

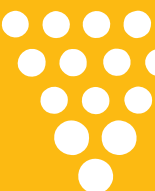


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COUNCIL**  
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# Housing Delivery Test **ACTION PLAN**

October 2018

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)



# Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
1.1	Background	3
1.2	Cornwall Position	3
<b>2</b>	<b>Housing Delivery Analysis</b>	<b>4</b>
2.1	Planning Context	4
2.2	Council Activity	4
2.3	Current housing supply and delivery rates	5
2.4	Housing Delivery Test	6
2.5	Local Housing Market	6
2.6	Development costs, values and viability	7
2.7	Infrastructure	8
2.8	Summary of analysis	8
<b>3</b>	<b>Key Actions</b>	<b>9</b>
<b>4</b>	<b>Monitoring</b>	<b>11</b>
	<b>Appendix 1</b>	<b>12</b>
	Housing Delivery List	12

# 1 Introduction

## 1.1 Background

The National Planning Policy Framework sets out that plan makers should maintain a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. Therefore, local planning authorities should have an identified five year housing land supply at all points during the plan period. This can include a five year land supply identified through an annual position statement.

Where areas deliver more completions than the plan requirement or local housing need, the additional supply can be used to reduce or address shortfalls against requirements from previous years. A shortfall will occur when completions fall below the housing requirement in the plan over a relevant time period. The level of deficit or shortfall should be calculated from the base date of the adopted plan and should be added to the plan requirements for the next five year period.

Where local planning authorities are unable to address past shortfalls over a five year period due to the scale of shortfalls they may need to reconsider their approach. Local planning authorities where delivery is below 95% of their housing requirements are expected to produce a Housing Delivery Test Action Plan to identify delivery issues and help to find solutions. However, authorities that meet, or exceed, 95% of their housing requirement may wish to produce an action plan as a matter of good practice.

## 1.2 Cornwall Position

A Housing Trajectory is published annually, which is produced from analysis of housing delivery data held on Cornwall Council's planning system. From this, the Council is able to demonstrate a five year housing supply.

Cornwall is delivering just under 98% of our Local Plan housing requirement, and 117% of the housing requirement in accordance with the Housing Delivery Test. However, we are producing an Action Plan in order to organise our approach to maintain current successful levels of delivery of around 3,000 homes per annum, and to help identify and remove any delivery barriers that do exist.

The purpose of this document is, therefore, not to necessarily set out how we will take steps to increase the number of houses being built across Cornwall, but as a best practice tool to demonstrate our awareness of development activity, and identify sites which may contribute to creating a shortfall in the future, should they fail to deliver.

This Action Plan has five aims:

- i. To publish a list of sites with planning permission and those which have been allocated for housing development to understand when houses will be built, progress towards Local Plan requirements and its apportionment across Cornwall.
- ii. To identify sites with no current activity.
- iii. To gather information on what barriers are preventing permitted housing being built.
- iv. To gather information on what barriers are preventing allocated sites from coming forward.
- v. To set out what options or actions the Council can take to get houses built on sites with no current activity.
- vi. To consider other actions the Council can take to ensure more homes are built.

The information set out in this document builds on the work already done to produce the annual Housing Trajectories, which set out the position as at 31 March each year with regards completions and projected delivery against Local Plan targets.

The information used in developing this Action Plan focuses on uncompleted permissions on sites of 10+ dwellings (approximately 350 permissions). It also includes the 28 sites included in the Site Allocations Development Plan Document (DPD), which are sites deemed suitable for the delivery of housing, but which do not yet have planning permission. However, if these sites were to deliver, they would make a significant contribution to achieving our Local Plan housing targets.

This document will set out current housing delivery in Cornwall and any key challenges faced, appropriate actions for tackling any issues, and how actions will be monitored and managed.

## 2 Housing Delivery Analysis

### 2.1 Planning Context

Cornwall is the most south westerly tip of the United Kingdom, covering an area of 3,559 sq km, and it is the second largest local authority area in the South West.

Cornwall encompasses a diverse environment and rich economic and cultural history, the quality of which attracts residents, visitors and businesses alike. Cornwall is an area of many contrasts and varied landscapes with remote rural, coastal and environmentally sensitive areas, interspersed with villages and historic market towns. Many areas are affluent, contrasting with some areas being among the most disadvantaged areas in the UK.

Cornwall is characterised by a dispersed settlement pattern. Our communities are equally diverse having developed strong local identities and traditions – many of which continue today. Nine towns have a population of over 10,000 (five over 20,000) while a further seventeen small towns have around 5,000 residents. These sit among many other sizable villages and hamlets.

The town of Saltash, in the far South East of Cornwall, has a close link to the city of Plymouth, with the town's residents using some facilities in Plymouth, such as the university, hospital and range of employment opportunities. However, on the whole, as a peninsula, Cornwall does not, and cannot, rely heavily on neighbouring areas to supplement infrastructure requirements. While this geography creates challenges for economic growth and accessibility, it also provides us with opportunities. It has helped create some of Cornwall's distinctiveness and cultural identity.

For many years Cornwall Council has sought to promote higher incomes with a more diverse economy and make Cornwall less dependent on seasonal employment, based largely in the tourism sector. A combination of high house prices, low average incomes aggravated by high second home and holiday let ownership, has led to a situation where many parts of Cornwall have difficulty in meeting their own communities' housing needs.

Changes in the population present major challenges, an

increase in the proportion of older residents' impacts on health facilities and services, while deprivation remains a persistent concern in key areas.

The Cornwall Local Plan was adopted in November 2016. The Local Plan, in providing a land use framework for Cornwall, seeks to manage change in a positive way. In doing this the plan attempts to provide for the future needs of the community. The plan supports sustainable economic growth and provides policies to support the delivery of housing to meet needs. The policies of the Local Plan provide a particular priority on the support for affordable housing with a focus upon supporting the delivery of housing to meet local needs with restrictions via a local connection.

Cornwall Council's overall aim is to support sustainable development. Ultimately, this is a balance of decisions around economic, social and environmental issues to meet our present day needs while not compromising the needs of future generations.

### 2.2 Council Activity

#### Housing Development Programme

Cornwall Council's Housing Development Programme will see the Council investing up to £170 million in directly building 1,000 new homes on sites across Cornwall. The developments will be a mix of homes for private market rental with 35% for affordable rent or shared ownership, 15% sold on the private market, and 50% available for private market rental.

A new company, wholly owned by the Council, will be set up to buy, let and manage the properties. The income generated from the private sales and rentals will subsidise the affordable homes so there is no cost to the Council over the life of the business plan.

Two pilot sites are already being built in Bodmin and Tolvaddon, which between them will see the delivery of 113 homes.

#### Site Allocations Development Plan Document

The Cornwall Site Allocations DPD sets out the strategy for the future growth of ten towns/conurbations throughout Cornwall, plus sets out policies for the delivery of two Eco-community sites. The housing and economic targets for these locations were set by the Cornwall Local Plan Strategic Policies, so the Allocations DPD addresses how and where these targets

will be delivered, whilst setting them within a wider strategy for the area. These policies address issues such as economic growth and other aspirations, whilst also setting out principles for the future delivery of infrastructure that will support both existing and future residents.

The purpose of the Allocations DPD is to allocate land for a range of uses to support the spatial vision and objectives of Cornwall and the communities they sit within. Sites included for development relate to housing growth, commercial growth and enabling infrastructure.

### 2.3 Current housing supply and delivery rates

The Local Plan established a housing requirement of 52,500 homes between 2010 and 2030, at 2,625 per annum. Since the start of the Local Plan period in 2010, there have been 20,494 completions at an average of 2,562 per annum. This represents an under provision of 493 homes during the first eight years of the plan period, with just under 98% of the plan requirement being met.

Stock of planning consents, either not started or under construction, which are available for development, has increased from 12,943 dwellings in 2010, to 27,966 dwellings in 2018.

An analysis of building rates over the 15 years since 2001, undertaken for the Local Plan examination, provided a robust justification that there had not been a persistent record of under delivery over the housing market cycle as advocated by the Planning Practice Guidance.

The analysis was made in relation to performance

against the cumulative build rates on the basis of suggestions following a review of the Council's approach to assessing its five year supply by the Planning Advisory Service. This approach was also supported on the basis that to analyse delivery on a year by year basis against the annual average would be unrealistic as this does not take into account that housing will inevitably be delivered in cycles sometimes exceeding and other times not delivering the average provision; the key being the delivery of the development plan target over the longer term.

Due to the level of resource required to contact all developers for sites with permission for 10 or more dwellings (representing over 300 permissions), often with little success, it was considered appropriate to develop a more efficient approach to forecasting housing delivery. Using data from previous years, average lead in times and delivery rates have been calculated for sites of 10-49 dwellings, 50-99 dwellings, and sites consisting of over 100 dwellings, to take account of differing characteristics across the range of development sizes. The rates currently used are set out below.

Site size (dwellings)	Average lead in time		Average annual delivery rate (dwellings)
	days	months	
10-49	924	30.4	39
50-99	777	25.6	30
100+	567	18.6	35



Contact is made with developers of sites of 300 or more dwellings, and customised delivery rates are used if these are provided. If no information is provided, we use the average rates. Our research has found that sites of 500 or more dwellings often have more than one developer involved, and where this is the case, we double the annual delivery rate from 35 to 70 dwellings per year.

## 2.4 Housing Delivery Test

The method for calculating the Housing Delivery Test measurement is set out in the Housing Delivery Test Measurement Rule Book. It is a percentage measurement of the net number of homes delivered against the net number of homes required. Where, as in Cornwall's case, the Local Plan is less than five years old, then the net number of homes required is the lower of the adopted local plan annual housing requirement, and the minimum annual local housing need figure using the standard method for calculating housing need set out in national guidance. Delivery is assessed against the previous three year period and therefore there are transitional arrangements in place whereby the minimum housing need figure is replaced by household projections.

The following sets out the transitional arrangements in Cornwall using household projections. The average need over the last three years using this method is 2,583. As this is lower than the Local Plan annual requirement of 2,625, then it is this figure that is used in the delivery test.

Year	Data source to be used	Years for Average	LA Calculated Need	LA Completions
2015-16	<a href="#">2012-based</a> (Table 406)	2015-2025	3,008	2,536
2016-17	<a href="#">2012-based</a> (Table 406)	2016-2026	2,548	3,074
2017-18	<a href="#">2016-based</a> (Official) 2016-based (Not used)	2017-2027	2,193	3,429
Average for 2017-2018 test			7,749	9,039
Housing Delivery Test Percentage				117%

Housing completions over the last three years have exceeded this calculation of need and therefore

Cornwall Councils Housing Delivery Test performance is that completions have exceeded need by 117%. These figures exclude any student accommodation or communal accommodation for the elderly (C2 uses). If these were included then the percentage would be higher.

It is clear from this that delivery in Cornwall has exceeded need and therefore none of the measures to be applied to local authorities who under deliver apply in Cornwall, and a 5% buffer should be applied to the five year supply.

## 2.5 Local Housing Market

As at 31 March 2018, there were 5,376 dwellings under construction or not started on permitted sites of 1-9 dwellings, and 22,590 dwellings under construction or not started on permitted sites of 10+ dwellings. Of the latter, 5,375 dwellings are being delivered on sites of 300-499 dwellings, 3,492 delivered on sites of 500-999, and 2,500 on sites of 1000+. In addition, there are 6,792 dwellings expected to be delivered on Allocated Sites within the Local Plan period, which includes 1,275 delivered through two Eco-communities sites.

Based on the 2017/18 Housing Trajectory, developments with permissions (under construction or not started) can be broken down into the following typologies:

- Open Market – 78% (21,667 dwellings);
- Affordable housing – 22% (6,299 dwellings)
- ‘Rural’ location 22% (6,289 dwellings);
- ‘Town’ location 78% (21,677 dwellings)
- Green field – 59% (of completions);
- Brown field – 41% (of completions)

There is a broad range of type of householder activity, and this would be expected from the spread of development sizes referred to above.

- There are 2,314 permissions for single dwellings on the 2017/18 Housing Trajectory. It is presumed that these are self-build developments, all of which are expected to deliver within five years.
- Large housebuilders – As set out above, there are a number of large sites with permission across Cornwall. Two known large housebuilders operating in Cornwall are Persimmon Homes and the Duchy of





Cornwall, which will be delivering over 2,400 homes during the remainder of the Local Plan period – both have permissions to deliver in the region of 1,200 homes across four and five sites respectively.

- The following Registered Providers (RPs) are members of the Cornwall Housing Partnership, a working group of organisations actively working on affordable housing delivery in Cornwall:
  - Advance
  - Aster
  - Coastline
  - Cornwall Community Land Trust
  - Cornwall Housing
  - Cornwall Rural Housing Association
  - Hastoe
  - LiveWest (formerly Devon and Cornwall Homes)
  - Ocean
  - Plymouth Community Homes
  - Sanctuary
  - Tamar
  - Westward

The majority of these RPs are actively delivering significant programmes of affordable homes through both picking up Section 106 (policy requirement) affordable homes and own build delivery using funding from a variety of sources including their own

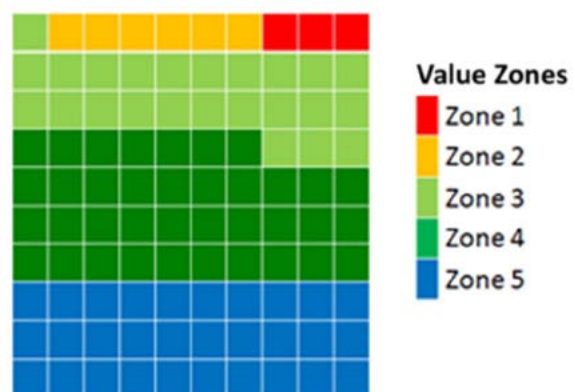
internal cross-subsidy, Homes England and Cornwall Council.

Indeed, Cornwall Council has a delivery programme where we directly fund RPs to deliver significant numbers of new affordable homes. The Cornwall Council Funded Programme 1 (CCFP1) delivered 1,175 dwellings with £23m funding; CCFP2 is currently delivering approximately 700 homes with over £14m of funding, and funding has been agreed for a new CCFP3 programme starting next year for around £13m..

## 2.6 Development costs, values and viability

House values, and therefore development viability, vary widely across Cornwall. However, development costs do not vary as much as house prices, suggesting that as house prices rise, viability improves.

For policy purposes, house prices in Cornwall are divided into five Value Zones with noticeable differences in average market values. Values identified as part of the Community Infrastructure Levy Development Viability Assessment undertaken by Three Dragons in 2016, showed house values in Zone 5 ranged from £100,000 to £290,000, compared to property values ranging from £205,000 to £595,000 in Zone 1 areas. The graphic below illustrates the spread of housing development across the five Value Zones, demonstrating that over two thirds of development takes place in the two lower value zones.



The key Local Plan policy impacts on development viability relate to the following:

- **Policy 6:** Housing mix requires that new housing developments of 10 dwellings or more should include

an appropriate mix of house size, type, price and tenure, i.e., address need and demand for affordable, market housing and starter homes including self-build and custom-build housing; accessible and specialist housing; specialised housing.

- **Policy 8:** Affordable housing requires that developments of more than 10 dwellings (or 5 dwellings in designated rural areas and AONBs) should provide the following target levels of affordable housing: 50% in Zone 1; 40% in Zone 2; 35% in Zone 3; 30% in Zone 4; and 25% in Zone 5.
- **Policy 9:** Rural exceptions sites requires sites outside built up areas to provide affordable housing led development. Market housing will only be permitted in order to subsidise the affordable dwellings and must not exceed 50% of the dwellings or land.
- **Policy 11:** Managing viability requires that in situations where policy compliant affordable housing cannot be provided, other responses will be expected, such as commuted sums to boost affordable housing or off-site contributions.
- **Policy 14:** Development Standards requires that affordable housing (except starter homes) should meet nationally described space standards, and that housing developments of 10 dwellings or greater should provide 25% of dwellings as accessible homes.
- **Policy 23a:** European Protected Sites – mitigation of recreational impacts from development requires that development within zones of influence of these protected sites will be expected to make contributions.
- **Policy 26:** Flood risk management and coastal change requires that development of 10 dwellings or more, or over 0.5 ha, should provide a long-term water management plan which identifies opportunities and funding for future enhancement.
- **Policy 28:** Infrastructure requires that developer contributions will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development.

## 2.7 Infrastructure

In July 2018, Cornwall Council adopted a Community Infrastructure Levy (CIL), which is a charge on all new development in addition to existing developer

contributions. CIL will be charged on new permissions granted from 1 January 2019, and income generated from the CIL is expected to fund infrastructure where it is most needed. CIL will be an additional source of income to other developer contributions, such as Section 106 (S106) agreements, which are site specific.

Unlike CIL, which is a fixed charge on development, S106 contributions are negotiable on a site by site basis. Analysis suggests that, currently, S106 negotiations can add in the region of six months to the timeframe for determining planning permissions, and ten months to determination of permissions for sites over 1,000 dwellings.

A new Area Planning Team approach is in the process of being rolled out across Cornwall Council, and it is anticipated that this will help to improve the efficiency of processing planning applications, and improve communications with developers during assessment of planning applications and negotiations around contributions, thereby reducing any delay in determining applications.

## 2.8 Summary of analysis

Recent figures suggest that house building in Cornwall is performing well, and above expectations, with the shortfall built up since the start of the Local Plan period all but eradicated. Therefore, rather than focusing on possible weaknesses, our approach is to ensure the current trend continues by identifying potential future risks which might prevent this.



### 3 Key Actions

Cornwall Council analysed the data that it had available to prepare a spreadsheet that provided specific information on current site delivery. The spreadsheet was prepared by staff members of the Planning Delivery and Planning Policy Teams within the Planning and Sustainable Development Service. Input is also provided by the Affordable Housing team and Development Management officers, in terms of determining progress with sites which do not appear to be progressing.

The spreadsheet contains a list of all consented sites of 10 or more dwellings from the Housing Trajectory, including annual completions, targets moving forward and performance against Local Plan forecast delivery. It also includes sites from the current Site Allocations DPD. Specifically, the data included is as follows:

- Location by settlement
- Planning Application number
- Site Address
- Potential constraints to delivery
- Approved number of dwellings
- Number of dwellings still to be completed on site or delivered

Once this list was prepared, a 'RAG Rating' method was used to ascertain the current status of each site. This worked in the following way:

- i. Green = Development currently on site or completed
- ii. Amber = Current negotiations taking place with Officers or applications to discharge conditions or amend the approval
- iii. Red = No current activity

The site list in total comprised of 282 sites and was compiled by 'drilling down' on the information we had and undertaking further analysis, which involved a combination of:

- Contacting landowners
- Contacting agents
- Contacting Development Management Case Officers
- Contacting Registered Providers
- Trawling the Cornwall Council Local Authority Planning Application and Building Regulation Search engines on the website

Cornwall Council used its extensive network of contacts to garnish the key intelligence via 'conduit' with delivery experience and strong relationships with the above.



The direct contact approach assists in positive working relationships and partnerships between the Local Authority and its customers.

Effectively, those sites which showed up as 'Green' on the RAG Rating spreadsheet show that development on site is either taking place or has been completed, whilst those that display an 'Amber' rating were those where current negotiations are taking place with Case Officers or other Council Departments and stakeholders, or where planning applications to discharge conditions or amend the approved schemes are taking place. Therefore, for the purpose of the Delivery Test, we condensed the spreadsheet to only display 'Red' rated sites with no current activity, which form the 'Site Delivery List' – see Appendix 1.

By filtering the 'Red' rated sites, it displayed that there were currently 91 sites that had no current activity, or which we called 'Sites with no current activity'. Our research showed that the lack of activity on these sites were due to a variety and range of reasons.

- i. Viability is a key issue for both larger sites and smaller developments.
- ii. Competition from other developers on phased schemes can impinge on sales rates either slowing or halting delivery.
- iii. Concentration of delivery taking place in higher revenue areas of the County.
- iv. Options on land and consents being allowed to lapse.
- v. Land banking.
- vi. Disposal being explored or negotiations taking place.
- vii. Awaiting wider infrastructure delivery.
- viii. Bankruptcy.
- ix. Delays in completion of Section 106 Agreements due to external factors.

Therefore, Cornwall Council is looking at a range of actions to stimulate delivery of identified sites with no current activity:

- i. The Council is now intervening in the land market, purchasing some sites and developing its own housing delivery programme.

- ii. Directly contacting landowners and developers to discuss issues leading to sites with no activity.
- iii. By acting as a developer of sites in our own right.
- iv. Developing Council owned land.
- v. Pairing existing landowners with potential interested parties.
- vi. Greater liaison between internal functions to create a Team Approach to sharing data and information with timetabled workshops.
- vii. Production of a website link with information promoting available sites to assist both disposal and purchase and enable delivery.



## 4 Monitoring

The 'Actions' will be implemented, managed and monitored by the Planning Delivery Team and Planning Policy Team, both of which are within the Planning and Sustainable Development Service.

The Planning Policy Team will continue to undertake quarterly analysis of housing completions and produce annual Housing Trajectories. This information is, and will continue, to be shared with colleagues in other services, including Affordable Housing and Development Management.

In analysing potential 'sites with no current activity', the Delivery Team will build on the work produced by the Policy Team in order to identify sites which are not coming forward as expected and may require intervention. This will include liaising with other teams across the Council to pull together information. It is also proposed to set up quarterly meetings with all key functions within the Council to increase awareness across wider services, and to gather additional intelligence and information. This will assist in informing the five year land supply figures and other housing implementation and strategy work. More importantly, it will inform on assisting to free up sites with no current activity.

This information will then be more widely used and disseminated throughout the Council by sending out regular 'snapshot' reports and informative emails on housing delivery to raise awareness across all other services with an input into housing delivery.

With regard to the marketing of sites, the target audience will be external parties as well as internal functions and improved provision of the information could be broadcast at developer forums. Moving forward, future Action Plans will be produced jointly across the two teams, and reported to the Service Director and Portfolio holder for formal sign-off.

# Appendix 1

## Housing Delivery List

Town / CNA	Site Details					Developer Activity
	Application / Allocation Reference	Application /Location Details	Constraints / availability / delivery	Total no. of homes permitted	No. of homes still to be delivered	Site Delivery List'
Bodmin	PA14/04481	"Athelstan House Priory Road Bodmin"	"McCarthy & Stone. cancelled registration with Building Control stating site not being developed (BC14/00746/IM). Now expired. (Site within existing urban area, with good access to highway network, so an alternative scheme could be promoted and delivered within the Plan period)"	32	32	R
Bodmin	Bd-UE4	Callywith Urban Village Bodmin	Greenfield site with no known constraints to delivery.Cornwall Five Year Housing Land Supply Statement August 2017, Appendix 2 (E6.2) indicates delivery of the permitted scheme coming forward from 2024-25 (also summarised within (CC.S4.4, Table 9c). The reason for delivery to be put back from average lead in times set out in the trajectory methodology (E6.3), is because previous discussions between officers/landowner, suggested that they would only want the scheme coming forward later in the Plan period.	650	650	R
Bodmin	Bd-UE3	St Lawrences Urban Extension Bodmin	Cornwall Five Year Housing Land Supply Statement August 2017, Appendix 2 (E6.2) indicates delivery of the permitted scheme coming forward from 2021-22; whilst the remainder of the site is estimated to start delivery from 2022-23, but it only assumes 35 dwellings per year. This is half the pa rate that the Cornwall trajectory methodology (E6.3) suggests is appropriate for sites of this size; this approach was taken because the Council has sought to take a conservative approach to delivery in Bodmin, reflecting the number of sites that could be delivering at any one time; however it is anticipated that delivery could be up to 70 dwellings per annum, if market demand allows, enabling increased delivery within the Plan period.	780	780	R
CPIR	PA14/09582	"South Crofty Mine Dudnance Lane Pool Redruth"	Planning permission still extant – 5 years stated for reserved matters (until 13/4/20). Developer/ owner still known to be looking to bring forward scheme	99	99	R
CPIR	PA16/09521	"Sunnyside Merritts Hill Illogan Redruth"	Planning permission still extant. Site considered developable as in a suitable location for housing development and no evidence to consider site not available or could be viably developed.	10	10	R
CPIR	PA15/09245	"Land At Church Road Illogan"	Development not started. Allowed on appeal. Site considered developable as in a suitable location for housing development and no evidence to consider site not available or could be viably developed.	33	33	R
CPIR	W2/PA08/01877/ FM	"Former Charles Andrew Clinic West End Redruth"	Site partially completed (25 already completed) pp for 37 sheltered housing units still extant. No further applications or recent activity, however site is developable and in a suitable location.	62	37	R
CPIR	PA14/01805	"Adjacent To Former Avers Garage Site By-pass Road Redruth"	No recent planning however, site considered developable as in a suitable location for housing development and no evidence to consider site not available or could be viably developed.	14	14	R
CPIR	PA15/00904	"1 Station Hill And 5-6 Penryn Street Redruth"	Site being actively marketed – auction date 9/3/2018. Site considered developable as in a suitable location for housing development.	14	14	R
CPIR	PA15/12030	"12 Fore Street Redruth"	Development not started. Site considered developable as in a suitable location for housing development.	10	10	R



Town / CNA	Site Details					Developer Activity
	Application / Allocation Reference	Application /Location Details	Constraints / availability / delivery	Total no. of homes permitted	No. of homes still to be delivered	Site Delivery List'
CPIR	CPIR-UE1	Tolgus Urban Extension	"The site represents a second phase to a larger extension to Redruth. The permitted area to the south-west (PA12/09717) included a masterplan for the entire area, including the allocation. The site is within the ownership of 6 parties, including the developer of the adjacent permitted scheme. The site has been promoted to the Council through the SHLAA process. The other landowners have indicated an interest in the site coming forward for development and the Council has previously met with parties to support the scheme coming forward. There has been recent activity in the form of pre-application advice on part of the allocation (PA17/03181/PREAPP). The site will be accessed off of the A3407. Part f of the allocation policy requires improvements to the A3047, but these improvement works have now been implemented. This means there are no other infrastructure requirements that would be implemented prior to delivery of the allocation."	280	280	R
CPIR	S378	Trevu House, Trevu Road, Camborne	No recent planning history. (apart from tree works), but contained within the existing urban area and considered developable within the Plan period.	14	14	R
CPIR	U8	Vean Road Works, Camborne	No relevant recent planning history. Site is suitably located and considered developable within the Plan period.	7	7	R
CPIR	SHL23	Higher Pengegon, Camborne	Full Permission granted for 7 dwellings on the northern part of the site in February 2017 PA16/09190 and has commenced. The remainder of the site has no consent, however is considered developable and suitably located (as a result the number in the SHLAA was reduced to 14 (gross), with approx. 10 net).	10	10	R
CPIR	CPIR_SHL11	Forge Industrial Park	Favourable pre application advice (PA15/01660/PREAPP) given in 2015 for 22 dwelling units.	13	13	R
CPIR	CPIR_U3	Fmr Flowerpot Chapel/ Belmont Gardens, Redruth	No relevant recent planning history. Site is suitably located and considered developable within the Plan period.	15	15	R
CPIR	CPIR_C26	Raymond Road, off Sandy Lane (infill)	No relevant recent planning history. Site is suitably located and considered developable within the Plan period.	12	12	R
CPIR	S375	Falmouth Road Depot, Redruth	No relevant recent planning history. Site is suitably located and considered developable within the Plan period.	14	14	R
Falmouth	PA15/10594	Land At Bickland Hill Falmouth	Outline permission – awaiting RM approvals	38	38	R
Falmouth	FP-H4	Falmouth Road	Landowners Sainsbury[76b], and developer Curlew [PS.76b.6] bringing site forwards.	210	210	R
Falmouth	Carrick_145	Hawkins Motors and adj Land, Penryn	"Urban site with car sales use currently – site is developable Site is offered for future development with the Cornwall SHLAA – Site is considered developable as it is in a suitable location for housing development, and having been promoted through the SHLAA process, there is a reasonable prospect that the site is available and could viably be developed within the time frame. This satisfies the requirement for developable as set out at para 47 of the NPPF and at footnote 2"	27	27	R



Town / CNA	Site Details					Developer Activity
	Application / Allocation Reference	Application /Location Details	Constraints / availability / delivery	Total no. of homes permitted	No. of homes still to be delivered	Site Delivery List'
Hayle	W1/08-0613	Hayle Harbour North Quay Hayle	"The Council has delivered existing access and road infrastructure to assist delivery of Hayle Harbour – through £23 million of funding that was secured in 2010. Current application PA17/06240 is awaiting discharge of conditions prior to forthcoming reserved matters applications. Hayle Harbour is also an Enterprise Zone. Updated masterplan work has been developed by the developer with input from the Council, which reflects the reduced number of dwellings now considered likely to come forward on the site (reduced number, 500, reflected in the Council's trajectory) The Council recently secured a further £5.7 million through the Housing Infrastructure Fund – this will enable the remaining core highway works through the site, to open up all parcels of land. CC is actively seeking to assist in delivery of Hayle Harbour as a priority regeneration project, as set out in the January 2017 Cabinet Report."	809	809	R
Hayle	W1/07/P/0551	Land Off Green Parc Road Hayle	"19 still extant. Site considered developable and suitably located 6 units granted permission 2018 PA17/05167"	25	25	R
Hayle	H9	Atlantic Motors, Hayle	No relevant recent planning history. Site is considered developable in the plan period and is suitably located	8	8	R
Helston	W2/88/01512/O	Clodgey Lane Helston	"134 represents residual land left over from previous development, with the number based upon the masterplan. Extant consent – due to granting of W2/PA03/ LU013 certificate of lawfulness. Last registered completions within 2012-13. Site continues to be developable as in a suitable location for housing development and no evidence to consider site unlikely to be available or unviable. "	134	134	R
Helston	He-R713	Land adjacent to Church, Clodgey Lane, Helston	Site developable as in a suitable location for housing development and no evidence to consider site unlikely to be available or unviable.	9	9	R
Launceston	North Cornwall_44	The Abattoir Site, Launceston	"No planning history on this site to date. This is an urban site which is currently partly occupied by car dealers/repair businesses. The site is offered for future development with the Cornwall SHLAA and is considered developable as it is in a suitable location for this scale of housing development (although there are accessibility issues around Newport Square, this is a site that already generates traffic). Having been promoted through the SHLAA process, there is a reasonable prospect that the site is available and could viably be developed within the time frame. This satisfies the requirement for developable as set out at para 47 of the NPPF and at footnote 2."	25	25	R
Launceston	U0151	Land off Western Road, Launceston	"No planning history on this site to date. This is an urban site which is currently partly occupied for employment uses. The site is offered for future development with the Cornwall SHLAA and is considered developable as it is in a suitable location for housing development, and having been promoted through the SHLAA process, there is a reasonable prospect that the site is available and could viably be developed within the time frame. This satisfies the requirement for developable as set out at para 47 of the NPPF and at footnote 2."	21	21	R

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Newquay	PA11/06679	Land East Of Treloggan Road Newquay	No current activity, but could still be developed. Interest expressed by landowner in taking scheme forward. (Variation of conditions on PA11/06679 (02/03/16) allow residential scheme to be accessed from Treloggan Industrial Estate) and reduces likely objections.	46	46	R
Newquay	PA14/05308	The Arundell Hotel, 88/90 Mount Wise Newquay	Brownfield redevelopment site within urban area – no known constraints to delivery.	11	11	R
Newquay	PA15/10952	Alexandra Nursing Home 11 Alexandra Road Newquay	Brownfield redevelopment site within urban area – no known constraints to delivery.	16	16	R
Newquay	NQ-M2	Hendra - Nansledan	"Site is required to provide a household waste recycling centre. No discussions on timetable at this time. Site owned by Duchy of Cornwall will be delivered to complete Nansledan masterplan. Adopted masterplan lends additional certainty to the form of development that will be proposed for this site. The Newquay Strategic Route (NSR) from the A392 through the site has been completed. Potential environmental impacts of employment and household waste recycling centre previously concluded in now lapsed planning permission for majority of site to have acceptable impact and will need to be covered by DM process for any planning application coming forward."	375	375	R
Newquay	S161	Ace Group Premises, Newquay	No relevant recent planning history. Site is considered developable and suitably located within the urban area	10	10	R
Newquay	Restormel_347	Trencreek Caravan Park, Newquay	No relevant recent planning history. Site used as camping site. Site is considered developable and suitably located within the urban area	116	116	R
Newquay	Restormel_109	Mount Wise/ Manor Rd CP, Newquay	Site primarily in Council ownership. No relevant recent planning history. Site is considered developable and suitably located within the urban area if not required for car parking purposes.	81	81	R
Penzance	PA12/09689	Blewett & Pender Albert Street Penzance Cornwall TR18 2LR	"Scheme not currently coming forward. But it represents a brownfield site within Penzance and there is reasonable prospect that the site is available and be developed by the end of the Plan period"	10	10	R
Penzance	W1/07/P/0075	Stanmore Hotel Site & Cattrans Coal Yard Site, Alexandra Road, Wherrytown	Original developer not currently taking forward scheme; plus since permission granted, a consent was given for a small element of the site to form part of a Lidl car park.	67	40	R
Penzance	W1/90/P/0668	"Taylors Garage Site Coinagehall Street Penzance"	An extant consent, but could be overtaken by the proposed allocation of Coinagehall St	55	55	R
Penzance	W1/66/P/217630	"The Coombe Newlyn"	Residual land left over from previous development. Extant consent. Owned by Catran's and the current consent is no longer expected to deliver. However the site remains a suitable housing location and it is reasonable to assume that it will become available and delivered within the Plan period	21	21	R

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Penzance	PA11/02991	"W Harvey & Sons The Coombe Newlyn Penzance"	Consent valid as material start made, but no current activity; However, no evidence to suggest it does not represent a developable proposals within the Plan period	20	20	R
Penzance	U0164	The White House and Factory, Chywoone Hill, Newlyn	Brownfield site within the centre of Newlyn. DPD Preferred Options Consultation identified site for 50 units, but the constrained highway network is unlikely to accommodate a scheme of that scale – estimated for up to 30 dwellings	30	30	R
Penzance	PZ-H8	Heamoor	The site is within 4 ownerships, with the majority within 2 ownerships, including a developer (Inox); with Cornwall Council owning a strip of land adjacent to Roscadghill Road, which will represent the main access. The two main owners have submitted Reg-19 reps highlighting their interest in bringing the site forward (196a & 303). Plus the site was promoted through the SHLAA process. The vehicular access would be off of Roscadghill Road, where the existing road can be extended straight into the site (this land is owned by Cornwall Council).	350	350	R
Penzance	PZ-H11	Barn Site, Gulval	A brownfield site within the existing urban area. The site is within single ownership and was promoted through the SHLAA process, plus was promoted to the Council for delivery by local residents.	13	13	R
Penzance	PZ-H12	Gurnick, Newlyn	Site within 3 ownerships, all part of the same family. Majority of site was promoted through the SHLAA process.	30	30	R
Penzance	PZ-H13	Bellair, Penzance	Brownfield site on the edge of the town centre, in the single ownership of the NHS who has indicated that it is likely to be disposed of within the next 2-3 years.	40	40	R
Penzance	PZ-M1	Harbour Car Park, Penzance	A brownfield site contained within Penzance town centre. It is recognised that further masterplanning needs to take place to inform the detail of the scheme, which is why a very conservative estimate of housing provided by the site has been included. The site has also been recognised by the emerging Penzance Neighbourhood Plan as a development / regeneration opportunity for the town / town centre.	30	30	R
Penzance	PZ-M2	Coinagehall, Penzance	A brownfield site within the existing urban area, within the ownership of Cornwall Council. A procurement process was held to secure a development partner. The partner is now in place and are working together to bring forward a mixed use scheme	10	10	R
Penzance	S1289	Land at The Close, Penzance	Currently not being pursued but potential for delivery.	9	9	R
St Austell	PA14/10875	"Carlyon Bay St Austell"	Reserved matters permission granted for entire site in Feb-15; with a further full planning permission (PA15/10219) granted in Jan-16 for the resurfacing of the cliff top car park, road works and erection of a gatehouse building, plus new surface water drainage system. CEG is still actively pursuing the development of the project including funding opportunities to accelerate the delivery of the approved development. The site remains an important Cornwall Council project as set out in the CSADPD St Austell strategy.	511	511	R

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St Austell	PA13/09195 SHLAA ref S454 (whole site) & PA17/07933	"Land At Holmbush Road St Austell"	Reserved Matters application (PA17/07933) approved 12.04.18 for 189 residential units. Employment floorspace and a restaurant/ public house. Recent NMA apps by Devonshire Homes Ltd. Owner is working with development partners to bring forward scheme	190	190	R
St Austell	PA16/03739	"Trehiddle Park Trehiddle St Austell"	Site yet to commence. Recent (invalid) discharge of conditions application.	23	23	R
St Austell		Trenowah Road, St Austell	Brownfield site currently in use as a Cornwall Council depot, but not required in medium term. Good access on to Trenowah Road and could provide approx. 21 dwellings, assuming an off-site open space contribution.	21	21	R
St Austell	U0021	"Land adjacent to A391/ Former Tennis Courts, St Austell"	Brownfield site previously used as a sports facility, but now disused and has no public access.	21	21	R
CPIR Rural	PA16/09196	"Land At Fore Street, Barripper"	Appeal Allowed 11.09.17. Full permission.	20	20	R
Camelford	PA15/09884	Land West Of Sir James Smiths Community School, Station Road, Camelford	Outline Approval 19.08.16	37	37	R
Callington	PA15/11768	"Land North West Of Callington Methodist Church, Haye Road, Callington"	Outline Approval 11.08.16.	13	13	R
Callington	PA16/04340	Land At Moss Side, Callington	Outline Approval. Appeal Allowed 06.04.17	46	46	R
Camelford Rural	E1/2009/01745 & PA14/04618	Land West Of Trevena, Molesworth Street, Tintagel	Full Approval 21.07.11. Material site start 14.07.14. No activity or updates.	22	22	R
China Clay Rural	C2/03/01772	"Land At Tregarrick Farm, Off Tregarrick Road And Bugle Road, Roche, St. Austell"	Full Approval & Section 106 24.07.13.	54	54	R
China Clay Rural	PA17/02121. Self build.	Land At Mount Pleasant, West Of Auberge Asterisk, Withiel Road, Roche	Outline Approval 08.05.17	10	10	R
China Clay Rural	PA14/00882	Land West Of Kilburn, Blue Anchor, Fraddon	Outline Approval 19.06.15	20	20	R
China Clay Rural	PA16/07420	Land South Of Goonavean Park, Beacon Road, Foxhole	Full Approval 26.04.17. No current activity.	22	22	R
China Clay Rural	PA17/00843	Thomas Storage Land, Red Lane, Bugle	Outline Approval 11.05.17	10	10	R
China Clay Rural	PA17/05051	36 Rosevear Road, Bugle	Outline Approval 13.09.17	10	10	R

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St Ives with Carbis Bay	PA17/00952	Parc an Creet Garage, Higher Stennack, St. Ives	Reserved Matters 10.03.17	10	10	R
Liskard & Looe Rural	PA17/04940	Land At Keval Gardens, Seaton	Reserved Matters 14.11.17. No current activity.	10	10	R
Liskard & Looe Rural	PA17/01564	"Barn At Beneathway Farm, Beneathway, Dobwalls, Liskeard"	Full Approval 19.03.18. No current activity.	30	30	R
Liskard	PA14/01429	Area 10b, Lake Lane, Liskeard	Outline Approval 20.10.15. No current activity.	51	51	R
Liskard & Looe Rural	PA15/00352	Land Adjacent To Rame View, East Looe	Full Approval. Appeal Allowed 14.03.16	10	10	R
Liskard	PA15/09821	Tencreek Farm, Plymouth Road, Liskeard	Outline Approval 29.09.16. No current activity.	275	275	R
Liskard & Looe Rural	PA16/01027	Land At Darite (OS 6343)	Outline Approval 16.06.17. No current activity (No recent discussions = viability & layout issues).	15	15	R
St Agnes & Perranporth Rural	PA17/01921	Land At Droskyn Point, Droskyn Point, Perranporth	Reserved Matters 03.08.17. No current activity.	31	31	R
St Agnes & Perranporth Rural	PA16/02331	Land At Penrose Holiday Park, Bodmin Road, Goonhavern	Outline Approval 14.02.17. No current activity.	15	15	R
St Agnes & Perranporth Rural	PA15/07114	Penhale Camp, Camp Road, Holywell Bay, Newquay	Full Approval 29.03.18.	134	134	R
St Blazey, Fowey & Lostwithiel Rural	PA14/05685	Land To The South Of 54 Grenville Road, Lostwithiel	Outline Approval 22.09.15. No current activity.	50	50	R
St Blazey, Fowey & Lostwithiel Rural	PA17/03432	Land South Of Annears Garage, Tywardreath Highway, Par	Outline Approval 22.12.17. No current activity.	10	10	R
Torpoint	PA16/08291	The Garden Sports & Leisure Club, 10 Antony Road, Torpoint	Full Approval 17.03.17. No current activity.	26	26	R
Torpoint	PA16/09117	"Land At Rear Of 1 Fore Street, Torpoint"	Full Approval 12.04.17. No current activity.	12	12	R
Torpoint	PA16/09073	The Harbour Lights, 1 Fore Street, Torpoint	Full Approval 29.03.17. No current activity.	10	10	R
Torpoint	PA17/01771	Police Station, 4 Ferry Street, Torpoint	Full Approval 27.09.17. No current activity.	10	10	R
Truro with Threemilestone	PA16/03032	Gloweth Barton, Gloweth, Truro	Full Approval 11.07.17.	32	32	R
Truro with Threemilestone	PA16/02385	Land Between The A390, The Park And Ride And Willow Green Farm, Threemilestone	Reserved Matters 09.01.17.	93	93	R



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Truro with Threemilestone	PA14/10755 & PA16/07610	Willow Green Farm, Threemilestone, Truro	Outline Approval 25.07.16	435	435	R
Truro with Threemilestone	PA14/08092	Land At Langarth, Penstraze, Chacewater	Outline Approval 11.08.16	130	130	R
Truro with Threemilestone	PA14/00703	Land At Maiden Green, Off A390, Kenwyn, Threemilestone	Full Approval 11.08.16	515	515	R
Truro with Threemilestone	C1/ PA03/2340/06/M	The Former Site Of Tregolls House, Tregolls Road, Truro	Full Approval 08.10.07. Legal start made but no activity for a number of years.	14	14	R
Truro with Threemilestone	PA14/07792	Higher Newham Farm, Truro	Outline Approval 03.07.17	155	155	R
Wadebridge	PA17/05689	Land Off Higher Trenant Road, Wadebridge	Outline Approval 15.10.17. No current activity.	204	204	R
Wadebridge & Padstow Rural	PA14/05723	Land West Of Oak Park, Oak Park, St Tudy, Bodmin	Full Approval 18.07.16. No current activity.	19	19	R
Wadebridge	PA16/04611	Land At Bradfords Quay, Bradfords Quay, Wadebridge	Full Approval 11.05.17. No current activity.	85	85	R
Wadebridge	PA17/01918	Land At Keston South Of West Hill, West Hill, Wadebridge	Outline Approval 09.05.17. No current activity.	75	75	R

## More information

The Housing Delivery Test can be viewed  
on the Council's website  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

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