S596	Tregonna Farm	Little Petherick	Call for Sites 2012	1.98	30
S090	Land at Trevethan Farm	Padstow	Call for Sites 2012	3.394	92
S373a	Land at Treceus Farm	Padstow	Call for Sites 2012	7.926	221
S373b	Land at Treceus Farm	Padstow	Call for Sites 2012	1.902	60
S524	Owls Park, Trelights	Port Isaac & Port Gaverne	Call for Sites 2012	1.175	15
S527	Queens Land, Long Cross Road	Port Isaac & Port Gaverne	Call for Sites 2012	0.797	12
S621	Land at Rumford	Rumford	Call for Sites 2012	1.263	42
S519	Trerair	Splatt	Call for Sites 2012	0.572	14
S184	Land off Glebe Crescent	St Issey	Call for Sites 2012	0.689	10
S594	SX 92782 71983	St Issey	Call for Sites 2012	1.589	23
S268a	Field to north east of St Kew Highway	St Kew Highway	Call for Sites 2012	1.583	44
S268b	Field to north east of St Kew Highway	St Kew Highway	Call for Sites 2012	3.616	30
S509	Land at Tipton	St Kew Highway	Call for Sites 2012	2.877	80

S562	Field 0544	St Kew Highway	Call for Sites 2012	1.977	55
S574	Land north of Allen Park	St Kew Highway	Call for Sites 2012	1.498	60
S178	Glebe Land	St Mabyn	Call for Sites 2012	2.904	80
S255	Greenix Land, St Mabyn	St Mabyn	Call for Sites 2012	1.43	40
S176b	Glebe at St Minver	St Minver	Call for Sites 2012	2.262	81
S616	Land at Tredrizzick	Tredrizzick	Call for Sites 2012	2.315	40
S135	Dobbin Lane	Trevone	Call for Sites 2012	0.328	12
S623	SW 89484 75690	Trevone	Call for Sites 2012	3.167	88
S1192	Land of Trevanion Road	Wadebridge	Call for Sites 2012	19.701	500
S1198	Land of Bodieve Road	Wadebridge	Call for Sites 2012	13.343	420
S339	Trevarner Farm, Land of Green Hill	Wadebridge	Call for Sites 2012	7.772	244
S462	Land adjacent to Ball Cottages, Egloshayle	Wadebridge	Call for Sites 2012	0.417	18
S470	Land to west of Trevilling Road	Wadebridge	Call for Sites 2012	0.592	22
S523	Claire Rushworth's Riding Stables	Wadebridge	Call for Sites 2012	18.671	500
S535	Land at Ball	Wadebridge	Call for Sites 2012	0.783	30
S631	Land at Trenant Vale	Wadebridge	Call for Sites 2012	0.211	10
140	Land off Bridge View	Wadebridge	SHLAA1 2011	3.10	42
141	Goldsworthy Way	Wadebridge	SHLAA1 2011	0.42	12
65	Wyndhurst Orchard	Wadebridge	SHLAA1 2011	0.28	11
145	South A39	Wadebridge	SHLAA1 2011	7.08	134
147	Land east of Trenant Industrial Estate	Wadebridge	SHLAA1 2011	2.87	81
149	Land south of A39 and north of West Hill	Wadebridge	SHLAA1 2011	1.87	53
150	Land formerly part of Dunveth Farm	Wadebridge	SHLAA1 2011	19.6	213
152	Land off Trevilling Road	Wadebridge	SHLAA1 2011 (remaining part of site not included in SHLAA2	1.938	49

			submission)		
169	Land off Trevilling Road	Wadebridge	SHLAA1 2011	2.37	67
167	Land adjacent to Guineaport Road	Wadebridge	SHLAA1 2011	0.75	26
254	Land at Bodieve Park	Wadebridge	SHLAA1 2011	6.19	173
S505	OS 6137	Whitecross	Call for Sites 2012	3.261	91
Bodmin					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S282	Land off Tregenna Lane	Blisland	Call for Sites 2012	1.313	36
S1195	Land at St Lawrence Farm	Bodmin	Call for Sites 2012	23.236	500
S1308	Land at Castly Canyke Road	Bodmin	Call for Sites 2012	1.081	54
S465	Land north and south of Priory Road	Bodmin	Call for Sites 2012	34.914	500
29	Car park, Berrycoombe Road	Bodmin	SHLAA1 2011	0.15	6
192	32 Boxwell Park	Bodmin	SHLAA1 2011	0.15	6
165	Rear of Flaxmoor Terrace	Bodmin	SHLAA1 2011	0.19	8
0	Land to Southwest of Westheath Road	Bodmin	SHLAA1 2011	2.22	62
5	Site adjacent Scarletts Well Park	Bodmin	SHLAA1 2011	4.40	123
6	Site north of Old Callywith Road / Castle Street	Bodmin	SHLAA1 2011	7.66	214
7	Site west of Launceston Road, south of Cookland Lane	Bodmin	SHLAA1 2011	8.50	238
8	Adjoining the junction of A389	Bodmin	SHLAA1 2011	3.16	88
10	Site East of Blowinghouse Lane	Bodmin	SHLAA1 2011	20.09	563
11	Halgavor Moor, south east Bodmin	Bodmin	SHLAA1 2011	25.10	703
12	Site between A30/A39, east of Bodmin	Bodmin	SHLAA1 2011	10.67	299
13	Land adjoining Bodmin and Wenford Railway	Bodmin	SHLAA1 2011	20.69	580
14	South of Bodmin	Bodmin	SHLAA1	6.55	183

	Railway, west of Halgavor Road		2011		
20	Land at and adjoining Pandarosa	Bodmin	SHLAA1 2011	5.75	233
21	Site west of Westheath Avenue	Bodmin	SHLAA1 2011	1.98	83
27	Site west of Old Callywith Road	Bodmin	SHLAA1 2011	5.65	158
30	Land off Rhind Street	Bodmin	SHLAA1 2011	0.26	21
31	St Lawrence's Hospital	Bodmin	SHLAA1 2011	15.78	442
42	Land off Lostwithiel Road, Bodmin	Bodmin	SHLAA1 2011	1.82	51
160	Land at Beacon	Bodmin	SHLAA1 2011	2.24	63
161	Land off Crabtree Lane and Halgavor Road	Bodmin	SHLAA1 2011	2.52	71
162	Little Halgavor Farm	Bodmin	SHLAA1 2011	23.53	659
163	Land North of Harmer Road	Bodmin	SHLAA1 2011	4.66	130
164	Land off Helland Road	Bodmin	SHLAA1 2011	2.02	57
S518	Land at Panmount	Lanivet	Call for Sites 2012	5.903	100
S543	Part Tremere Farm	Lanivet	Call for Sites 2012	6.818	190
Camelford					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S155	Tintagel Road	Boscastle	Call for Sites 2012	0.945	30
S528	Land north of Pentargon Road	Boscastle	Call for Sites 2012	0.816	27
S540	Land at Trowsewill	Boscastle	Call for Sites 2012	1.437	40
S608	Land at rear of Tregarsan, Paradise Road	Boscastle	Call for Sites 2012	0.57	10
S305	Culloden Farm, Victoria Road	Camelford	Call for Sites 2012	7.926	222
S322	Fields south of C0644	Camelford	Call for Sites 2012	10.422	291
S371	Land adjacent to Victoria Gardens, Victoria Road	Camelford	Call for Sites 2012	0.61	27
S372	Land adjacent to Trewfew Lane	Camelford	Call for Sites 2012	3.067	65
S386	Land off B3266,	Camelford	Call for	0.856	29

	opposite Sir James Smith's Community College		Sites 2012		
S426	Land off B3266, opposite Sir James Smith's Community College	Camelford	Call for Sites 2012	0.423	16
S586	Old Showground and adjacent to field by Victoria Road	Camelford	Call for Sites 2012	2.829	79
S1269	Land to west side of High Street Delabole	Delabole	Call for Sites 2012	3.793	135
S1306	Land adjacent to Higher Medrose	Delabole	Call for Sites 2012	1.295	52
S427	Land at Delabole	Delabole	Call for Sites 2012	1.338	37
S456	Land adjacent to Trebarwith Road	Delabole	Call for Sites 2012	2.529	71
S532	Land adjacent to Parc Penkarn	Delabole	Call for Sites 2012	1.035	35
S560	Land north east of Rockhead Street	Delabole	Call for Sites 2012	3.351	94
S411	Land at Carleton Farm	Marshgate	Call for Sites 2012	1.035	25
S410	Land adjacent to Ben View	St Teath	Call for Sites 2012	2.153	60
S414	Land adjacent to Tethadene	St Teath	Call for Sites 2012	0.652	22
S430	Land at Bossiney	Tintagel	Call for Sites 2012	5.515	154
S520	Bottom of Westground Way, Bossiney	Tintagel	Call for Sites 2012	2.813	78
S588	Land at Treven	Tintagel	Call for Sites 2012	4.097	114
Bude					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S047	Land adjacent to 2 Maer Rise, Maer Lane	Bude	Call for Sites 2012	0.3	10
S074	Behind Avundel Terrace / Lystone Road	Bude	Call for Sites 2012	0.442	17
S103	Birlea, Stratton	Bude	Call for Sites 2012	2.221	62
S1189	Land at Burn Park, including football grounds	Bude	Call for Sites 2012	10.241	275
S247b	Poughill Road, Bude	Bude	Call for Sites 2012	2.227	45
S249	Land off Trevella	Bude	Call for	4.982	125

	Road		Sites 2012		
S409	Land at Cleveland's	Bude	Call for Sites 2012	0.568	10
S420	Land at Hillhead, Stratton Road	Bude	Call for Sites 2012	1.455	46
S431	Land south of Stratton at Mowards Bridge	Bude	Call for Sites 2012	1.58	50
S547	Land at Poughill Road	Bude	Call for Sites 2012	3.471	156
135	Site north west of Pethericks Mill	Bude	SHLAA1 2011	0.13	5
187	Road off Howard Lane	Bude	SHLAA1 2011	0.28	9
116	Site west of A39	Bude	SHLAA1 2011	6.33	177
119	Site west of A39	Bude	SHLAA1 2011	4.60	129
121	Site north of Upton Meadow	Bude	SHLAA1 2011	1.87	53
125	Broadclose Hill	Bude	SHLAA1 2011	0.25	10
128	Site south east of Stratton at Howells Bridge	Bude	SHLAA1 2011	3.59	101
130	Site west of Bagbury Road	Bude	SHLAA1 2011	3.04	85
118	Binhamy Farm	Bude	SHLAA1 2011	23.51	238
S183	Land off East Road	Kilkhampton	Call for Sites 2012	1.935	35
S421	Land between Penstow Road and A39	Kilkhampton	Call for Sites 2012	4.28	120
S529	Land east of Morwena House	Kilkhampton	Call for Sites 2012	2.366	66
S591	Aldercombe Lane	Kilkhampton	Call for Sites 2012	1.538	20
S104	Land at Park Farm	Marhamchurch	Call for Sites 2012	0.427	17
S496	Land at Hobbacott Lane	Marhamchurch	Call for Sites 2012	0.886	16
S552	Hobbacott Lane	Marhamchurch	Call for Sites 2012	0.267	10
S453	Dene Lodge	Morewenstow	Call for Sites 2012	2.399	10
S556	Land at Furze Farm	Morewenstow	Call for Sites 2012	11.993	335
S037	Village Centre	Poughill	Call for Sites 2012	0.971	32
S101	Crabbe Farm, Poughill	Poughill	Call for Sites 2012	14.406	454

S567	Reeds Fields	Poughill	Call for Sites 2012	1.615	50
S398	Land off Stratton Road	Stratton	Call for Sites 2012	1.169	36
S422	Land adjacent to Pollards Farm	Stratton	Call for Sites 2012	0.82	35
129	Site adjoining A39 south of Stratton	Stratton	SHLLA1 2011	2.70	76
S603	Wainhouse Garage	Wainhouse Corner	Call for Sites 2012	0.315	10
S248	Treetops Holiday Park	Week St Mary	Call for Sites 2012	1.271	35
S415	Land at Stewarts Road	Week St Mary	Call for Sites 2012	0.297	11
S275	Land known as part Rectory	Whitstone	Call for Sites 2012	1.852	52
S424	Land adjacent to Whitstone Barton	Whitstone	Call for Sites 2012	0.568	21
S551	Part Rectory Fields	Whitstone	Call for Sites 2012	1.852	40
S040	Long Moor, Leverlake Road	Widemouth Bay	Call for Sites 2012	1.383	55
Launceston					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S517	Five Lanes	Altarnun	Call for Sites 2012	5.106	143
S572	Penhole Farm	Coads Green	Call for Sites 2012	0.725	20
S576	Penhole Farm	Coads Green	Call for Sites 2012	0.53	20
S577	Penhole Farm	Coads Green	Call for Sites 2012	0.505	20
S578	Penhole Farm	Coads Green	Call for Sites 2012	0.584	20
S604	Land at Coads Green	Coads Green	Call for Sites 2012	3.415	50
S349	Land at Skinnish	Egloskerry	Call for Sites 2012	1.262	20
S152	Ridgegrove Nurseries	Launceston	Call for Sites 2012	0.295	14
S231	Badash Farm	Launceston	Call for Sites 2012	21.954	500

S237	Land to west of Treloar Terrace, Riverside	Launceston	Call for Sites 2012	0.497	12
S253	The Ranch	Launceston	Call for Sites 2012	0.553	10
S350	Dunheved View, Upper Chapel	Launceston	Call for Sites 2012	0.433	21
S394	Land at Roydon	Launceston	Call for Sites 2012	1.918	66
S455	Land adjacent to the Link Road	Launceston	Call for Sites 2012	20.272	245
S511	Chapel	Launceston	Call for Sites 2012	0.871	37
S559	Land north east of Launceston	Launceston	Call for Sites 2012	11.391	398
S725	Withnoe Farm	Launceston	Call for Sites 2012	4.326	120
43	Paddock off Cross Lanes	Launceston	SHLAA1 2011	0.75	27
44	The abattoir site	Launceston	SHLAA1 2011	2.59	72
48	Race Hill car park	Launceston	SHLAA1 2011	0.77	26
55	Land south of Tavistock Road	Launceston	SHLAA1 2011	1.94	55
57	Land south west of Pennygillam Industrial Estate	Launceston	SHLAA1 2011	11.00	308
63	Land off the A30 at Launceston	Launceston	SHLAA1 2011	82.58	2312
173	Land at Chapel Park	Launceston	SHLAA1 2011	1.83	51
174	Land at Druccombe	Launceston	SHLAA1 2011	9.75	273
177	Land off Dutson Road	Launceston	SHLAA1 2011	4.00	112
178	Part of Ridgemoor Mill Farm	Launceston	SHLAA1 2011	12.36	346
S412	Land at Lawhitton	Lawhitton	Call for Sites 2012	0.519	20
S403	Land off Alanpers Meadow	Lewannick	Call for Sites 2012	0.493	19
S569	Land opposite Cottage Gardens	Lewannick	Call for Sites 2012	0.276	11

S607	Burn Park	Lezant	Call for Sites 2012	6.434	180
S612	Land north east of Lynher Close	North Hill	Call for Sites 2012	0.346	12
S613	Land north east of Lynher Close	North Hill	Call for Sites 2012	0.954	30
S614	Land at Higher Churchtown Barn	North Hill	Call for Sites 2012	0.259	10
S615	Land south west of Village	North Hill	Call for Sites 2012	0.821	14
S585	Land at Hellescott	North Petherwin	Call for Sites 2012	1.359	20
S429	Land at Petherwin Gate	Petherwin Gate	Call for Sites 2012	0.457	10
S564	Cams Field	Petherwin Gate	Call for Sites 2012	2.071	57
S490	Land at Polyphant	Polyphant	Call for Sites 2012	0.737	18
S171	Land off B3254	South Petherwin	Call for Sites 2012	1.482	59
S330	Land east of Beacon Farm	South Petherwin	Call for Sites 2012	1.06	35
S332	Land east of Beacon Farm (parcel no.4)	South Petherwin	Call for Sites 2012	2.263	63
S333	Land west of South Petherwin Primary School (parcel no.1)	South Petherwin	Call for Sites 2012	1.083	35
S334	Land north of School Hill (parcel no.3)	South Petherwin	Call for Sites 2012	1.822	50
S335	Land north of School Hill (parcel no.4)	South Petherwin	Call for Sites 2012	1.449	40
S336	Land north of School Hill (parcel no.5)	South Petherwin	Call for Sites 2012	1.297	36
S337	Land south of South Petherwin Primary School (parcel no.2)	South Petherwin	Call for Sites 2012	0.6	18
S338	Land East of Beacon Farm (parcel no.1)	South Petherwin	Call for Sites 2012	0.396	15

S132	Field at Tregadillet	Tregadillet	Call for Sites 2012	2.172	60
S276	Berry Down	Tregadillet	Call for Sites 2012	0.997	20
S506	Land to rear of Tor View	Tregadillet	Call for Sites 2012	2.172	60
S533	Kestle Down	Tregadillet	Call for Sites 2012	1.208	40
S580	Land at Compah Farm	Tregadillet	Call for Sites 2012	1.8	40
S602	SX 30072 84115	Tregadillet	Call for Sites 2012	5.243	146
S554	Lasheys Farm	Trewint	Call for Sites 2012	0.298	12
S622	Land at Tewint	Trewint	Call for Sites 2012	0.809	20
Liskeard & Looe					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S721	Land adjoining Twelvewoods	Dobwalls	Call for Sites 2012	1.355	38
S715	Land adjacent to A390 / B3359	East Taphouse	Call for Sites 2012	0.828	28
S089	Land north of Pengover Road	Liskeard	Call for Sites 2012	9.519	381
S1203	Land at Bolitho Farm	Liskeard	Call for Sites 2012	76.948	500
S296	Land adjacent to Liskard Junior School	Liskeard	Call for Sites 2012	7.216	227
S706	Former Topfoto Premises, Barras Place	Liskeard	Call for Sites 2012	0.321	19
95	Addington (ALT11) (permission on part of site)	Liskeard	SHLAA1 2011	19.20	192
68	Liskeard Enterprise Centre	Liskeard	SHLAA1 2011	0.41	16
99	Tencreek Farm	Liskeard	SHLAA1 2011	37.14	1040
103	Land next to Western Avenue	Liskeard	SHLAA1 2011	1.53	43

134	Land east of St Cleer Road, Addington	Liskeard	SHLAA1 2011	8.39	235
135	Land east of ALT11, Addington	Liskeard	SHLAA1 2011	0.71	24
136	Land south east of ALT11, Addington	Liskeard	SHLAA1 2011	7.48	209
S1193	Land behind Barbican Court	Looe	Call for Sites 2012	0.537	15
S1196	Land off Polperro Road	Looe	Call for Sites 2012	39.46	500
S452	Land off Barbican Road	Looe	Call for Sites 2012	2.124	30
S486	Land off Hay Lane	Looe	Call for Sites 2012	2.155	50
S073	Trewint Farm	Menhenoit	Call for Sites 2012	5.416	151
S081	Hambly's Garage	Pelynt	Call for Sites 2012	0.563	20
S246	Land north and south of Priory Road	Pelynt	Call for Sites 2012	8.61	130
S297	Land adjacent to Summer Lane Park	Pelynt	Call for Sites 2012	1.176	40
S359	Land off Summer Lane / Luffman Close	Pelynt	Call for Sites 2012	2.079	58
S361	Land west of Summer Lane	Pelynt	Call for Sites 2012	0.706	24
S261	Killgarth Manor Holiday Park	Polperro	Call for Sites 2012	1.121	37
S718a	Land at St Cleer	St Cleer	Call for Sites 2012	9.238	210
S718b	Land at St Cleer	St Cleer	Call for Sites 2012	2.19	40
S389	Land adjoining St Keyne	St Keyne	Call for Sites 2012	1.28	36
S080	Widegates, PL13 1QA	Trenode	Call for Sites 2012	1.914	53
S113	Tremodrett, Widegates	Widegates	Call for Sites 2012	4.186	117

S114	Shortacross, Widegates	Widegates	Call for Sites 2012	0.499	19
S489	Land at Widegates	Widegates	Call for Sites 2012	4.186	90
Caradon					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S018	Land off Dupath Lane	Callington	Call for Sites 2012	0.52	20
S102	Beech Park Farm, South Hill Road	Callington	Call for Sites 2012	2.645	106
S119	Land adjacent to Moss Side roundabout, Tavistock Road	Callington	Call for Sites 2012	0.704	24
S1256	Land west of Callington, opposite bowling green	Callington	Call for Sites 2012	8.554	200
S194	Land off Broadmead	Callington	Call for Sites 2012	1.809	50
S492	Land at Southern Road	Callington	Call for Sites 2012	0.62	24
S709	Land at Liskard Road	Callington	Call for Sites 2012	1.369	38
S717	Former sewage treatment works adjoining land, South Hill Road	Callington	Call for Sites 2012	3.643	102
S493	Land at Calstock	Calstock	Call for Sites 2012	1.023	18
S1258	Land off Drakewells Gardens	Drakewells	Call for Sites 2012	1.153	39
S025	Kingswood Road	Gunnislake	Call for Sites 2012	0.327	13
S694	Land to rear of Kingsett House, Albaston	Gunnislake	Call for Sites 2012	1.365	25
S406	Land off Launceston Road	Kelly Bray	Call for Sites 2012	2.911	80
S393	Land at St Ive Road	Pensilva	Call for Sites 2012	1.936	54

S693	Land to rear of Pollards Close	Pensilva	Call for Sites 2012	0.538	21
S140	Tamar Valley Donkey Park	St Anne's Chapel	Call for Sites 2012	5.688	159
S692	Land to rear of 'All Saints Park'	St Anne's Chapel	Call for Sites 2012	2.511	60
S187	Land at St Dominick	St Dominick	Call for Sites 2012	1.251	42
S188	Land at St Dominick	St Dominick	Call for Sites 2012	0.54	20
S177a	St Mellion Glebe	St Mellion	Call for Sites 2012	1.415	29
S177b	St Mellion Glebe	St Mellion	Call for Sites 2012	2.044	41
S487	Land at St Mellion	St Mellion	Call for Sites 2012	0.545	20
S708	Land at Babe Farm	St Mellion	Call for Sites 2012	1.67	20

Cornwall Gateway

Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S388	Land adjoining Crumple Park	Cargreen	Call for Sites 2012	1.231	42
S408	Crumple Park	Cargreen	Call for Sites 2012	1.731	48
S391	New Barton Farm	Landrake	Call for Sites 2012	9.124	255
S495	Land at Landrake	Landrake	Call for Sites 2012	1.044	32
S328	Land adjacent to Parsons Court, Southdown Road	Millbrook	Call for Sites 2012	2.295	50
S344	Millpool Head	Millbrook	Call for Sites 2012	0.643	21
S348	Park Millbrook Manor Farm	Millbrook	Call for Sites 2012	4.547	127
S626	Land at St Johns	Millbrook	Call for Sites	3.153	40

			2012		
S703	Land at Polbathic	Polbathic	Call for Sites 2012	1.564	30
S042	Field at Mill Park Lane, Middle Pill Lane	Saltash	Call for Sites 2012	2.048	71
S069	Land at Broadmoor Farm	Saltash	Call for Sites 2012	135.34	500
S109	Cross Park Lodge, Middle Pill	Saltash	Call for Sites 2012	1.939	45
S116	Cockles Farm, Middle Pill	Saltash	Call for Sites 2012	9.053	316
S165	Tarmer Park Farm, Middle Pill	Saltash	Call for Sites 2012	11.918	416
S697b	Land at Farm Lane	Saltash	Call for Sites 2012	2.976	75
S705	Land at Llanstephen Cottage	Saltash	Call for Sites 2012	0.966	40
88	Bishop Cornish	Saltash	SHLAA1 2011	4.85	136
S1197	Land to west of St Germans	St Germans	Call for Sites 2012	22.669	300
S168	Land off Church Road, Tideford	Tideford	Call for Sites 2012	0.404	10
S701	Land adjoining Morvah View	Tideford	Call for Sites 2012	6.07	90
S1199	Land north of Torpoint	Torpoint	Call for Sites 2012	8.359	120
84	To the south of Trevorder Road	Torpoint	SHLAA1 2011	4.86	136

Phase 3: 2023-2027 (Years 11-15)

Hayle & St Ives					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S461	Land at Church Lane	Carbis Bay	Call for Sites 2012	30.238	300

S905	SI-23a Land West of Gonwin Farm, Carbis Bay	St Ives/Carbis Bay	Call for Sites 2012	30.191	451
West Penwith					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
101	Land north west of Mount Misery, Trebean Road	Penzance	SHLAA1 2011	1.64	50
106	Land west of Gwavas Lane	Penzance	SHLAA1 2011	3.4	97
Helston & The Lizard					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S756	Land to south west of Bulwark Road	Helston	Call for Sites 2012	34.622	469
Falmouth & Penryn					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1311	Meudon Farm	Mawnan Smith	Call for Sites 2012	46.553	500
S145	Land at Packsaddle	Penryn	Call for Sites 2012	1.671	88
Truro & The Lizard					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1273	Land to the west of car park, UPRN 10113	St Mawes	Call for Sites 2012	0.389	16
S230a	Newham Farm	Truro	Call for Sites 2012	56.045	500
S304	Maiden Green	Truro	Call for Sites 2012	41.407	500
S635	Stencoose Farm, Highertown	Truro	Call for Sites 2012	38.363	500
S666	Land north and south of Trennick Lane	Truro	Call for Sites 2012	28.575	300
S229	Willow Green Farm	Truro - Threemilestone	Call for Sites 2012	27.737	50
58	Land south of Lower Penair Farm	Truro	SHLAA1 2011	4.57	144
47	Pencoose Farm	Truro	SHLAA1 2011	22.66	547
49	Trethowan Estate	Truro	SHLAA1 2011	28.66	586
61	Truro Golf Course	Truro	SHLAA1 2011	32.07	787
Newquay & St Columb					

Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S469	Land to west of Trevenson Road	Newquay	Call for Sites 2012	24.869	300
St Austell					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S723b	Land at Charlestown	Charlestown	Call for Sites 2012	14.933	22
S1307b	Carwinack Farm Land. URPN 8725	Gorran Haven	Call for Sites 2012	30.053	286
S729	Land at Treverbyn Road	St Austell	Call for Sites 2012	53.549	500
China Clay					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1262	Land at West Carclaze and Baal	Carluddon	Call for Sites 2012	320.074	335
St Blazey, Fowey & Lostwithiel					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1263	Par Docks, Par Moor Road	Par	Call for Sites 2012	39.797	200
332	Land off Rosehill	St Blaise	SHLAA1 2011	0.30	12
344	Kilhaddon	St Blaise	SHLAA1 2011	0.85	29
329	Land off St Austell Road	St Blaise	SHLAA1 2011	7	197
334	Site rear of Cornish Arms	St Blaise	SHLAA1 2011	7	3
Bodmin					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1195	Land at St Lawrence Farm	Bodmin	Call for Sites 2012	23.236	150
S465	Land north and south of Priory Road	Bodmin	Call for Sites 2012	34.914	250
Launceston					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S231	Badash Farm	Launceston	Call for Sites 2012	21.954	100

S331	Land East of Beacon Farm (parcel no.3)	South Petherwin	Call for Sites 2012	2.693	26
Liskeard & Looe					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1203	Land at Bolitho Farm	Liskeard	Call for Sites 2012	76.948	500
76	Rear of Magistrate's Court	Liskeard	SHLAA1 2011	0.90	31
94	Land between Vensole Hill and	Liskeard	SHLAA1 2011	26.80	750
102	Lamellion	Liskeard	SHLAA1 2011	17.22	482
133	Trevillis Park	Liskeard	SHLAA1 2011	0.71	24
Cornwall Gateway					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1313	Lowertown Farm. URPN 8788	Landrake	Call for Sites 2012	42.99	500
S069	Land at Broadmoor Farm	Saltash	Call for Sites 2012	135.34	500
87	North of Trevol Road	Torpoint	SHLAA1 2011	7.19	202

Phase 4: 2028+ (Years 16-20)

Falmouth & Penryn					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1311	Meudon Farm	Mawnan Smith	Call for Sites 2012	46.553	1362
104	Land at St Gluvias Glebe	Penryn	SHLAA1 2011	122	32
Truro					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S635	Stencoose Farm, Highertown	Truro	Call for Sites 2012	38.363	343
St Austell					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S729	Land at Treverbyn Road	St Austell	Call for Sites 2012	53.549	300

Liskeard & Looe					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1203	Land at Bolitho Farm	Liskeard	Call for Sites 2012	76.948	1000
Cornwall Gateway					
Site Ref	Address	Settlement	Capacity Source	Gross Area (ha)	Total Units
S1313	Lowertown Farm. URPN 8788	Landrake	Call for Sites 2012	42.99	1220
S069	Land at Broadmoor Farm	Saltash	Call for Sites 2012	135.34	3737