

CC.S3.6 Initial Questions - Appendix 6

Site Allocations	Site Area (ha)	Density	% of site developable for housing	Total Dwellings	Notes
Penzance					
PZ-H1 Long Rock	7 ha	35dph	60% (4.2ha)	150	The slightly reduced area for development (at 60%) recognises that a buffer on the northern edge of the site is sought within the policy
PZ-H2 Possess Lane	0.8ha	35dph	100	30	Density calculation uses 100% of area due to relatively small size of site and the policy does not seek any on-site open space
PZ-H3 Gulval Central	2.3ha	40dph	70 (1.61ha)	68	within the centre of the community. For information, there was also a pre-application submitted that was seeking a scheme in excess of this figure, but this did not provide any open space on site, which the policy seeks
PZ-H4 Trannack	14.5ha	33dph	60 (8.7ha)	290	The developable land and the density have been reduced to reflect the topography of the site
PZ-H5 Polmennor Road	1.4ha	30dph	80% (1.10)	33	The developable area was above the average, as the policy does not require any on-site open space; however it was not set at 100% (plus the density was set at 30dph) to reflect the topography, which is felt is likely to yield a slightly lower number than the average
PZ-H6 Josephs Lane	0.58ha	30dph	80% (0.46)	16	The developable area was above the average, as the policy does not require any on-site open space; however it was not set at 100% (plus the density was set at 30dph) to reflect the topography, which is felt is likely to yield a slightly lower number than the average
PZ-H7 Poltair	1.3ha	25dph	100%	30	The developable area was above the average, as the policy does not require any on-site open space. It was felt that the site would be more appropriate for a low density scheme due to its setting and its proximity to a listed asset
PZ-H8 Heamoor	13ha	35	77% (10ha)	350	The policy sets out where the public open space should be provided, as well as other green buffers; when excluding these areas 10ha of land remains, from which the standard density was used
PZ-H9 St Clare	6.75ha	35	60%	130	The lower % developable area for housing was due to an area given over to provide a healthcentre
PZ-H11 Barn Site, Gulval	0.4ha	35	100%	13	Density calculation uses 100% of area due to relatively small size of site and the policy does not seek any on-site open space
PZ-H12 Gurnick	1.2ha	35	70%	30	
PZ-M1 Harbour Carpark	3.4ha				Not specified due to predominantly commercial uses
PZ-M2 Coinagehall St	0.3ha				Not specified due to predominantly commercial uses
PZ-H3 Bellair	0.6ha	65dph	100	40	Higher density on 100% of site due to proposed development of flats; and reflects the scale on an adjoining site
Hayle					
H-UE1 Trevassack	57ha (34.7)	40dph	70% of 34.7ha	1000	around 45dph on schemes. However as this was felt a bit high for the wider area the middle ground of 40dph has been assumed. The capacity calculation excludes the recent permissions (10.3ha), areas proposed for employment (7.57ha) and highways safeguarding (4.41ha), leaving 34.7ha. 70% net area of 34.7ha leaves 24.29ha, which at 40dph gives 971 dwellings, which has then been rounded to 1000 as a guide for the urban extension site.
H-D1 Barview (Future Direction of Growth)	11.3ha				While identified for context and place making considerations, capacity not specified due to outside of current plan period,
CPIR					
CPIR-UE Tolgus Urban Extension	10.6ha	38dph	70% (7.42)	280	Slightly higher density used reflects a masterplan that was prepared to support the permitted first phase (Ref: PA12/09717)
Helston					
N/A					
Falmouth & Penryn					
FP-H1 College/Hillhead	6.7ha	37dph	60% (4.02)	150	Reflects the quantum that was proposed within a positive pre-app received (the scheme is now permitted for 150 dwellings)
FP-H2 Falmouth North	14ha	35dph	60% (8.4)	300	required a more sensitive scheme providing more 'greening' of the site and addressing issues of maintain a green gap (Rounded up to approx 300 dwellings from 294). Plus the number reflects positive pre-application advice

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FP-H3 Kergillack (Phase 2)	8.8ha	33dph	70% (6.2)	200	A positive preapp for around half of the site indicated approx 100 dwellings (PA15/03571/PREAPP) and the proposed capacity corresponds with phase 1 which is permitted.
FP-H4 Falmouth Road	3.2ha	65dph	100%	210	maximising delivery in the urban area on an accessible and unconstrained location.
FP-M1 Kernick	3.3ha	45dph	70% (2.31)	100	Brownfield site suited to deliver a higher density due to location and surrounding context; plus 100 dwellings reflected a positive pre-app that was received (Ref: PA14/01134/PREAPP)
FP-M2 Parkengue	1.7ha			550	Approx capacity arrived at from assessing several case studies demonstrating what is deliverable on higher density student accommodation schemes
FP-M3 Treliever	19.8ha			1100	Approx capacity arrived at from assessing several case studies demonstrating what is deliverable on higher density student accommodation schemes
FP-M4 Treliever Future Direction of Growth	10.6ha				While identified for context and place making considerations, unit numbers not specified due to outside of current plan period
Newquay					
NQ-H1 Riel: Nansledan	13.26ha	45dph	70% (9.2)	420	The higher density was used as it reflects information provided through engagement with the Duchy, who are progressing the Newquay Growth Area, and it reflects the masterplan which has been used to determine the other permissions within the Growth area
NQ-H2 Trevenson & Kosti Vuer: Nansledan	47.8ha	35dph	70% (33.46)	1170	The density of dwellings that were felt achievable within this site was reduced from NQ-H1 and NQ-M2, as this site contains a green corridor and part of the SANG; this was reflected by reducing the density to the standard rate of 35 dph
NQ-M1 Station Quarter	3.54ha	42dph	100	150	retail and commercial uses; assumed to be primarily flatted development
NQ-M2 Hendra - Nansledan	12.5ha	43dph	70% (8.75)	375	The higher density was used as it reflects information provided through engagement with the Duchy, who are progressing the Newquay Growth Area, and it reflects the masterplan which has been used to determine the other permissions within the Growth area
St Austell					
STA-M1 Pentewan Road	5.9ha	35dph	70% (2.9)	100	30% of the site would be given over to the employment space and flood zone, which leaves 4.13. Of this remaining area the standard calculation was used (70% developable and 35dph)
STA-M2 Edgcumbe	1.9ha	35dph	40%(0.76)	25	improvements, with the remaining area split evenly between housing and employment (this leaves 0.76ha of housing; as no on-site open space is required it assumes 100% of this residual area is developable, at 35 dph)
Eco-communities					
ECO-M1 West Carclaze	220ha			1500	Site has planning permission (pending 106) for 1500 dwellings based on detailed masterplan; plus this figure is stated in Policy 3 (criteria 2) of the LP: SP
ECO-M2 Par Docks	26.86ha			500	The figure was set out in the LPSP - policy 3 (criteria 2)
Bodmin					
Bd-UE2 Halgavor	37ha	35dph	60% (22.2)	770	The % of developable land for housing was reduced to reflect that more land might need to be give over to open space / SUDS to reflect the hydrological features within the site
Bd-UE3 St Lawrence's UE	32ha	35dph	70% (22.4)	780	
Bd-UE4 Callywith Urban Village	38ha	30dph	70% (21.7)	650	7ha is allocated for employment space leaving 31ha; The average density was reduced to 30dph to reflect the 'village' feel that is sought from the site, plus it provides some flexibility in relation to the challenging topography on some extremities of the site
Bd-M1 Castle Street	7.6ha	35dph	70% (4.27)	150	1.5ha is allocated for employment leaving 6.1ha; 70% of this remaining site area yields 4.27ha
Launceston					
LAU-H1 Withnoe UE	11.9ha	35dph	70% (8.33)	300	

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LAU-H3 Kensey Valley	3.6ha	30dph	70% (2.52)	75	The slightly lower density reflects the more challenging topography on some peripheral parts of the site
LAU-H2 Hurdon Road (FDOG)	26.6ha	35dph	70% (18.62)	650	
Saltash					
SLT-UE1 Broadmoor UE	89ha			1000	S106

Notes

The starting point was 70% developable area and a density of 35dph; explanations have been given where sites have varied from this initial position
 The total dwellings usually represents a rounded figure from the calculation