

Cornwall Local Plan Housing Distribution

Cornwall's Local Plan Development Strategy is based broadly upon a strategy of supporting all communities. Reflecting that approach, the approach to housing distribution starts on the basis of a pro rata distribution i.e. the level of growth is linked to the scale of the existing community.

However, while this forms the starting point for the approach, the level of growth also needs to reflect a number of other factors which influence whether the level of development should be increased or reduced from pro rata. These factors are:

- **Areas of constraint in capacity**, due to national designations such as AONB, WHS and Special Areas of Conservation. Assessments have been made in areas of high landscape sensitivity of their capacity, which involves a reduction in the level of growth from a pro rata position.
- **Reduction in levels of housing growth in SE Cornwall**. This reflects a reduction below pro rata in response to concerns from our Duty to Cooperate partners, as a result of concerns around key infrastructure, such as the Tamar crossing points.

In addition to areas of constraint, there are areas where higher than pro rata growth is expected.

1. Areas of high affordable housing need

While affordable housing is an issue across Cornwall, there are areas of particularly high need. Areas with a significant level of need compared to their population size are set out below. These areas would normally be expected to be a focus for above pro rata growth unless mitigated by other factors (measured as a more than 10% higher level of affordable housing need, Band A-D with local connection from Cornwall Homechoice, compared to pro rata number of dwellings).

Penzance Newlyn

Hayle

Helston

Camborne Pool Illogan Redruth

Falmouth and Penryn

Truro and Threemilestone

St Austell

China Clay

Bodmin

Wadebridge

Launceston

Liskeard

Torpoint

2. Areas of focus from the Economic Strategy

While the plan and Council support economic growth in all areas, the Local Plan and the Council's Economic Strategy do identify key areas of focus which need to be considered when developing an approach to housing distribution.

The Local Plan sets out to reflect the LEP and Council Economic Strategies in Policy 2 and within its key diagram. In these areas a higher than pro rata level of growth is expected, unless constrained by other factors. This would normally be an uplift of at least 20% above pro rata level of growth absorbing development from more constrained areas. The identified areas of focus are set out below:

Penzance and Newlyn-Identified in the Plan as a retail business centre and key transport interchange with links to the Isles of Scilly. In addition, the Economic Strategy highlights the opportunity for growth in cultural industries.

- **Hayle** - location of the Wave Hub and the focus of regeneration linked to the harbour. Marine workspace.
- **Camborne, Pool, Illogan, Redruth** - as a focus for regeneration of brownfield land and key manufacturing growth area. Culture/arts at Redruth.
- **Helston, Goonhilly** – links with Newquay Aerohub seen as a strategic opportunity in LEP Economic Strategy though currently not specifically identified in Local Plan.

- **Falmouth, Penryn** – focus for marine businesses with strategic deep water access, and the base for the Combined University of Cornwall – R&D focus for growth.
- **Truro and Threemilestone** - identified as a service centre focus and providing a retail alternative to Plymouth and Exeter. Current significant surplus of employment over resident population reflecting this role.
- **Newquay, China Clay, Bodmin, Eco Community, St Austell** – Area identified in Local Plan and Economic Strategy as strategic area of opportunity with focus upon developing the linkages between the main centres and driving economic growth.
- **Newquay and China Clay** - location of the Aero Hub Enterprise Zone and with strategic employment sites located in close proximity to the A30 and St Columb, Indian Queens and Victoria. The role of Newquay as a major centre for tourism is also identified.
- **St Austell** - identified as a focus for regeneration and providing an area of opportunity for promoting the growth of green industries.
- **The Eco Community proposals at West Carclaze** - provide an opportunity to use despoiled land and act as a catalyst for wider regeneration, whilst also providing an area of economic growth for St Austell. With the proposed new road link from St Austell to the A30, the northern edge of the town with the best access to the A30 becomes key to economic growth in the locality.
- **Bodmin** - with its strategic position on the two key trunk roads and rail line, provides opportunity for economic growth with strong existing food sector employment. Bodmin, Newquay, Clay Country and St Austell form an area of economic focus in the plan.
- **Launceston** – provides an opportunity for economic growth with its position on the A30 at the gateway to Cornwall.
- **Saltash** – gateway position to Cornwall provides opportunity for economic growth strong linkages and economic opportunities from proximity to Plymouth.

Redistribution of growth from areas of constraint

Where growth is constrained, the equivalent pro rata growth will be provided elsewhere based upon the following process:

- provision within the named settlement of CNA
- Provision within the neighbouring network area, or if not feasible, the travel to work areas linked to areas uplifted for economic or affordable housing need
- Strategic provision of reduced growth against pro rata in gateway CNA area to Bodmin, to support its economic ambitions without directly impacting upon the Tamar crossing infrastructure

Delivery

Finally, allocations proposed on the above basis are assessed against likely delivery in the plan period or existing level of commitments. The outcome of this assessment may require a further refinement of housing distribution.

1. West Penwith:

Growth factors:

Factor		
Economic Strategy focus	Penzance Newlyn identified as focus for regeneration and key transport hub	
Affordable Housing need	Penzance	575 (Band A-D) above pro-rata by 11%
	CNA	198 (Band A-D) below pro-rata
Previous Delivery	Penzance	76 pa: requires an uplift of 28% in delivery
	CNA	57 pa: would not require uplift in delivery
Brownfield capacity	Generally more constrained in both Penzance and CNA	

Constraints:-

Factor	Impact
AONB	Around half of the CNA is covered by AONB, including Pendeen and St Just. Marazion is within the setting of the AONB.
World Heritage Site	Both St Just and Pendeen are contained within the St Just Mining District section of the WHS. Land to the east of Marazion (above the A394) is contained within the Tregonning and Gwinear Mining District.
European sites	The Lands End and Cape Bank cSAC lies off the west coast of the CNA but impacts have been screened out. The Marazion SPA lies to the west of Marazion.
Other identified constraints from Allocations Document Options Consultation	Penzance is adjacent to the sea, limiting urban extension options, with additional limitations due to need for coastal protection. Areas of grade 1 agricultural land are also adjacent to the settlement. Historic parkland to north of Penzance at Trengwainton and scheduled monument potentially impacts on scale of northern expansion of Penzance. Overall capacity for greenfield expansion is

	limited.
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Conclusion:

The level of growth proposed in the submission version of the Plan was broadly pro rata for the town with a lower level of growth in the surrounding rural areas reflecting their national designations. This level of growth still appears deliverable, but increases to reflect the wider uplift following the examination or wider economic role/affordable housing need do not appear feasible.

Work undertaken to assess options for the Allocations Document for Penzance and Newlyn has highlighted that the constraints listed above restrict the realistic number of options for development. When this is combined with the increase required in build rates for the current proposals, due to low levels of past delivery; a further increase does not appear realistic.

However it is recognised that a need exists in the area, so this gap in provision should be made up in settlements in close proximity. Hayle sits on the edge of the travel to work area for Penzance. This could offer options for absorbing additional growth, though Hayle in turn is providing for some of the growth pro rata would suggest be met in St Ives. On that basis, the additional unmet growth is effectively reprovided in Camborne, Pool, Redruth making best use of the urban capacity and brownfield development opportunities in the area.

Proposed Allocation:

Penzance	2150
Remainder of CNA	1000

1. Hayle and St Ives:

Growth factors:

Factor		
Economic Strategy	Economic growth in Hayle is focussed on regeneration of the town and has been consolidated through growth of a sub-regional shopping offer outside of the town. Hayle is also the focus of Wave hub and identified as an area for significant potential for off shore renewable energy; a major priority in the Cornwall and Isles of Scilly LEP Strategy, and identified on the Local Plan key diagram. Hayle is therefore seen as an area where an uplift to reflect the Plan's Economic Strategy is justified.	
Affordable Housing need	Hayle	240 (Band A-D) above pro-rata by 18%
	St Ives	240 (Band A-D) below pro-rata
	CNA	76 (Band A-D) above pro-rata
Previous Delivery	Hayle	37 pa: requires an uplift of 53% in delivery
	St Ives	90 pa: would not require uplift in delivery
	CNA	24 pa: would not require uplift in delivery
Brownfield capacity	Areas of brownfield tend to be connected with WHS within Hayle and are small scale in the remainder of the CNA.	

Constraints:-

Factor	Impact
AONB	Under a quarter of the CNA is covered by AONB, but St Ives is within the setting of the AONB.
World Heritage Site	A small section of the southern part of the CNA is covered by the Tregonning and Gwinear Mining District. However, this is outside of the main settlements. The Port of Hayle includes areas of WHS in the quays and riverside area.
European sites	None but river and dunes to the north of Hayle are SSSI
Physical	River and coast

Conclusion

Hayle is a strategic focus for development and investment to enable regeneration of the town and its historic assets. Land has been identified through the town framework/draft allocations document to the south east of the town that could potentially deliver further growth. The current submission version of the Local Plan includes a greater than pro rata level of growth for Hayle, and this is proposed going forward; reflecting both its economic role, level of affordable housing need and ability to meet some of the need for more constrained areas in the vicinity.

Whilst St Ives is restricted for growth by environmental constraints, Hayle is well connected and within the travel to work area (which has clear constraints which

limit delivery of housing). On that basis, the recommendation is for a higher than pro rata approach for Hayle. However, the constraints of St Ives are recognised, and this forms the basis of a recommendation for lower than pro-rata growth to ensure that environmental assets are protected.

Increases beyond this level of growth for Hayle will need to be considered in the context of engagement with Highways England regarding junction capacity on the A30.

Proposed Allocation

Hayle	1600
St Ives	1100
Remainder of CNA	480

2. Helston:

Growth factors:

Factor		
Economic Strategy	The Economic Strategy developing from the Council also highlights the strategic potential for economic and employment growth linked to Goonhilly. On that basis, with the environmental constraints in the adjoining Lizard area, Helston is considered an area where an uplift to support the Economic Strategy should be applied.	
Affordable Housing need	Helston	254(Band A-D) above pro-rata by 16%
	CNA	386 (Band A-D) below pro-rata
Previous Delivery	Helston	67 pa: would not require uplift in delivery
	CNA	66 pa: would not require uplift in delivery
Brownfield capacity	Small scale within Helston.	

Constraints:-

Factor	Impact
AONB	Around half of the CNA is covered by AONB. Porthleven is within the setting of the AONB. Mullion is wholly within the AONB.
World Heritage Site	Sections of the northern part of the CNA is covered by the Tregonning and Gwinear Mining District and Wendron Mining District, however this is outside of the main settlements.
European sites	Significant areas of terrestrial and marine SAC in Lizard area as well as SSSI
Other	Penrose Estate to south of Helston

Conclusion

Helston has an important role to play in providing services for a significant area of the south of Cornwall. Opportunities exist for further economic growth, which suggest an uplift to support the Council's Economic Strategy. Site options have been identified through the Town Framework/draft Allocations DPD that could potentially deliver this level of growth. These sites now have planning consent. The work for the Allocations Document identified limited further opportunities for growth beyond the current proposals. This still allows for an above pro rata level of growth to respond to the wider economic strategic need and affordable housing provision.

The remainder of the CNA is quite restricted for growth options by the designation of AONB and special areas of SAC. These areas contain the majority of settlements.

However there are options for growth in Porthleven and additional growth for local need within small developments amongst the existing settlements.

Studies have been undertaken with the AONB, and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of the capacity of settlements in the AONB.

On that basis, the remaining area has a below pro-rata level of growth with the additional growth being absorbed in Helston and adjoining network areas in the travel to work catchments.

Proposed allocation:

Helston - 1200

Remainder of CNA - 1100

3. Camborne, Pool, Illogan and Redruth (CPIR):

Growth factors:

Factor		
Economic Strategy	CPIR has been an area of focus for economic regeneration in Cornwall over a number of years. It provides a significant focus for manufacturing industries; it is the location of the Strategic Innovation Centre, in addition to being the location for the proposed Records Office at Redruth. The focus is upon supporting the development of despoiled and brownfield sites in a way that respects its heritage importance. CPIR is considered an area where an uplift to support the Economic Strategy should be applied.	
Affordable Housing need	CPIR	1279(Band A-D) above pro-rata by 28%
	CNA	211(Band A-D) below pro-rata %
Previous Delivery	CPIR	275 pa: would require uplift in delivery of 24%
	CNA	46 pa: would not require uplift in delivery
Brownfield capacity	Good in CPIR although often associated with the World Heritage Site.	

Constraints:-

Factor	Impact
AONB	Part of the north coast of the CNA is covered by the AONB, but this is removed from the main settlements.
World Heritage Site	CPIR is contained within the Camborne and Redruth Mining District and St Day is within the Gwennap Mining District.
European sites	None
Other	

Conclusion

The CPIR area is also a focus for economic growth in the Economic Strategy of the Council and has significantly over pro-rata levels of local housing need. Land has been identified through the Town Framework/draft Allocations DPD that could potentially deliver growth anticipated. This still allows growth to be focused within the urban area of Camborne, Pool, Illogan and Redruth with a focus upon the use of brownfield land.

The level of growth and role allows for the towns to absorb some of the growth from rural areas to the south and west which are, due to their constrained nature less able to meet the equivalent pro rata level of growth.

The CNA is less restricted for growth options, although there is total WHS cover for St Day that would potentially constrain development in that settlement. On that basis the recommendation is for a higher than pro rata approach for the main towns and pro-rata for the remainder of the CNA.

Proposed allocation:

Camborne, Pool, Illogan, Redruth - 5200

Remainder of CNA - 1000

4. Falmouth and Penryn:

Growth factors:

Factor	
Economic Strategy	Economic growth in Falmouth is focussed on providing for marine businesses and building on the benefits of proximity to Falmouth University, creative industries etc. Uplift could help to provide additional economic growth.
Affordable Housing need	Falmouth 751(Band A-D) above pro-rata by 21%
	CNA 149 (Band A-D) below pro-rata
Previous Delivery	Falmouth 115 pa: would require uplift in delivery of 19%
	CNA 38 pa: would not require uplift in delivery
Brownfield capacity	No significant concentration within Falmouth and Penryn.

Constraints:-

Factor	Impact
AONB	Around a third of the CNA is covered by AONB and Mawnan Smith and Mylor are contained entirely within the designation. The edge of Falmouth and Penryn are both within the setting of the AONB.
World Heritage Site	A small rural part of the CNA is contained within the Devoran and Perran areas of the WHS designation.
European sites	Fal and Helford SAC

Conclusion

Falmouth and Penryn's economic growth is linked to maritime industry, and developing upon the opportunities developed by the university. Land has been identified through the Town Framework/draft Allocations DPD that could potentially deliver the growth anticipated, but this will be constrained by the physical setting of Falmouth. Options for further growth are therefore limited. On that basis the recommendation is for pro rata level of growth for the town, recognising however that the area is one where the economic and affordable housing need would justify uplift.

There is a however considerable demand for student accommodation in the Falmouth and Penryn area and this has led to pressure on local housing stock. The provision of purpose built student accommodation in the area would reduce

this rate of loss of stock to HMOs and potentially release some stock within Falmouth and Penryn.

For Falmouth and Penryn therefore, the Allocations Development Plan Document will seek to identify specific sites for purpose built communal student accommodation to address the future needs of the University, and reduce pressure upon the existing and future housing stock.

The CNA outside of the towns is also restricted for growth options with considerable AONB cover. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon AONB suggests the current submission draft level of growth can be met within the area without unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB

Proposed allocation:

Falmouth and Penryn – 2,800

Remainder of CNA - 600

5. Truro and Roseland:

Growth factors:

Factor		
Economic Strategy	Economic growth in Truro is focussed on maintaining the offer and functions of the City. Uplift in housing growth reflects economic success and job opportunity in Truro and Threemilestone.	
Affordable Housing need	Truro	649(Band A-D) above pro-rata by 22%
	CNA	275 (Band A-D) below pro-rata
Previous Delivery	Truro	145 pa: would require uplift in delivery of 19%
	CNA	55 pa: would not require uplift in delivery
Brownfield capacity	Generally small scale within Truro, minimal in remainder of CNA.	

Constraints:-

Factor	Impact
AONB	Just over a third of the CNA is covered by the AONB, but this is removed from the main settlements.
World Heritage Site	The Gwennap Mining District extends close to the western extreme of Threemilestone but does not affect other settlements.
European sites	Fal and Helford SAC extend as far as Truro and St Austell Bay PSPA covers the coast of the Roseland.

Conclusion

Truro (with Threemilestone and Shortlanesend) are identified as having key economic roles, reflecting their existing economic success, service and retail role and particular importance in the health sector in Cornwall. This success is reflected in the imbalance in the number of jobs compared to resident population. Affordable need is above pro rata in terms of local connection and significantly above pro rata when considering where those on the Homechoice Register give a preference in terms of location. On this basis, uplift above pro rata would be justified, including providing for some of the additional growth that cannot be met in adjoining network areas to the north and south.

Land has been permitted or allowed for through the Neighbourhood Plan that could potentially deliver the growth anticipated, but this will be constrained by the infrastructure needs and previously slow delivery rates. While commitments broadly match the proposed level of growth anticipated, rates of development on major sites mean further commitments rates of development will need to be closely monitored to ensure delivery the propose level of growth within the plan period.

The rest of the CNA is restricted for growth options within larger settlements with considerable AONB cover. On that basis, the recommendation is for a higher than pro rata approach for Truro, and below pro-rata for the remainder of the can; though this figure is increased compared to the submission version to reflect an increase in commitments in the CNA.

Proposed allocation:

Truro (with Threemilestone and Shortlanesend) –3900

Remainder of CNA – 1,200

6. St Agnes and Perranporth:

Growth factors:

Factor		
Economic Strategy	Local plan seeks to support businesses to meet local needs	
Affordable Housing need	CNA	340 (Band A-D) below pro-rata
Previous Delivery	CNA	71 pa: no uplift in delivery required
Brownfield capacity	Generally small scale.	

Constraints:-

Factor	Impact
AONB	Part of the north coast of the CNA is covered by the AONB, and St Agnes and the western edge of Perranporth are within the setting of the AONB.
World Heritage Site	St Agnes is contained within the St Agnes Mining District.
European sites	Godrevy Head to St Agnes (Wheal Coates) and Penhale Dunes SAC European protected sites.

Conclusion

Both St Agnes, and to a lesser degree Perranporth, have opportunities to maintain their role in the hierarchy and to provide for growth. However, there are implications for both from potentially increased recreational pressure on European sites, particularly with Penhale Dunes in Perranporth and for St Agnes, the potential for impact upon the setting of the AONB. There are a number of other reasonably sized villages within the CNA that are not constrained by the same designations that could assist in the allocation of housing numbers.

Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

Where pro rata growth cannot be provided, this is redistributed to adjoining growth areas primarily in Newquay with a smaller provision in Truro..

Proposed allocation:

CNA – 1,100

7. Newquay:

Growth factors:

Factor		
Economic Strategy	<p>The Local Plan identifies Newquay as an area for economic concentration in connection with the provision of the Aerohub as a strategic catalyst for economic growth in addition to its major role as a tourist centre. There are also regeneration ambitions and opportunities within the town. Significant employment commitments have been made within the town and the proposed growth area to provide for further job provision.</p> <p>Area also identified as part of an area of strategic opportunity in mid Cornwall for economic growth building the linkages between Newquay, China clay area, St Austell area and Bodmin.</p>	
Affordable Housing need	Newquay	490(Band A-D) above pro-rata by 2%
	CNA	162 (Band A-D) below pro-rata
Previous Delivery	Newquay	145 pa: would require uplift in delivery of 19%
	CNA	55 pa: would not require uplift in delivery
Brownfield capacity	Limited beyond currently consented sites.	

Constraints:-

Factor	Impact
AONB	None
World Heritage Site	None
European sites	None

Conclusion

Newquay already included a higher than pro rata level of growth in the submission version of the plan reflecting its economic role and level of commitments. The identification of Newquay as a strategic economic driver would justify an above pro rata level of growth. The area also adjoins areas where pro rata growth is not possible to the west and east with linkages to Newquay, including areas within its own network area and therefore can provide for some of that growth.

Sites already permitted or allowed could potentially deliver growth anticipated, but this will be constrained by the infrastructure needs (particularly the need to provide a new distributor road to reduce congestion at key points and to enable the closure of level crossings on the railway). Further allocations will support the delivery of key infrastructure and increase housing delivery. The figure for Newquay will include development related to Quintrell Downs with a

subsequent reduction in the level of development proposed for the area outside of the Newquay target.

The CNA is restricted for growth options other than in Newquay, due mainly to a lack of suitable settlements to accommodate additional growth. On that basis the recommendation is for a higher than pro rata approach for Newquay and below pro-rata for the remainder of the CNA.

Proposed allocation:

Newquay (including Quintrell Downs)- 4400

Remainder of CNA – 400

8. St Austell and Mevagissey:

Growth factors:

Factor		
Economic Strategy	Identified in the Local Plan as a centre for regeneration in terms of both employment and retail provision. Also identified as having an opportunity to develop as a leader in green industries. Area also identified as part of an area of strategic opportunity in mid Cornwall for economic growth, building the linkages between Newquay, China clay area, St Austell area and Bodmin.	
Affordable Housing need	St Austell	560 (Band A-D) above pro-rata by 17%
	CNA	59 (Band A-D) below pro-rata
Previous Delivery	St Austell	199 pa: would not require uplift in delivery
	CNA	26 pa: would not require uplift in delivery
Brownfield capacity	Limited beyond currently consented sites.	

Constraints:-

Factor	Impact
AONB	Just over a third of the CNA is covered by the AONB, which includes Mevagissey and Goran Haven.
World Heritage Site	Charlestown is part of the World Heritage Site.
European sites	St Austell Bay PSPA.

Conclusion

St Austell together with St Blazey and Par forms the largest urban area in Cornwall. The area is identified as one of economic focus in the submitted local plan and with an above average requirement for affordable housing with a local connection and an even more significant level where preference is used as the

indicator. On that basis it would be an area expected to consider a higher than pro rata level of growth to support these needs. Previous delivery rates demonstrate an ability to continue to deliver within the town. Work undertaken to develop the allocations document identifies sites that could provide for the anticipated level of growth without impacting upon the adjoining world heritage site

The remainder of the CNA is restricted for growth options within larger settlements with considerable AONB cover. Studies undertaken with the AONB and Natural England’s endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis the recommendation is for a higher than pro rata approach for St Austell and below pro-rata for the remainder of the CNA. The surplus that cannot be provided is re provided within the Eco community proposals within the travel to work area.

Proposed allocation:

St Austell – 2,600

Remainder of CNA – 300

9. China Clay Community Network Area:

Growth factors:

Factor		
Economic Strategy	Area identified as part of an area of strategic opportunity in mid Cornwall for economic growth building the linkages between Newquay, China clay area, St Austell area and Bodmin Areas abutting the A30 include significant employment areas. .	
Affordable Housing need	CNA	619 (Band A-D) above pro-rata by 23 %
Previous Delivery	CNA	190 pa: would not require uplift in delivery
Brownfield capacity	Good spread of sites	

Constraints:

Factor	Impact
AONB	None

World Heritage Site	None
European sites	Brenay Common and Goss & Tregoss Moors and St Austell Clay Pits SACs within CNA. All have been screened out for HRA purposes on the Local plan.

Conclusion

The China Clay Community Network Area includes a number of sites which perform strategic economic roles along the A30. The area also forms part of the strategic focus between St Austell and Newquay, seen as an area with economic opportunity. The area has a higher level of affordable housing need compared to pro rata, though less significant when preference is used as a basis. On that basis the area is one where an uplift would normally be provided.

The area has been subject to high levels of growth in the past across a range of settlements. On that basis the figure provided is set at lower than pro rata to reflect this and any uplift will be met in the proposed Eco community located in the china clay network area supporting the Economic Strategy for the area.

Proposed allocation:

China Clay Community Network Area – 1,800

10. St Blazey, Fowey and Lostwithiel:

Growth factors:

Factor		
Economic Strategy	Area forms part of the same focus for regeneration as St Austell Area also identified as part of an area of strategic opportunity in mid Cornwall for economic growth building the linkages between Newquay, China clay Community network area, St Austell area and Bodmin.	
Affordable Housing need	CNA	393 (Band A-D) below pro-rata
Previous Delivery	CNA	68 pa: would not require uplift in delivery
Brownfield capacity	Good selection in St Blazey/Par including the docks site as part of Eco community, but flood constraints.	

Constraints:-

Factor	Impact
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AONB	Around a quarter of the CNA is covered by the AONB, but this is removed from the main settlements with the exception of Fowey.
World Heritage Site	The Luxulyan Valley is within the CNA, but removed from the main settlements .Charlestown area also forms part of the WHS. Its location adjoining St Austell and the area that provides its setting, restricts some directions of growth of St Austell.
European sites	St Austell Bay PSPA covers the coast around St Blazey and Par, but does not extend as far as Fowey.

Conclusion

The towns form part of the wider economic focus for the St Austell area and local regeneration which would support uplift in growth. There are also opportunities to bring forward brownfield sites. The area is however constrained by flooding issues.

The area of Fowey is dominated by AONB which limits opportunities for growth Studies, undertaken with the AONB and Natural England’s endorsement to assess the impact of the level of development upon the AONB, suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

For the above reasons, the recommendation is for a lower than pro rata approach for the CNA with the remainder being provided by the Eco Community proposals, including an element estimated from the development at Par Docks situated in the Network area.

Proposed allocation:

St Blazey, Fowey and Lostwithiel CNA – 900

Eco Community

Factor		
Economic Strategy	Area identified as part of an area of strategic opportunity in mid Cornwall for economic growth building the linkages between Newquay, China Clay Community network area, St Austell area and Bodmin. The Eco community acts as a catalyst for investment to the North of St Austell to support regeneration and economic development.	
Affordable Housing need	CNA	Not applicable

Previous Delivery	CNA	Not applicable
Brownfield capacity	Site includes despoiled former mineral land and lower grade agricultural land. .	

Conclusion

The proposal is situated within two existing network areas, St Blazey for Par Docks and China Clay Community Network Area for West Carclaze; the sections for which cover the general constraints for those areas. The level of growth shown in the proposed allocation has been reduced from the submitted version of the plan to reflect the likely level of delivery over the plan period. The size of the schemes would mean that development is likely to continue beyond 2030 before completed.

The scheme provides an important part of the economic strategy for the area. This importance is increased by the proposed A30 to St Austell link, making this area to the north of St Austell a key opportunity for employment growth, with the potential for good links to the main spinal route through Cornwall.

Proposed allocation:

Eco Community 1500

11 Wadebridge:

Growth factors:

Factor		
Economic Strategy	Local plan seeks to support businesses to meet local needs	
Affordable Housing need	Wadebridge	163 (Band A-D) above pro-rata by 17%
	CAN	188 (Band A-D) below pro-rata
Previous Delivery	Wadebridge	30 pa: would require uplift in delivery of 54%
	CAN	52 pa: would not require uplift in delivery
Brownfield capacity	Wadebridge has supply but within a flood risk area	

Constraints:-

Factor	Impact
AONB	Around an eighth of the CNA is covered by the AONB, but this potentially impacts on the other larger settlements.
World Heritage	None

Site	
European sites	None.

Conclusion

Wadebridge has a role in acting as a local service centre for much of the surrounding rural area. The town has a higher than pro rata level of affordable housing need and on that basis would be considered to provide an above pro rata level of growth.

Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis, the recommendation is for a higher than pro rata approach for Wadebridge and below pro-rata for the remainder of the CNA. Wadebridge can through this higher level, absorb much of the additional growth from the rural area (though this does involve a significant increase from past build rates), with an element being provided by above pro rata growth in Newquay, which also adjoins the western edge of the CNA.

Proposed allocation:

Wadebridge – 1,100,

Remainder of CNA – 1,000

11. Bodmin:

Growth factors:

Factor		
Economic Strategy	Economic focus on Bodmin as a strategic employment location, taking advantage of its position on the transport network. Development of the area as a 'food town'. An uplift in housing could help to deliver economic growth and sustain the vision for Bodmin to become a larger player in Cornwall. Area also identified as part of an area of strategic opportunity in mid Cornwall for economic growth building the linkages between Newquay, China clay area, St Austell area and Bodmin.	
Affordable Housing need	Bodmin	529 (Band A-D) above pro-rata by 73%
	CNA	54 (Band A-D) below pro-rata
Previous Delivery	Bodmin	94 pa: would require uplift in delivery of 48%
	CNA	10 pa: would not require uplift in delivery
Brownfield capacity	Limited capacity in town.	

Constraints:-

Factor	Impact
AONB	About a third of the CNA is AONB and this includes the village of Blisland.
World Heritage Site	None
European sites	None direct, but River Camel SAC lies to west of the settlement

Conclusion

Bodmin is identified as a strategic focus for economic growth in the local plan. The town also includes a significant level of affordable housing compared to its population size. For these reasons an uplift above pro rata is supported. The scale of the uplift is based upon the strategic nature of the opportunity and need. The town framework and allocations document have identified sites with a capacity to meet the level of growth and the town has successfully received support from growth deal for improvements to its transport infrastructure and to address air quality issues. The level proposed however, shows only a small increase beyond that proposed in the submission version of the Local Plan, to reflect a degree of caution in the likely rate of development, and therefore how much growth can be provided in Bodmin during the plan period though current rates and encouraging.

The increase in growth above pro rata allows the town to absorb the growth from the rest of the CNA, Camelford and some of the additional growth from areas constrained in SE Cornwall.

Elsewhere in the CNA is restricted for growth options with few settlements and areas covered by the AONB. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB, suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis recommendation is for above pro rata in Bodmin and a reduced level of growth in the remaining rural area.

Proposed allocation:

Bodmin – 3,100

Remainder of CNA - 100

12. Camelford:

Growth factors:

Factor		
Economic Strategy	Local plan seeks to support businesses to meet local needs.	
Affordable Housing need	CNA	234 (Band A-D) below pro-rata
Previous Delivery	CNA	69 pa: No uplift in delivery required
Brownfield capacity	Limited.	

Constraints:-

Factor	Impact
AONB	Half of the CNA is covered by AONB, including Tintagel and Boscastle.
World Heritage Site	None
European sites	Tintagel, Marsland Clovelly Coast SAC.

Conclusion

The level of facilities and services in the town could potentially justify growth anticipated, but this will be constrained by the infrastructure needs (particularly related to congestion and air quality issues in the centre of the town) and sewage provision draining into the Camel.

The CNA is restricted for growth options within larger settlements due mainly to the AONB. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis, the recommendation is for a lower than pro rata approach for the CNA.

Proposed allocation:

Camelford CNA: 1,000

13. Bude and Stratton:

Growth factors:

Factor		
Economic Strategy		Local plan seeks to support businesses to meet local needs.
Affordable Housing need	Bude and Stratton	237 (Band A-D) above pro-rata by 5%
	CNA	103 (Band A-D) below pro-rata
Previous Delivery	Bude and Stratton	47 pa: would require uplift in delivery of 18%
	CNA	23 pa: would require uplift in delivery of 10%
Brownfield capacity	limited	

Constraints:-

Factor	Impact
AONB	About one third of the CNA is AONB but this is confined largely to the coast and doesn't contain Bude, Stratton or Kilkhampton.
World Heritage Site	None
European sites	Tintagel, Marsland, Clovelly Coast SAC, although this has been screened out in terms of HRA for the Local Plan.

Conclusion

Bude and Stratton act as the main service centre for the local area. While it has key objectives to provide further economic growth to meet local needs, it is not identified as requiring an above pro rata level of housing growth. However, landscape constraints in the rural part of the CNA could be met within the town.

Elsewhere in the CNA is restricted for growth options due to much of it being within the AONB, and it containing only one main settlement that could accommodate additional growth outside of Bude and Stratton. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis the recommendation is for a higher than pro rata approach for Bude and Stratton and below pro-rata for the remainder of the CNA.

Proposed allocation:

Bude-Stratton-Poughill – 1,200

Remainder of CNA – 600

Launceston:

Growth factors:

Factor	
Economic Strategy	Launceston acts as a gateway to Cornwall and additional employment and distribution facilities are encouraged as an economic focus.
Affordable Housing need	Launceston 239 (Band A-D) above pro-rata by 25%
	CNA 132 (Band A-D) below pro-rata
Previous Delivery	Launceston 81 pa: would not require uplift in delivery
	CNA 34 pa: would not require uplift in delivery
Brownfield capacity	limited

Constraints:-

Factor	Impact
AONB	Around a quarter of the CNA is AONB but this doesn't contain any of the more significant settlements.
World Heritage Site	None
European sites	None

Conclusion

Launceston is identified as an area of strategic focus within the Local Plan's Economic Strategy. Its role as a gateway to Cornwall along the A30 provides opportunities for economic growth which the Plan seeks to support. The town also has a higher than average level of economic growth. For these reasons the town would expect an above pro rata level of housing provision. This increase in provision allows the town to support the under provision in the surrounding rural area and the under pro rata provision in the Caradon network area to the south.

Elsewhere in the CNA is restricted for growth options without any larger settlements and significant areas contained within the AONB. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis the recommendation is for a higher than pro rata approach for Launceston and below pro-rata for the remainder of the CNA.

Proposed allocation:

Launceston - 1,800

Remainder of CNA – 500

14. Liskeard and Looe:

Growth factors:

Factor	
Economic Strategy	Local Plan identifies need to support economic development in SE Cornwall to meet its needs and benefit from the geographical linkages to Plymouth.
Affordable Housing need	Liskeard 261 (Band A-D) above pro-rata by 22%
	CNA 441 (Band A-D) below pro-rata
Previous Delivery	Liskeard 43 pa: would require uplift in delivery of 29%
	CNA 107 pa: would not require uplift in delivery
Brownfield capacity	limited

Constraints:-

Factor	Impact
AONB	Around a quarter of the CNA is AONB but this doesn't contain any of the more significant settlements.
World Heritage Site	Caradon Hill area is within the WHS
European sites	Phoenix United Mine and Crows nest SAC

Conclusion

Liskeard provides a major service role in SE Cornwall. The town has a higher than average level of affordable housing need which merits an uplift from pro rata. The town is preparing a Neighbourhood Plan to direct growth.

Elsewhere in the CNA is restricted for growth options with only one larger settlement at Looe, and significant areas of AONB and World Heritage Site. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

On that basis, the recommendation is for a higher than pro rata provision for the town of Liskeard and below pro-rata for the remainder of the CNA. The above pro rata provision in the town will provide for some of the gap in provision from the rural area, the remainder is to be met within the Bodmin growth area.

Proposed allocation:

Liskeard – 1,400

Remainder of CNA – 1,500

Caradon:

Growth factors:

Factor	
Economic Strategy	Local Plan identifies need to support economic development in SE Cornwall to meet its needs and benefit from the geographical linkages to Plymouth.
Affordable Housing need	CNA 316 (Band A-D) below pro-rata
Previous Delivery	CNA 66 pa: would not require uplift in delivery
Brownfield capacity	Limited capacity

Constraints:-

Factor	Impact
AONB	Less than a quarter of the CNA is AONB but this contains two of the more significant settlements.
World Heritage Site	The area around Callington and Gunnislake is within the Tamar valley Mining District
European sites	Tamar Valley Estuary Complex.

Conclusion

Callington acts as the main service centre for large parts of the network area; the area is constrained by the capacity of the infrastructure connections with Plymouth plus large areas of AONB World Heritage status.

Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

The recommendation is for a lower than pro rata approach for the CNA. The gap in the pro rata provision is to be met by above pro rata growth in the Launceston CNA.

Proposed allocation:

CNA – 1000

15. Cornwall Gateway:

Growth factors:

Factor		
Economic Strategy	Identified in Local Plan as having opportunities as an economic gateway to Cornwall. Close proximity to Plymouth also provide opportunities for further economic growth	
Affordable Housing need	Saltash	299 (Band A-D) below pro-rata
	Torpoint	206 (Band A-D) above pro-rata by 29%
	CNA	162 (Band A-D) below pro-rata
Previous Delivery	Saltash	73 pa: would require uplift in delivery of 28%
	Torpoint	4 pa: would require uplift in delivery of 77%
	CNA	21 pa: would not require uplift in delivery
Brownfield capacity	Limited but some opportunities in Torpoint	

Constraints:-

Factor	Impact
AONB	Around half of the CNA is AONB but this does not contain the two main settlements, although there is potential to impact the setting depending on the direction of growth proposed. Kingsand/Cawsand is contained within the AONB.
World Heritage Site	No
European sites	Tamar Valley Estuary Complex

Conclusion

Saltash is identified in the Local Plan as having economic opportunity as a strategic gateway to Cornwall. Both Saltash and Torpoint with their close proximity to Plymouth have some opportunities to grow their economic role. However, concerns raised as part of the Local Plan's duty to co-operate, relating to concerns over the river crossing infrastructure, have led to below pro rata levels of housing growth.

The rural part of the CNA is restricted for growth options with significant areas of AONB. Studies undertaken with the AONB and Natural England's endorsement to assess the impact of the level of development upon the AONB suggests the current submission draft level of growth can be met within the area without requiring unacceptable harm to the AONB. Increases in the level of growth would require further assessment of capacity of settlements in the AONB.

Recommendation that lower than pro rata provision is made for the network area reflecting agreed position from the duty to cooperate.

Proposed allocation:

Saltash – 1,200

Torpoint – 350

Remainder of CNA: 1,900

Location	Pro-rata distribution based on household spaces 2011	Submission version of Local Plan	Proposed Allocation	Completions 2010-15	Planning Permission Not Started and Under Construction	Remaining Requirement
Penzance / Newlyn	2,300	2,150	2,150	237	371	1,542
<i>West Penwith CNA residual</i>	1,900	1,000	1,000	302	514	184
CNA Total	4,200	3,150	3,150	539	885	1,726
Hayle	824	1,400	1,600	108	980	512
St Ives-Carbis Bay	1,397	1,000	1,100	462	287	351
<i>Hayle and St Ives CNA residual</i>	478	350	480	151	220	109
CNA Total	2,699	2,750	3,180	721	1487	972
Helston	987	900	1200	205	584	411
<i>Helston and the Lizard CNA residual</i>	2,231	1,100	1,100	462	438	200
CNA Total	3,218	2,000	2,300	667	1022	611
CPIR	4,431	4,500	5,200	1168	3351	681
<i>CPR CNA residual</i>	1003	800	1000	311	287	402
CNA Total	5,434	5,300	6,200	1479	3638	1,083
Falmouth-Penryn	2,798	2,600	2,800	705	976	1,119
<i>Falmouth and Penryn CNA residual</i>	1218	500	600	220	251	129
CNA Total	4,016	3,100	3,400	925	1227	1,248
Truro-Threeilestone-Shortlanesend	2,310	3,000	3900	588	3558	-266
<i>Truro and Roseland CNA residual</i>	1890	900	1200	477	443	290
CNA Total	4,200	3,900	5,100	1065	4001	334
St Agnes and Perranporth CNA	1,754	1,100	1,100	418	509	173
Newquay	2,263	3,550	4,400	882	2535	983
<i>Newquay and St Columb CNA residual</i>	609	600	400	140	183	77
CNA Total	2,872	4,150	4,800	1022	2718	760
Eco-Community		2,300	1,500	0	0	1,500
St Austell	2,168	2,000	2,600	998	1291	311
<i>St Austell CNA residual</i>	777	300	300	41	82	177
CNA Total	2,945	2,300	2,900	1039	1373	488
St Blazey, Fowey and Lostwithiel CNA	1780	800	900	341	297	262
China Clay CNA	2,258	1,500	1,800	899	473	428
Wadebridge	635	1,000	1,100	127	238	735
<i>Wadebridge and Padstow CNA residual</i>	1,880	1,000	1,000	358	321	321
CNA Total	2,515	2,000	2,100	485	559	1,156
Bodmin	1,313	3,000	3,100	412	773	1,915
<i>Bodmin CNA residual</i>	378	200	100	35	35	30
CNA Total	1,691	3,200	3,200	447	808	1,945

Camelford CNA	1,255	1,200	1,000	286	279	435
Bude-Stratton-Poughill	1013	900	1200	176	447	577
<i>Bude CNA residual</i>	777	600	600	145	108	347
CNA Total	1,790	1,500	1,800	321	555	924
Launceston	845	1,500	1,800	346	957	497
<i>Launceston CNA residual</i>	945	400	500	145	172	183
CNA Total	1,790	1,900	2,300	491	1129	680
Liskeard	903	1,250	1,400	190	643	567
<i>Liskeard and Looe CNA residual</i>	2,415	1,400	1,500	452	825	223
CNA Total	3,318	2,650	2,900	642	1468	790
Caradon CNA	1,685	1,000	1,000	251	498	251
Saltash	1,475	1,000	1,200	159	1128	-87
Torpoint	714	350	350	3	22	325
<i>Cornwall Gateway CNA residual</i>	903	350	350	50	105	195
CNA Total	3,092	1,700	1,900	212	1255	433
TOTAL:	52507	47,500	52,530	12,250	24,181	16,099

Note: Completions and commitments in this table are based on estimates for August 2015.