

Cornwall Local Plan Housing Implementation Strategy

January 2016

1 Introduction

1.1 Cornwall Council at its meeting on the 15th December approved the proposed changes to the submitted Cornwall Local Plan. This included a revised housing target of 52500 homes between 2010 and 2030 and a revised distribution of that target. Housing trajectories have been produced for Cornwall as a whole and for each Community Network Area and, where identified, the town within that CNA.

1.2 The following report seeks to provide an explanation behind the assumptions made for each source in the trajectories that will contribute to delivering the local plan housing target and for each area, identify whether there is a shortfall or surplus together with how any shortfall can be met.

2 Explanation of the Trajectories

2.1 The Housing Trajectory identifies the various sources that will provide the supply that will enable the plan requirement to be delivered. Assumptions have been made depending on the source to adjust the yield and delivery rate. They are based on the position as at 1st April 2015. A series of summary trajectories have also been produced for each CNA and named town. These are included as Appendix 1.

The sources.

- 1) **Completions.** The first five years of the plan period have passed and therefore the delivery within this period is made up of actual completions. **Planning permissions.** These have been split between those sites up to 9 units and sites of 10 or more. For the small sites a discount rate of 10% has been applied to the stock of permissions and an assumption made that 90% of the permissions will be delivered over the following 5 years. This is based upon an analysis of past trends, in particular that, numerically 90% of the permissions that were not started or under construction in 2010 were developed within the following five years. For the larger sites of 10 or more an analysis of past trends was undertaken to establish the average lead in times and delivery rates that were then applied to the sites with permission. This resulted in the average lead in times from the date of permission to the completion of the first house and delivery rates for different sized sites as set out in table 1 below. The lead in times increase for outline permissions to take into account the time taken for the submission and approval of reserved matters. For the largest of sites (500+) to allow for the likelihood that in most cases more than one developer may develop the site at one time, the delivery rate has been doubled to 70 per year.

Table 1: Average lead in times and delivery rates for full planning permission		
Site size	Average lead in time (months)	Average delivery rate (completions per year)
10-49	30	39
50-99	26	30
100+	19	35

Table 2: Additional average lead in times to be applied to outline planning permission	
Site size	Average lead in time (months)
10-49	20
50-99	21
100+	24

The evidence to obtain these assumptions is based on activity in the development industry during a period of recession. It is likely therefore that particularly delivery rates and to a lesser extent lead in times may be on the conservative side. These rates will therefore be closely monitored and adjusted to reflect significant changes. These average rates have been applied to all sites in the trajectory with the exception of the Newquay growth area and the Eco- Community as both developments are large and fairly complex. In both cases delivery has been adjusted to reflect the expectations of the developers on individual parts of the sites. NB: On a county wide basis and for each town and CNA the yield over the following 5 years was averaged to smooth out any spikes that resulted in unrealistic overall annual completions.

- 2) **Sites granted permission in principle but awaiting the signing of a S106 legal agreement.** These sites have been identified separately on the basis that they do not have a permission until a legal agreement is signed. This will mean that there is likely to be a longer lead in time to take account of the time it takes until a legal agreement is finalised. County wide only 7 such sites were identified and in each case an estimate made as to how long it would take to finalise the legal agreement. This was then added to the average lead in times and delivery rates and applied to each site.
- 3) **Cornwall Land Initiative sites.** These sites, whilst not having planning permission as at April 2015, are being actively promoted by the Council, are available now and are suitable for development, furthermore they have a variety of developer commitment in the form of a signed contract with a clause aiming for development of the sites within five years. As there were a small number of sites the expected delivery rates was assessed based upon discussions with officers directly involved in bringing these sites forward. Three of the sites have been granted planning permission since April 2015.

- 4) **Shlaa sites granted permission since April 2015.** These sites have been identified separately for the purposes of five year supply (the subject of a separate report) and the average lead in times and delivery rates have been applied in the same way as for permissions above.
- 5) **Shlaa sites within settlements (brownfield and greenfield).** There were a number of sites that have been identified in the shlaa that were within settlements and following some further assessment as to their suitability in broad terms, were include on the basis that the principle of housing development may be acceptable, The yield from these sites has then been reduced by 30% to reflect that in many cases they may not currently have developer interest and may not all come forward. The 30% discount was based upon an assessment of the delivery of sites identified in former district council's urban capacity studies produced about 15 years previously. After discounting the yield from these sites was applied from 2020 onwards and delivery is assumed over the following 5 years.
- 6) **Windfall on small sites less than 10.** Small sites have historically formed a significant proportion of all completions. Whilst the development of current permissions will produce completions on such sites over the next five years, it is important to recognise that such sites currently without permission will continue to contribute to completions over the last 10 years of the plan period. An assumption of 800 per year based on past trends (950 per year) and reduced to take account of the need to exclude an element of past trends that was on garden land has been applied to the last ten years of the plan period. The figure was then disaggregated to each CNA and town based on the proportion of development that has taken place in each over the first 4 years of the plan period. The SHLAA sets out the detailed methodology for the calculation of windfall. This figure can be monitored based on completions on small sites each year. In the first 5 years of the plan period completions on small sites have averaged 846 per year during a period of recession which would suggest the windfall allowance is on the conservative side. Once the local plan is adopted it is likely that the policy approach of allowing infill development in a wider range of settlements including smaller hamlets may result in a higher number of completions from this source and therefore the windfall rate may need to be revised.
- 7) **Sites proposed in the emerging Site Allocations DPD.** The Local Plan Strategic Policies does not allocate sites to meet the local plan requirement. This will be achieved for those towns that are not currently allocating sites through Neighbourhood Plans, in the Site Allocations DPD. A considerable amount of work has been undertaken in assessing options for sites and preferred sites have been identified. The intention is that this element of the Local Plan will be published in the autumn 2016 and Submitted in the spring of 2017. It cannot currently be given much weight and as such the yields from most of the allocations have not been included in the five year supply. However some sites are progressing in

advance of this element of the local plan and this has been reflected in the trajectory. The average delivery rates have been applied to the allocations and reflected in the trajectory. No average leads in times have been applied and in most cases delivery is not expected within the next five years. However in some cases where it is known that sites are progressing in advance of the Local Plan delivery is expected earlier.

- 8) **The Eco Community at West Carclaze and Par Docks.** The Local Plan identifies West Carclaze and Par Docks as part of the development of the Eco Community. The sites are to be developed by Eco-Boss, the developer but working with Cornwall Council and the Homes and Communities Agency. The anticipated annual delivery based on the estimates of the partnership has been incorporated into the trajectory. No delivery from the site at Par Docks has been included in the trajectory within the plan period. Should development of this site commence before the end of the plan period then this would increase the yield from the Eco community currently shown in the trajectory. A planning application for 1500 homes at West Carclaze has been submitted and is due to be considered by the council's Strategic Planning Committee in April 2016.

3 Explanation of delivery

3.1 The trajectory identifies the expected annual delivery rate for each year that results from the assumptions explained above. These are then added, year on year to give an estimate of likely cumulative completions. This is then compared to the cumulative local plan target to identify whether there is a surplus or shortfall in meeting the local plan requirement. This is the 'monitor' row in the trajectory. A negative figure in this row indicates the extent of a shortfall at any given point in time. A negative figure at the end of this row (the end of the plan period) means that there is a shortfall in meeting the local plan requirement from the sources identified.

3.2 The last row (manage) identifies the annual requirement that is required at any given point in time to meet the local plan requirement based upon the completions that have taken place since the start of the plan period.

3.3 Where there is a shortfall in meeting the local Plan target in a particular area then the expectation is that this will need to be met from currently unidentified sites of 10 units or more either through allocations in the Site Allocations DPD, Neighbourhood Plans or through the delivery of sites under Local Plan policies 8 and 9 that provide for development within settlements or through rural exceptions.

3.4 This report identifies for each area whether, at the time of writing, additional permissions have been granted on new sites since April 2015 and therefore not accounted for in the trajectory. In addition to this, for each area it identifies what capacity may exist to meet any shortfall in terms of the SHLAA. This discounted SHLAA capacity excludes those sites identified in the trajectory

as having had permission granted since April (5 above) and those sites identified in the trajectory as within settlements (6 above). A threshold of 10 or more has been applied to sites identified in the SHLAA and there will therefore be no overlap with the windfall allowance.

3.5 Sites identified in the SHLAA and the capacity therein does not determine whether a site is suitable for development but provides an important source of information that will help to inform decisions on a sites suitability that will be taken as part of the Neighbourhood Plan allocations process.

3.6 The discounted SHLAA capacity excludes those sites that have in whole or in part been identified as site allocations, Neighbourhood Plan Allocations and planning permissions granted since April 2015. It has also been adjusted to exclude sites that are within or may affect the setting of the AONB and those sites where there may be the potential for risk from flooding. The adjusted capacity is then discounted by 30% to provide a discounted SHLAA capacity. It is this discounted capacity that has been identified when discussing the delivery within each CNA. This is a very conservative approach as some sites within the AONB or that may affect its setting or where part of the site is within flood zone 3a, may be suitable for development.

3.7 The inclusion of any site in the discounted capacity does not mean that any sort of principle as to the suitability of the site for development has been established.

4 The Delivery of the Local Plan Housing Target

Cornwall	
Local Plan Housing Target	52500
Completions 2010-2015	11455
Planning permission (including sites awaiting the signing of a S106)	21292
CLI Sites	296
SHLAA sites granted permission since April 2015	917
Discounted Shlaa sites within the urban areas	1091
Windfall on small sites (2020-2030)	8000
Proposed Local Plan Site Allocations	7467
Neighbourhood Plan Allocations	400
Eco-Community	1240
Shortfall	-342
Discounted SHLAA capacity	29102

Cornwall

4.1 The Cornwall Summary Trajectory shows that completions since the start of the plan period have fallen below that required by the Local Plan although in the last year rates have improved. To meet the local plan requirement will require building rates to average over 2700 for the remainder of the plan period. It is projected that there is a sufficient supply to enable on average 3250 dwellings per year to be delivered over the next 5 years. This will require a step change in building rates compared to the first 5 years of the plan period. If this is achieved then any backlog following under provision in the first 4 years will have been eradicated within the next five years and the annual requirement for the last 10 years of the plan period would fall to 2480 per year by 2020. However, the yield from current sources will have diminished by 2025 to the extent that they are only sufficient to deliver 1944 homes per year for the last 5 years of the plan period. The trajectory also shows that specific sites can be identified that will deliver in excess of the required build rate for at least the first 15 years of the plan period. Overall however it does show there is a shortfall of 342 by the end of the plan period. Whilst this would represent less than 1% of the overall Local plan requirement it does suggest that there is a need for sites currently not identified in the trajectory to be developed in the last 5 years of the plan period to ensure the local plan requirement can be met and to provide a degree of flexibility should some of the identified supply not come forward as suggested. The Cornwall SHLAA identifies a range of available sites with a capacity for over 29000 units. These sites may contribute to meeting future needs subject to further detailed assessment as to their suitability through the neighbourhood plan allocations process or through the determination of planning applications for larger scale infill or rural exceptions.

4.2 Whilst sites can be identified that are capable of all but delivering the whole plan requirement over the plan period, there are variations when the target is distributed to the Community Network Areas and named towns. The following is an analysis of the summary trajectories for each CNA and town together with an explanation of how any shortfall will be met. In each case the discounted shlaa capacity has been identified which may be used to inform Neighbourhood Plan allocations when required.

West Penwith Community Network Area – April 2015

Penzance	
Local Plan Housing Target	2150
Completions 2010-2015	230
Planning permission (including sites awaiting the signing of a S106)	324
CLI Sites	31
Discounted Shlaa sites within the urban areas	9
Windfall on small sites (2020-2030)	340
Proposed Local Plan Site Allocations	1227
Surplus	11
Discounted SHLAA capacity	489

4.3 Completions since the start of the plan period have been below that of the local plan annual requirement and current permissions are such that this is likely to continue over the next 5 years.

4.4 Delivery of the local plan target is reliant upon allocations being made in the site allocations DPD that will be expected to deliver 1227 homes between 2020 and 2028 at an average rate of 153 per year. This will require a step change in build rates over this period.

4.5 Penzance Town Council have agreed to develop a Neighbourhood plan and the area was designated a neighbourhood Plan area in December 2014. The current intention is the Neighbourhood plan will be focused upon town centre issues and it will be for the Site Allocations DPD to allocate sites for housing. There is discounted SHLAA capacity for 489 units on 11 sites.

West Penwith Residual	
Local Plan Housing Target	1000
Completions 2010-2015	280
Planning permission (including sites awaiting the signing of a S106)	428
CLI Sites	42
Discounted Shlaa sites within the urban areas	14
Windfall on small sites (2020-2030)	300
Shlaa sites granted permission since April 2015	18
Surplus	82
Discounted SHLAA capacity	514

4.6 Completions since the start of the plan period at an average of 56 per year have exceeded the local plan target. There is therefore no shortfall to be

met and current planning permissions together with two Cornwall Land Initiative sites at Madron and Marazion are sufficient to provide for 75% of the local plan target.

4.7 Planning Permission has been granted between April and November 2015 at Goldsithney (18 dwellings), St Just (10 dwellings) and at St Buryan (48 dwellings). These are in addition to those sites already shown on the housing trajectory and once included will increase the surplus to 150 dwellings.

4.8 Delivery in the last 10 years of the plan period is almost entirely provided by a windfall allowance of 30 per year which is lower than has been provided in the first 5 years of the plan period (34 per year).

4.9 The Local Plan requirement can therefore be met and provide a surplus to ensure some flexibility without the need for any additional sites of 10 or more dwellings. This is important as it means there is no reliance upon significant development in villages within the AONB to meet the Local Plan Requirement.

4.10 There is discounted SHLAA capacity for 514 units on 11 sites, which although not required could provide a source for additional housing sites in the future.

4.11 A Neighbourhood Plan area has been designated for Ludgvan, Marazion, Perranuthnoe and St Hilary parishes although it is currently not known whether the parishes intend to allocate any sites for housing.

Hayle and St Ives Community Network Area - April 2015

Hayle	
Local Plan Housing Target	1600
Completions 2010-2015	103
Planning permission (including sites awaiting the signing of a S106)	963
Discounted Shlaa sites within the urban areas	43
Windfall on small sites (2020-2030)	110
Proposed Local Plan Site Allocations	420
Surplus	39
Discounted SHLAA capacity	704

4.12 Completions in the first five years of the plan period have been significantly below that of the overall local plan annualised requirement for the town. As a result there will need to be a step change in housing delivery over the remaining plan period to ensure delivery of the local plan target.

4.13 This will be achieved through the delivery of the existing planning permission at Hayle Harbour and through the delivery of the proposed Site

Allocation at Trevassack. Planning permission was granted on part of this proposed allocation in December 2015 for 148 dwellings. Current indications are that the developer at Hayle harbour does not envisage developing at the original densities and that this would reduce the yield from this site over the plan period. There is however scope to increase the size of the allocation at Trevassack to counter this and to ensure the Local Plan requirement can be met.

4.14 There is therefore a small surplus. Since April planning permission has been granted for 12 dwellings off Trevithick Crescent. This site was not identified in the SHLAA.

4.15 There is discounted SHLAA capacity for 704 units on 14 sites.

4.16 A Neighbourhood Plan area for Hayle parish was designated in April 2014. The intention is that the site allocations are progressed through the site allocations DPD rather than the Neighbourhood Plan

St. Ives with Carbis Bay	
Local Plan Housing Target	1100
Completions 2010-2015	456
Planning permission (including sites awaiting the signing of a S106)	236
Discounted Shlaa sites within the urban areas	31
Windfall on small sites (2020-2030)	370
CLI sites	13
Proposed Neighbourhood Plan Allocations	300
Surplus	306
Discounted SHLAA capacity	618

4.17 Whilst completions in the first 5 years of the plan period have been almost twice that of the plan requirement, these rates may decline over the next five years as there are currently a limited number of permissions likely to contribute to build rates. However the St Ives Neighbourhood Plan, likely to be subject to referendum in May 2016, allocates a number of sites for housing which together should provide about 300 additional homes within the plan period. This, together with the anticipated windfall from small sites, will be sufficient to exceed the Local Plan target. Planning permission has been granted since April for 16 dwellings on a site not identified in the SHLAA which further increases the surplus.

4.18 There is discounted SHLAA capacity for 628 units on 15 sites.

Hayle and St. Ives CNA Residual	
Local Plan Housing Target	480
Completions 2010-2015	150
Planning permission (including sites awaiting the signing of a S106)	180
Windfall on small sites (2020-2030)	110
Shortfall	-40
Discounted SHLAA capacity	196

4.19 Completions since the start of the plan period have exceeded the local plan requirement resulting in a need for only 22 per year to be provided over the next 15 years. Much of this can be achieved through the development of current permissions over the next 5 years and then windfall on small sites for the last 10 years. This will currently result in a small shortfall of 40 dwellings over the plan period. Planning permission has been granted since April 2015 for 21 homes in Lelant which reduces the shortfall. This site is not included in the discounted SHLAA capacity.

4.20 There is discounted SHLAA capacity for 196 units on 4 sites.

4.21 Neighbourhood Plans are currently being prepared by Gwineer-Gwithian Parish and St Erth Parish, both of which are allocating or proposing amended settlement boundaries (and therefore providing additional detail on the scale of infill development)

Helston and the Lizard CAN – April 2015

Helston	
Local Plan Housing Target	1200
Completions 2010-2015	204
Planning permission (including sites awaiting the signing of a S106)	234
SHLAA sites granted planning permission since April 2015	340
Discounted Shlaa sites within the urban areas	24
Windfall on small sites (2020-2030)	140
Proposed Local Plan Site Allocations	219
Shortfall	-39
Discounted SHLAA capacity	623

4.22 Completions since the start of the plan period at 40 per year have been below the local plan annual requirement of 60 per year. However, planning permission has been granted since April on the SHLAA site at Trewennack (340 dwellings) and more recently on the Local Plan Allocation at Clodgy Lane for 219 units. These two large urban extensions will provide the supply required to

enable building rates to increase to a level over the next 10 years that will enable any shortfall in the last 5 years to be made up and the local plan annual rates to be achieved. The developers of both these sites are currently considering resubmitting plans to increase the level of housing. If this fails to materialise then the shortfall will need to be addressed through the Site Allocations DPD. The discounted SHLAA capacity of 623 units on 9 sites means that there are options available to meet this small shortfall.

Helston and the Lizard CNA Residual	
Local Plan Housing Target	1100
Completions 2010-2015	391
Planning permission (including sites awaiting the signing of a S106)	388
SHLAA sites granted planning permission since April 2015	20
Windfall on small sites (2020-2030)	500
Surplus	199
Discounted SHLAA capacity	411

4.23 Completions since the start of the plan period, at an average of about 78 per year, have exceeded that required by the local plan. Most of this provision has been on small sites (less than 10 units). Current commitments and expected windfall on small sites are sufficient to meet the local plan target and provide a surplus without the need to rely on any allocations. A further site, not identified in the SHLAA has been granted permission in June at Crowtown for 20 units.

4.24 Much of this area is within the Cornwall AONB and it is clear that there is no need to rely on significant development over and above existing commitments within the AONB to meet the Local Plan target. There is discounted SHLAA capacity for 411 units on 8 sites. This excludes any sites within the AONB or that might affect its setting.

4.25 Porthleven is actively developing a neighbourhood plan and will allocate housing sites. Breage and Crowan Parishes are preparing plans, but have not determined whether they will include allocations.

Camborne-Pool- Redruth Community Network Area – April 2015

CPIR	
Local Plan Housing Target	5200
Completions 2010-2015	1020
Planning permission (including sites awaiting the signing of a S106)	3228
Discounted Shlaa sites within the urban areas	177
Windfall on small sites (2020-2030)	660
Proposed Local Plan Site Allocations	260
Surplus	145
Discounted SHLAA capacity	2281

4.26 Completions since the start of the plan period have averaged around 200 per year. This is expected to increase significantly over the next few years as current permissions are developed. Much of the Local Plan requirement is already committed with planning permission having been granted on a number of large sites. There is one remaining allocation, the Tolgus urban Extension, which together with the expected windfall from small sites means that the Local Plan target can be met with a small surplus. Planning permission has been granted in October for 12 dwellings in Redruth.

4.27 There is discounted SHLAA capacity for 2281 units on 42 sites.

CPR CNA Residual	
Local Plan Housing Target	1000
Completions 2010-2015	291
Planning permission (including sites awaiting the signing of a S106)	249
Discounted Shlaa sites within the urban areas	53
Windfall on small sites (2020-2030)	330
Shortfall	-77
Discounted SHLAA capacity	457

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4.28 Completions since the start of the plan period at 60 per year have exceeded the local plan annual rate of 50 per year. However although there are some commitments on larger sites, future delivery is heavily dependent upon existing permissions on small sites and future windfall. This currently will result in a small shortfall in the last few years of the plan period. However planning permission was granted in September 2015 for 39 dwellings at Portreath which would reduce this shortfall to just 38. There may therefore be a need for neighbourhood Plans to allocate sites to meet this shortfall. There is a discounted SHLAA capacity of 457 units on 9 sites.

4.29 A neighbourhood plan area has been designated for Illogan parish but it is not yet known whether they will be allocating land for housing.

Falmouth and Penryn Community Network Area – April 2015

Falmouth & Penryn	
Local Plan Housing Target	2800
Completions 2010-2015	630
Planning permission (including sites awaiting the signing of a S106)	983
Discounted Shlaa sites within the urban areas	39
Windfall on small sites (2020-2030)	270
Proposed Local Plan Site Allocations	836
Shortfall	-42
Discounted SHLAA capacity	1033

4.30 Completions since the start of the plan period, at 126 per year have been slightly below the average expected rates of 140 per year. Current commitments however, will be sufficient to enable building rates to increase to about 180 over the next few years. Delivery in the last half of the plan period will predominantly be dependent upon site allocations. Despite this there may be a small shortfall by the end of the plan period.

4.31 There is discounted SHLAA capacity for 1033 units on 12 sites.

Falmouth & Penryn CNA Residual	
Local Plan Housing Target	600
Completions 2010-2015	215
Planning permission (including sites awaiting the signing of a S106)	225
Windfall on small sites (2020-2030)	160
Shortfall/Surplus	0
Discounted SHLAA capacity	262

4.32 Completions since the start of the plan period at 42 per year have exceeded that required by the local plan. Existing permissions and windfall in the last 10 years are sufficient to ensure that the local plan target can be met. There is however no surplus and so there may be a need for some allocations to be made towards the end of the plan period to provide some flexibility and to ensure the Local Plan target is met.

4.33 There is discounted SHLAA capacity for 262 units on 7 sites.

4.34 Budock, Mylor, Perranarworthal and St Gluvias Parishes are in early stages of neighbourhood plan preparation, but have not determined whether they will allocate sites.

Truro and the Roseland Community Network Area – April 2015

Truro with Threemilestone and Shortlanesend	
Local Plan Housing Target	3900
Completions 2010-2015	534
Planning permission (including sites awaiting the signing of a S106)	2774
Discounted Shlaa sites within the urban areas	137
CLI Sites	110
Windfall on small sites (2020-2030)	190
Shortfall	-265
Discounted SHLAA capacity	2437

4.35 Completions since the start of the plan period have been about half that which is required to meet the Local Plan annual target. As a result there is currently a shortfall that will need to be made up over the remainder of the plan period and which will require a step change in building rates. However planning permission has been granted (some are subject to a S106) on a number of significant sites that will provide the supply that will enable this to be achieved. Whilst the trajectory currently shows a shortfall planning permission has been granted since April on 2 sites: 114 at Shortlanesend and 14 in Truro. None of these sites were identified in the SHLAA. The site at Shortlanesend is however already identified in the trajectory as a Cornwall Land Initiative site. The Strategic Planning Committee resolved at its meeting in December to grant permission at Dudman Farm Truro for 275 dwellings subject to the signing of a S106. The inclusion of the yield from this site will mean there is no longer any shortfall in meeting the Local Plan target. There are also three sites, Langarth, Willow green and Maiden Green where not all the yield is identified as delivering within the plan period. Any increase in delivery rates from the average rates currently used will mean more housing would be delivered within the plan period which would increase the certainty of the Local Plan target being met.

4.36 There is discounted SHLAA capacity for 2437 units on 25 sites.

4.37 The Truro and Kenwyn Neighbourhood Plan is currently at examination, it does not allocate additional sites for housing, but includes a criteria based housing policy that provides for additional permission to be granted within the plan area.

Truro and Roseland CNA Residual	
Local Plan Housing Target	1200
Completions 2010-2015	462
Planning permission (including sites awaiting the signing of a S106)	322
SHLAA sites granted planning permission since April 2015	90
Discounted Shlaa sites within the urban areas	11
Cornwall Land Initiative Sites	32
Windfall on small sites (2020-2030)	330
Surplus	47
Discounted SHLAA capacity	724

4.38 Completions since the start of the plan period at 92 per year have exceeded that which is required by the local plan. Delivery of the local plan target is dependent upon existing permissions and windfall from small sites. Should these sources deliver the dwellings expected then this will result in a surplus by the end of the plan period without the need for additional allocations.

4.39 There is discounted SHLAA capacity for 724 units on 20 sites.

4.40 A neighbourhood Plan for the Roseland Area has been adopted but this does not allocate any sites for housing, other than providing revised settlement boundaries for key settlements. St Clement Parish is at an early stage of plan preparation and has not yet determined whether to make allocations.

St Agnes and Perranporth Community Network Area – April 2015

St Agnes and Perranporth Community Network Area	
Local Plan Housing Target	1100
Completions 2010-2015	385
Planning permission (including sites awaiting the signing of a S106)	436
Windfall on small sites (2020-2030)	250
Shortfall	-29
Discounted SHLAA capacity	859

4.41 Completions since the start of the plan period have averaged 77 per year which is significantly higher than the average expected Local Plan rate of 55 per year. This means that building rates over the remainder of the plan period currently will only need to average just under 50 per year. Current commitments and windfall will result in a small shortfall at the end of the plan period however, the Cornwall Land initiative site at Blackwater identified in the trajectory has now been granted planning permission for 22 dwellings and planning permission

has also been granted since April on three other sites: 41 dwellings in Perranporth, 10 dwellings at St Agnes, and one site in Blackwater for 24 dwellings. None of these sites were identified in the SHLAA. Together this means that there is a surplus in meeting the local plan target.

4.42 There is discounted capacity in the SHLAA for 859 units on 18 sites.

4.43 St Agnes Parish has commenced preparation of a Neighbourhood Plan and is considering allocation of additional housing sites. Perranzabuloe Parish is in the early stages of designation and Crantock and Cubert Parishes are both designated and considering housing allocations.

Newquay and St Columb Community Network Area – April 2015

Newquay	
Local Plan Housing Target	4400
Completions 2010-2015	842
Planning permission (including sites awaiting the signing of a S106)	2748
Discounted Shlaa sites within the urban areas	182
Windfall on small sites (2020-2030)	600
Proposed Local Plan Site Allocations	1015
Surplus	987
Discounted SHLAA capacity	311

4.44 Completions since the start of the plan period have averaged 168 per year. This is below the annualised local plan target of 220 per year. However there are a significant number of commitments that will provide the supply necessary for building rates to improve and eradicate any shortfall over the next 5 years. Most of the future development for Newquay will be provided through the Newquay Growth Area, most of which has planning permission with just over 1000 remaining as a proposed allocation. This, together with windfall on small sites will be sufficient to meet the local plan requirement and provide a significant surplus by the end of the plan period.

4.45 There is discounted SHLAA capacity for 311 units on 7 sites

Newquay and St Columb CNA Residual	
Local Plan Housing Target	400
Completions 2010-2015	136
Planning permission (including sites awaiting the signing of a S106)	169
Windfall on small sites (2020-2030)	120
Surplus	25
Discounted SHLAA capacity	232

4.46 Completions since the start of the plan period at 26 per year have exceeded the annual local plan requirement of 20 per year. Delivery of the local plan requirement will depend on the delivery of three sites with planning permission (two of which are under construction) over the next 5 years and windfall from small sites for the last 10 years of the plan period. This will result in a small surplus by the end of the plan period.

4.47 There is discounted capacity in the SHLAA for 232 units on 10 sites.

St Austell Community Network Area – April 2015

St Austell	
Local Plan Housing Target	2600
Completions 2010-2015	938
Planning permission (including sites awaiting the signing of a S106)	1008
SHLAA sites granted planning permission since April 2015	190
Windfall on small sites (2020-2030)	190
Proposed Local Plan Site Allocations	420
Surplus	146
Discounted SHLAA capacity	1883

4.48 Completions since the start of the plan period, at an average of 187 per year, have been significantly above the local plan requirement. Delivery of the local plan target over the remaining plan period will be provided through existing permissions and the proposed Local Plan Allocation at Trewhiddle. Planning permission was granted, subject to the signing of a S106, in August 2015 on the proposed allocation at Trewhiddle for mixed use development including 460 homes. Also permissions have been granted since April at Cliff head hotel (32) Eliot Road (30) and Scredda (34). None of these sites were identified in the SHLAA. Once the planning decision is issued at Trewhiddle, this will mean that the whole of the local plan requirement is committed in terms of permissions granted and when added to the expected windfall from small sites, this will result in a surplus by the end of the plan period.

4.49 There is a discounted shlaa capacity for 1883 units on 17 sites.

St Austell CNA Residual	
Local Plan Housing Target	300
Completions 2010-2015	208
Planning permission (including sites awaiting the signing of a S106)	63
Windfall on small sites (2020-2030)	120
Surplus	91
Discounted SHLAA capacity	227

4.50 Completions since the start of the plan period have averaged 40 per year which is more than double that expected by the local plan and has resulted in two thirds of the local plan provision having been actually completed after the first five years. This has been mainly due to delivery from two large sites in the parish of St Mewan. Delivery of the local plan target over the remainder of the plan period is almost entirely dependent upon supply from small sites with permission and the expected windfall from small sites over the last 10 years of the plan period. This will result in a surplus by the end of the plan period.

4.51 There is discounted SHLAA capacity for 227 units on 9 sites.

4.52 Mevagissey is at an advanced stage of preparation and is proposing settlement boundaries that will help to provide an appropriate scale of infill development.

St. Blazey, Fowey and Lostwithiel Community Network Area – April 2015

St Blazey, Fowey and Lostwithiel Community Network Area	
Local Plan Housing Target	900
Completions 2010-2015	308
Planning permission (including sites awaiting the signing of a S106)	263
Discounted Shlaa sites within the urban areas	22
SHLAA sites granted planning permission since April 2015	43
Windfall on small sites (2020-2030)	230
Shortfall	-34
Discounted SHLAA capacity	579

4.53 Completions since the start of the plan period have averaged 60 per year which exceeds the local plan target of 45 per year. Current permissions will provide sufficient supply for these rates to continue over the next 5 years. Delivery over the last 10 years of the plan period will be dependent upon small windfall sites. Currently this would result in a small shortfall by the end of the plan period, however, planning permission was granted in September at Lostwithiel for 50 dwellings. This site was not identified in the SHLAA.

4.54 There is discounted SHLAA capacity for 579 units on 14 sites.

4.55 The parishes of St Blaise and Par and Tywardreath are both designated and actively involved in neighbourhood plan writing. Both are likely to allocate housing sites.

China Clay Community Network Area – April 2015

China Clay Community Network Area	
Local Plan Housing Target	1800
Completions 2010-2015	716
Planning permission (including sites awaiting the signing of a S106)	375
SHLAA sites granted planning permission since April 2015	36
Discounted Shlaa sites within the urban areas	22
Windfall on small sites (2020-2030)	360
Shortfall	-264
Discounted SHLAA capacity	1315

4.56 Completions since the start of the plan period have averaged over 140 per year which is significantly higher than the 90 per year required by the local plan. Current commitments are likely to see building rates fall over the next few years and together with windfall from small sites this would result in a shortfall of 264 units by the end of the plan period. However planning permission has been granted since April 2015 at Treverbyn (10 dwellings), Fraddon (28 dwellings) Parka road (16 dwellings) Fraddon (20 dwellings) Roche (14 dwellings) and Bugle (10 dwellings). None of these sites were identified in the SHLAA capacity. These additional 98 units significantly reduces this shortfall which will need to be made up towards the end of the plan period.

4.57 Neighbourhood Plan areas have been designated at Roche, St. Dennis, St. Ender, St. Stephen and Treverbyn. Roche parish is considering options for sites to provide between 50 -150 dwellings linked to delivery of a link road from the A30.

4.58 There is discounted SHLAA capacity of 1315 units on 33 sites.

Wadebridge Community Network Area – April 2015

Wadebridge	
Local Plan Housing Target	1100
Completions 2010-2015	126
Planning permission (including sites awaiting the signing of a S106)	201
Discounted Shlaa sites within the urban areas	50
CLI sites	23
Windfall on small sites (2020-2030)	60
Shortfall	-640
Discounted SHLAA capacity	1105

4.59 Completions since the start of the plan period at 25 per year have been less than half that required by the local plan target. Whilst current commitments will provide the supply that will enable building rates to increase over the next 5 years and planning permission was granted in October 2015 at Trevannion Road for 24 units, there will still be a significant shortfall by the end of the plan period. There is therefore a need for site allocations to be made to ensure the Local Plan target can be met by the end of the plan period. A neighbourhood plan area has been designated for Wadebridge, Egloshayle and St. Breock parishes. A draft plan identifying preferred options to meet the shortfall is due to be published for consultation in early spring 2016.

4.60 There is discounted SHLAA capacity of 1105 units on 10 sites.

Wadebridge CNA Residual	
Local Plan Housing Target	1000
Completions 2010-2015	340
Planning permission (including sites awaiting the signing of a S106)	284
Discounted Shlaa sites within the urban areas	7
Windfall on small sites (2020-2030)	280
Neighbourhood Plan Allocations	100
Surplus	11
Discounted SHLAA capacity	513

4.61 Completions since the start of the plan period at 68 per year have exceeded that required in the local plan and existing supply in terms of permissions should enable this trend to continue over the next 5 years. This will mean that the local plan target can be met, with a small surplus, through delivery from windfall in the last 10 years of the plan period together with the delivery of the neighbourhood plan allocation at St Eval, which was granted planning permission in December 2015.

4.62 A neighbourhood Plan has been made at St Eval parish that allocates a site for 100 homes. This has now been granted planning permission as stated above. Neighbourhood Plan Areas have been designated at Padstow, St Endellion and St Minver Lowlands. It is not yet known whether allocations will be made at Padstow and St Endellion but the intention is that the St. Minver Lowlands Neighbourhood Plan will make an allocation for 100 dwellings to be phased over the plan period.

4.63 There is discounted SHLAA capacity for 513 units on 14 sites

Bodmin Community Network Area – April 2015

Bodmin	
Local Plan Housing Target	3100
Completions 2010-2015	365
Planning permission (including sites awaiting the signing of a S106)	767
Windfall on small sites (2020-2030)	140
Proposed Local Plan Site Allocations	2790
Surplus	980
Discounted SHLAA capacity	2021

4.64 Completions since the start of the plan period have averaged 72 per year which is significantly below that required by the local plan (155pa). Delivery from current permissions will probably mean that build rates will continue to be below that required over the next few years. Delivery is therefore reliant on the emerging site allocations. The allocation at Priory Road has already been granted permission subject to the signing of a S106 and this is reflected in the trajectory and a second allocation at Halgavor is being progressed with an application currently being prepared. These together with the remaining allocations will provide the supply needed for the required step change in building rates that will be necessary to deliver the local plan requirement within the plan period. If they deliver as expected this will result in a surplus against the local plan provision.

4.65 There is discounted SHLAA capacity for 2021 units on 16 sites.

Bodmin CNA Residual	
Local Plan Housing Target	100
Completions 2010-2015	34
Planning permission (including sites awaiting the signing of a S106)	29
Windfall on small sites (2020-2030)	70
Surplus	33
Discounted SHLAA capacity	203

4.66 Completions since the start of the plan period have been entirely on small sites and at 6 per year this is consistent with the 5 per year identified in the Local Plan. Delivery over the remainder of the plan period is solely dependent upon existing permissions on small sites and future windfall on small sites. If delivered this would result in a surplus by the end of the plan period.

4.67 There is discounted SHLAA capacity of 203 units on 2 sites.

Camelford Community Network Area – April 2015

Camelford	
Local Plan Housing Target	375
Completions 2010-2015	125
Planning permission (including sites awaiting the signing of a S106)	26
Windfall on small sites (2020-2030)	60
Shortfall	-164
Discounted SHLAA capacity	511

4.68 Completions since the start of the plan period at 25 per year have exceeded that required by the Local Plan. There are very few permissions that will provide the supply to enable these rates to continue however planning permission was granted for 40 dwellings at Camelford in August 2015 which improves the supply and reduces the shortfall slightly. This site was not identified in the discounted shlaa capacity. There will be a need for land to be allocated to meet the current shortfall.

4.69 A Neighbourhood plan area has been designated for Camelford parish and whilst at the early stages the intention is to allocate land for a significant proportion of the CNA residual requirement for housing.

4.70 There is discounted SHLAA capacity for 511 units on 7 sites.

Camelford CNA Residual	
Local Plan Housing Target	625
Completions 2010-2015	151
Planning permission (including sites awaiting the signing of a S106)	171
Discounted Shlaa sites within the urban areas	19
Windfall on small sites (2020-2030)	190
Shortfall	-94
Discounted SHLAA capacity	687

4.71 Completions since the start of the plan period at 30 per year are in line with that required in the local plan. Current permissions are capable of providing the available supply for these rates to continue over the next 5 years. Delivery over the last 10 years of the plan period will be dependent upon windfall from small sites. However this will result in a shortfall in meeting the local plan requirement by the end of the plan period.

4.72 Neighbourhood Plans have been designated for Tresmeer, St Juliot, Michaelstow and Tintagel and they will need to consider the role of allocations in meeting the local plan requirement over the plan period.

4.73 There is discounted SHLAA capacity for 353 units on 9 sites.

Bude Community Network Area – April 2015

Bude with Stratton, Flexbury and Ploughhill	
Local Plan Housing Target	1200
Completions 2010-2015	157
Planning permission (including sites awaiting the signing of a S106)	462
Windfall on small sites (2020-2030)	110
Shortfall	-471
Discounted SHLAA capacity	1267

4.74 Completions since the start of the plan period at 30 per year have been about half that anticipated by the Local Plan. Current permissions are sufficient to provide the supply to enable building rates to increase to about 70 per year over the next five years. This is mainly dependent upon delivery of the development at Binhamy Farm. Supply in the last part of the plan period is dependent on windfall from small sites and as a result this would result in a shortfall in meeting the local plan target. There will therefore be a need to allocate sites for housing to meet this shortfall. A Neighbourhood Plan area has been designated for Bude-Stratton. The neighbourhood plan currently does not intend to allocate land to meet the shortfall but the intention is to provide policy support for the delivery of further residential development on sites on the edge of the town to enable the shortfall to be met.

4.75 There is discounted SHLAA capacity for 1267 units 17 sites.

Bude CNA Residual	
Local Plan Housing Target	600
Completions 2010-2015	136
Planning permission (including sites awaiting the signing of a S106)	97
Discounted Shlaa sites within the urban areas	32
Windfall on small sites (2020-2030)	220
Shortfall	-115
Discounted SHLAA capacity	308

4.76 Completions since the start of the plan period at 27 per year are broadly consistent with that expected by the local plan. This has been mainly from small sites. Delivery in the remainder of the plan period is almost entirely dependent upon existing permissions on small sites and windfall from small sites. This will result in a shortfall by the end of the plan period and it is likely therefore that land will need to be allocated to meet this shortfall.

4.77 A Neighbourhood plan area has been designated for the parish of St.Gennys but it is not yet known whether the intention is to allocate land for housing.

4.78 There is discounted SHLAA capacity for 308 units on 12 sites.

Launceston Community Network Area – April 2015

Launceston	
Local Plan Housing Target	1800
Completions 2010-2015	346
Planning permission (including sites awaiting the signing of a S106)	828
SHLAA sites granted planning permission since April 2015	129
Discounted Shlaa sites within the urban areas	69
Windfall on small sites (2020-2030)	100
Proposed Local Plan Site Allocations	280
Shortfall	-48
Discounted SHLAA capacity	1370

4.79 Completions since the start of the plan period at 69 per year are slightly below that expected by the Local Plan. However, current permissions are sufficient to provide the supply to enable a step change in build rates to increase to around 144 per year over the next 5 years. Progress is being made to bring forward the allocation at Withnoe with a developer engaged in the process that will provide supply beyond this period. The delivery of permissions and the allocation may result in a small shortfall by the end of the plan period. The shortfall will need to be addressed through the Site Allocations DPD

4.80 There is discounted SHLAA capacity for 1370 units on 14 sites.

Launceston CNA Residual	
Local Plan Housing Target	500
Completions 2010-2015	145
Planning permission (including sites awaiting the signing of a S106)	131
Windfall on small sites (2020-2030)	230
Local Plan Allocations	0
Surplus	6
Discounted SHLAA capacity	731

4.81 Completions since the start of the plan period at 29 per year are broadly consistent with that required in the Local Plan. Delivery over the remainder of the plan period is almost entirely dependent on existing permissions on small sites and windfall from small sites. This will result in a small surplus by the end of the plan period.

There is discounted SHLAA capacity for 731 units on 22 sites.

4.82 Neighbourhood plans are at an early stage of preparation in North Hill, Werrington and Lezant, but no decision has been taken to allocate at this time.

Liskeard and Looe Community Network Area – April 2015

Liskeard	
Local Plan Housing Target	1400
Completions 2010-2015	187
Planning permission (including sites awaiting the signing of a S106)	641
Discounted Shlaa sites within the urban areas	14
Windfall on small sites (2020-2030)	80
Shortfall	-478
Discounted SHLAA capacity	1506

4.83 Completions since the start of the plan period at 37 per year have been significantly below that required by the Local Plan. Current commitments are sufficient to provide the supply to enable the local plan build rates to be achieved over the next five years. This is mainly dependent upon the delivery of the permission at Addington Road. Supply towards the end of the plan period is mainly dependent upon the completion of Addington Road and windfall from small sites. This in itself will not be sufficient to meet the Local Plan requirement and would result in a shortfall by the end of the Local Plan period. There will therefore be a need to allocate additional sites to meet this shortfall. Liskeard is producing a Neighbourhood Plan to guide allocations to meet this shortfall.

4.84 There is discounted SHLAA capacity for 1506 units on 12 sites.

Liskeard and Looe CNA Residual	
Local Plan Housing Target	1500
Completions 2010-2015	398
Planning permission (including sites awaiting the signing of a S106)	785
SHLAA sites granted planning permission since April 2015	26
Discounted Shlaa sites within the urban areas	26
Windfall on small sites (2020-2030)	320
Surplus	55
Discounted SHLAA capacity	463

4.85 Completions since the start of the plan period at 80 per year are broadly consistent with that required by the Local Plan. There are a significant number of permissions that will enable building rates to continue and increase over the next few years of the plan period. This together with windfall on small sites will be sufficient to meet the Local Plan requirement and will result in a small surplus. Planning permission was granted in September at Trevecca for 10 dwellings which would increase this surplus. This site was identified as a shlaa site but not included in the trajectory.

4.86 There is discounted SHLAA capacity for 463 units on 11 sites.

4.87 Neighbourhood Plans are being produced in Looe, Lansallos, Lanreath, Morval, Deviock, Menheniot, St Cleer and St Neot. It is understood that Menheniot and Looe are considering allocation of housing sites.

Caradon Community Network Area – April 2015

Callington	
Local Plan Housing Target	480
Completions 2010-2015	128
Planning permission (including sites awaiting the signing of a S106)	105
Discounted Shlaa sites within the urban areas	12
Windfall on small sites (2020-2030)	80
Shortfall	-155
Discounted SHLAA capacity	143

4.88 Completions since the start of the plan period at 26 per year are broadly consistent with that required by the Local Plan. Current permissions are only sufficient to enable the delivery of about 20 dwellings per year over the next few years. Beyond this, delivery is dependent upon small scale windfall. This means that currently there is a shortfall in meeting the local plan requirement. Planning permission was granted at Southern Road, Callington for 60 dwellings in June 2015. This site was not identified in the discounted SHLAA capacity. Whilst this reduces the shortfall to 95, there will still be a need to allocate additional sites to meet the Local Plan requirement.

4.89 There is discounted SHLAA capacity for 143 units on 5 sites.

4.90 Callington is producing a Neighbourhood Plan and intends to allocate the majority of the housing residual requirement. Calstock, South hill, Linkinhorne, St Ive and St Mellion are at early stages of production and have not indicated whether they will allocate.

Caradon CNA Residual	
Local Plan Housing Target	520
Completions 2010-2015	119
Planning permission (including sites awaiting the signing of a S106)	308
Windfall on small sites (2020-2030)	200
Surplus	107
Discounted SHLAA capacity	327

4.91 Completions since the start of the plan period at 24 per year are slightly below that required by the Local Plan. Current permissions provide the supply that would enable building rates to increase to about 53 per year over the next 5 years, thus removing any shortfall. Windfall on small sites over the last 10 years of the plan period will be sufficient to ensure that the local plan requirement is met with a surplus.

4.92 There is discounted SHLAA capacity of 327 units on 10 sites.

Cornwall Gateway Community Network Area

Saltash	
Local Plan Housing Target	1200
Completions 2010-2015	131
Planning permission (including sites awaiting the signing of a S106)	779
SHLAA sites granted planning permission since April 2015	25
Discounted Shlaa sites within the urban areas	28
Windfall on small sites (2020-2030)	130
Shortfall	-107
Discounted SHLAA capacity	0

4.93 Completions since the start of the plan period at 26 per year are less than half that required by the Local Plan. Planning permissions on small sites will provide a limited supply over the next few years but it is likely that building rates may fall during this period. Once the Broadmoor Farm permission (currently awaiting the signing of a S106 agreement) is under construction, then building rates should pick up in the latter half of the plan period, this shortfall will reduce considerably. However there is currently still likely to be a shortfall by the end of the plan period. This could be overcome should building rates on Broadmoor Farm increase above those that are currently predicted, otherwise there will be a need for additional sites to meet the shortfall. Planning permission was granted for 36 dwellings at Saltash on Appeal in November. Whilst included in the SHLAA capacity it was not included in the trajectory as a SHLAA site granted permission since April. This would reduce the shortfall to just 71 over the plan period.

4.94 There has been no discounted SHLAA capacity identified for Saltash as all those sites in the SHLAA have been excluded on the basis that they are either within or affecting the setting of the AONB or may, in part, be within flood zone 3a.

Torpoint	
Local Plan Housing Target	350
Completions 2010-2015	3
Planning permission (including sites awaiting the signing of a S106)	14
Shortfall	-333
Discounted SHLAA capacity	302

4.95 There have been only 3 completions since the start of the plan period and delivery over the next few years is dependent upon just one site that has planning permission. Delivery of the local plan target will therefore be dependent upon the allocation of additional sites.

4.96 As there have historically been very few completions on small sites, no windfall allowance has been made from this source. There is discounted SHLAA capacity for 302 units on 3 sites.

4.97 Torpoint is producing a Neighbourhood Plan and is intending to allocate to meet the target housing requirement.

Cornwall Gateway CNA Residual	
Local Plan Housing Target	350
Completions 2010-2015	65
Planning permission (including sites awaiting the signing of a S106)	68
Windfall on small sites (2020-2030)	50
Shortfall	-167
Discounted SHLAA capacity	342

4.98 Completions since the start of the plan period at 13 per annum have been below that required by the Local Plan. These completions have all been on small sites. Delivery over the remainder of the plan period is solely reliant upon small sites with planning permission and windfall on small sites over the last 10 years of the plan period. This will however still result in a shortfall in meeting the plan requirement. There will therefore be a need to allocate sites to meet this shortfall.

4.99 Neighbourhood plan areas have been designated for a number of parishes. Anthony intend to allocate land for housing and Landrake with St Erney are considering this option. Landulph has been designated a Neighbourhood Plan area but their intentions with regard to allocating land for housing are unknown. The parishes of Maker with Rame, Millbrook, Shevioc, St. Germans and St John have together been designated a Neighbourhood Plan area and they are intending to allocate land for housing although this is expected to be small scale.

4.100 There is discounted SHLAA capacity for 342 units on 7 sites.