

FIGURE 2 TABLE OF DISPUTED SITES – ASSESSMENT OF CORNWALL HOUSING TRAJECTORY TO 31ST MARCH 2017 & LAND OFF MOUNTSIDE ROAD, PAR APPEAL (REF: APP/D0840/W/16/3162355) SUBMITTED EVIDENCE "TABLE OF DISPUTED SITES."

Review of sites: in St Austell, and sites over 100 homes

Site	5yrs	17 / 18	18 / 19	19 / 20	20 / 21	21 / 22	Discrepancies: trajectory / site capacity	Comment
ST AUSTELL SITES								
Higher Trehiddle Farm, St Austell PA14/12161 Outline for 460 homes 27/07/17	BW LPA	0 	0 	0 	0 20	20 35	35	<ul style="list-style-type: none"> Condition 28 of the Outline Decision relating to Archaeological work has now been discharged by further consultee advice received by Historic Environment Planning. No reserved matters progressed. 2020 start unrealistic, 2021/2022 more realistic given no RM progressed and housebuilder not secured.
Carlyon Bay, St Austell PA14/10875 RM pursuant to PA11/01331 for 511 homes 23/02/15	BW LPA	 	 	 	 	0 35	35	<ul style="list-style-type: none"> One alternative RM approved 27/08/17 for the western parcel. One condition discharged – Condition 37 (materials of welcome building) Whole site in question.

Site	5yrs	17 / 18	18 / 19	19 / 20	20 / 21	21 / 22	Discrepancies: trajectory / site capacity	Comment
Land at Holmbush Rd, St Austell PA13/09195 SHLAA ref S454 (whole site) Outline for 190 homes 10/06/15	BW LPA			30	30	30	23	<ul style="list-style-type: none"> Reserved matters submitted in August 2017 for 189 units, still awaiting decision. As such start 2019/2020 more realistic. 35 dpa unrealistic. Therefore a reduction to industry standard for site of this size and type to 30 dpa 2019 – 2024 (minus 25) (see Figure 3 - Standard industry lead in times and build rates).
Land at the corner of Tregorrick Road and Porthpean Road, St Austell PA14/01101 Full for 131 homes 20/02/2015 - PA15/11368 reduced to 101 homes	BW LPA	0	16	16	16	17	36	<ul style="list-style-type: none"> The online planning records indicate that planning conditions remain to be discharged, so completion of 21 homes 2018/2019 is unlikely

Site	5yrs	17 / 18	18 / 19	19 / 20	20 / 21	21 / 22	Discrepancies: trajectory / site capacity	Comment
Duporth Holiday Village, St Austell C2/09/01152	BW	0	0	0	0	0	48	<ul style="list-style-type: none"> Trajectory assumes 39 to be constructed 2017/2018, but no evidence of this. Midas Homes
Outline for 48 homes 16/12/10	LPA	39	9	0	0	0		
Western National Ltd, Eliot Road Full for 30 homes PA14/06870 21/05/15	BW				<u>13</u>	<u>17</u>	30 <u>0</u>	<ul style="list-style-type: none"> No conditions discharged or planning activity since 2014 - permission expires in May 2018
	LPA	13	17					

Site	5yrs	17 / 18	18 / 19	19 / 20	20 / 21	21 / 22	Discrepancies: trajectory / site capacity	Comment
CORNWALL STRATEGIC SITES & EXISTING PERMISSIONS								
Land south of Priory Road, Bodmin Outline consent granted for 572 dwellings (to the south) and 178 dwellings to the north of Priory Road in June 2016 (PA12/12115)	BW	0	0	10	35	35	77	<ul style="list-style-type: none"> • RM application submitted Oct 2017 for 178 dwellings (Phase 1 - PA17/09582) • Assumed determination date – April 2018 • Based on a decision in April 2018 – delivery in Oct 2019 (1.5 years) • 2.5 dwellings per month (30 dwellings a year)
	LPA	0	0	17	70	70		
Land At Tuckingmill/Church View Farm Camborne Outline consent granted for 296 homes August 2012 (PA10/08671)	BW	0	0	10	35	35	22	<ul style="list-style-type: none"> • RM application submitted April 2017 still awaiting decision (PA17/04068) • Assume decision in April 2018 • Delivery – October 2019 (1.5 years) • 2.5 dwellings per month as per build rates in standard industry table
	LPA	0	0	35 <u>32</u>	35	35		

Land At Tolgus Tolgus Redruth Outline consent granted May 2013 for 370 dwellings (PA12/09717)	BW	0	0	30	50	50	57	<ul style="list-style-type: none"> • RM consent for 370 dwellings issued July 2016 • Based on industry timescales delivery start in February 2018 • Reduced delivery in line with industry lead in times
	LPA	0	0	47	70	70		
Redruth Brewery/Plumbase Foundry Row Chapel Street Redruth Outline consent granted March 2015 for 160 dwellings (PA13/07918)	BW	0	17	35	35	35	35	<ul style="list-style-type: none"> • RM application required to be submitted by March 2018 • No RM application submitted to date but dwellings to be delivered in 2018/2019
	LPA	0	0	17	35	35		

Langarth Farm, Three Milestone, Truro Outline Consent granted July 2013 for 1500 dwellings (PA11/06124)	BW	0	0	50	50	50	124	<ul style="list-style-type: none"> • Reserved Matters consent granted for 494 dwellings in October 2016 (PA15/11489) • Condition discharge for conditions 8,11,12, 14 & 30 of outline consent (Approved 2017) • 8, 12 & 30 not discharged – require further info • NMA approved July 2016 in relation to condition 2 to extend the permission - Application for approval of the first of the reserved matters shall be made to the local planning authority before the expiration of 3 years from the date of this permission. An application for approval of the final reserved matters shall be made before the expiration of thirteen years from the date of this permission (10 July 2026). Is this lawful? • Condition 5- Mini Design Code and Parameter Plan required for each phase before submission – none submitted • Not clear whether there is a developer on board • News article suggest that the Council are aiming to start on site in 2018 http://www.cornwalllive.com/news/cornwall-news/stadium-housing-cornwall-langarth-truro-770069 • Based on industry timescales delivery would start in April 2018 (1.5 years from RM consent) but given the uncertainty over developer etc evidenced by the news article I have pushed out delivery for another year to April 2019 • Reduced build out rates to 50 a year as per build rates in standard industry table.
	LPA	0	64	70	70	70		

Land at Maiden Green off A390 Kenwyn	BW	0	0	0	50	50	45	<ul style="list-style-type: none"> Hybrid planning application comprising outline for 515 dwellings, school, shop, district centre etc. (PA14/00703) Approved August 2016 No RM application submitted. Based on industry lead in times (2.5 years) February 2019 for first delivery. No reason to query lead in time Reduced delivery rates based on 50 a year
	LPA	0	0	5	70	70		
Land at West Carclaze and Baal Carluddon Outline application for 1500 still pending. Submitted Jan 2015 (PA14/12186)	BW	0	0	8	50	50	107	<ul style="list-style-type: none"> Not likely that 15 homes will be delivered in 2018/2019 or 2019/2020 given that the consent hasn't been issued, conditions haven't been discharged and no RM application submitted Assumption on decision date – August 2018? First delivery Feb 2021 Reduced build out rates to 50 as per standard industry build rates
	LPA	0	15	60	70	70		

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<p>Land At Broadmoor Farm Stoketon Cornwall</p> <p>Hybrid application comprising for up to 1000 units granted in October 2017 (PA14/02447)</p>	BW	0	0	0	50	50	100	<ul style="list-style-type: none"> Based on industry lead in times first delivery April 2020
LPA	0	0	0	100	100			
<p>Land at Chapel Gover Newquay Growth Area</p> <p>Outline application for 800 dwellings still pending. Application submitted May 2015. Decision still pending.</p>	BW	0	0	0	12	50	31	<ul style="list-style-type: none"> Further PPA signed until March 2018 Assume decision – August 2018 First delivery Feb 2021
LPA	0	0	0	23	70			

<p>Tolgarrick Farm, Green Lane, Truro (Barton Willmore)</p> <p>Outline for 320 homes PA12/07283 at appeal 20/12/12 and; RM PA14/02023 14/03/14</p>	BW				50	50	140	<ul style="list-style-type: none"> • Planning Permission for 320 homes. • 10 x conditions discharged, but no submissions since 2014. • Various NMA and RM submissions.
	LPA	40	50	50	50	50		
	LPA			32	35	35		
<p>Hayle Harbour (W1/08-0613)</p> <p>Outline pp for 819 homes 29/06/10</p>	BW					50	200	<ul style="list-style-type: none"> • No reserved matters approved. • PPA submitted in relation to RM for 181 homes still pending and key milestone dates provided by applicant are now out of date.
	LPA		40	70	70	70		
<p>Broadmoor Urban Extension, Saltash (PA14/02447)</p> <p>Outline pp for 1,000 homes 20/11/15</p>	BW				50	50	100	<ul style="list-style-type: none"> • No activity since pp was granted • No conditions or RM submitted • S106 agreed Oct 2017
	LPA				100	100		

<p>Land at Maiden Green (PA14/00703)</p> <p>Hybrid pp for 515 homes Approved 11th August 2016.</p>	BW				50	50	45	<ul style="list-style-type: none"> No RM submitted. Trajectory states it is a full pp, when it is hybrid with only the access in detail.
<p>Land between A390, Park and Ride and Willow Green Farm (PA12/11527) Dec 2012</p> <p>Outline pp for 93 homes 21/03/13</p>	BW	0	0	0	0	0		93

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RM app PA16/02385	LPA		30	30	30	3		
Joannies Avenue St Ives (PA15/08967)	BW					0	0	70
Outline pp for 165 homes 07/03/16	LPA					35	35	
Maiden Green Farm Truro (PA14/00703)	BW					50	50	156
Outline pp for 515 homes 11/08/16	LPA	0	46	70	70	70	70	
<ul style="list-style-type: none"> Application and Appeal were Withdrawn in April 2017 therefore there is no ongoing application. The Council's comments on the site state: <i>"The Council considers the site suitable on the basis that it resolved to approve the planning application despite it being called in by the Secretary of State. However, until the decision is known the Council accept that the yield from this site should be excluded."</i> 								
<ul style="list-style-type: none"> No conditions discharged. The Council's comments on the site state: <i>"The Council maintain that it is expected that more than one developer will be expected to deliver the site however whilst the delivery reflects the application of average lead in times and delivery rates the Council accepts the appellants estimate that 70 dwellings could be delivered by 2021 rather than the 186."</i> 								

Land East of Quintrell Rd Newquay (PA14/09346) Outline pp for 180 homes 11/05/17	BW				30	30	27	<ul style="list-style-type: none"> Outline permission granted in May 2017. No RM or conditions approved. The Appellant's comments on the site state: <i>"At the time of writing there is no decision and the Section 106 remains outstanding some 1.5 years after the resolution to grant. I discount 10 dwellings as these 10 dwellings were assumed with a S106 being completed by September 2016 which is not the case and it therefore should be pushed back to beyond 5 years."</i> The Council's comments on the site state: <i>"Mr Harris discounts 10 dwellings on the basis that the S106 agreement has not yet been signed. It is accepted that if the average lead in time is now applied to the site it would exclude these 10 dwellings."</i>
	LPA			17	35	35		
Sunnyside, Merrits Hill, Illogan (PA13/08793) Outline pp for 20 homes 25/06/14	BW				3	Z	10	<ul style="list-style-type: none"> Permission granted June 2014. The Council's comments on the site state: <i>"The officers report recognises that there has been a reduction in the site size that has brought it below the affordable housing requirement but considered that it could not sustain a reason for refusal on this matter. Whilst the site could still deliver 20 units it is considered that when applying the average lead in time and delivery rate to the new permission that the yield should be reduced by 10 units."</i>
	LPA				3	7		
Royal British Legion,	BW	0	0	0	0	0	10	<ul style="list-style-type: none"> Following the appeal decision, the Council accept that this site is probably not deliverable. LPA have 10 units to be delivered in 2022-23.

Cambourne (PA14/05937) Full PP for 10 homes 15/12/14	LPA	0	0	0	0	0		
Brigantine Lower Market Street, Penryn (PA13/03592) Full pp for 11 homes	BW	0					11	<ul style="list-style-type: none"> The Council's comments on the site state: <i>"This site expired in July 2016 and has already been deducted from the Councils supply figure see Appendix 18 of MC proof"</i>
	LPA	11						
Land North West of Bodmin Hospital (DP/14/2005HLA) (PA14/07891) RM for 115 homes 30/06/17	BW			30	30	30	85	<ul style="list-style-type: none"> Permission approved in June 2017 for the re-plan of "RM, for 115 homes, reducing 18 units from the overall scheme – no conditions submitted yet
	LPA	35	35	35	35	35		
HX1 Helston Urban Extension Land west of Trewennack, Helston (PA16/09129)	BW				50	50	31	<ul style="list-style-type: none"> Reserved Matters Application was granted on 9th December 2016. No conditions submitted yet.

RM – 450 units	LPA		26	35	35	35		
Land south east of Pennygillam Industrial Estate Slate Quarry Hill, Launceston (PA16/09268)	BW				50	50	72	<ul style="list-style-type: none"> Reserved Matters Application for 259 units was submitted in October 2016 RM application has not yet been decided.
OL – 275 units	LPA	32	35	35	35	35		
Land at Trevithick Manor Farm, Trevemper, Newquay (PA14/04743)	BW				50	50	162	<ul style="list-style-type: none"> Outline permission for 455 units (some matters reserved, access to be decided) was approved on 14th March 2017. RM application has yet to be submitted.
OL – 455 units	LPA		37	75	75	75		
Land at Quintrell Road, Newquay (PA13/08874)	BW				25	50	178	<ul style="list-style-type: none"> Reserved Matters Application was granted on 19th February 2015 – no conditions submitted yet. (3 NMA applications submitted- 2 approved, 1 refused.)
RM - 297 units			10	30	30			

	LPA								
Land off West Road, Quintrell Downs OL – PA16/12055 (140 units) Appeal: APP/D0840/W/17/3 177729	BW				<u>50</u>	<u>50</u>	<u>0</u>	<ul style="list-style-type: none"> Outline Application for 140 units was refused by Council in April 2017. Appeal was then allowed in December 2017 for 140 dwellings. No RM has been submitted yet. 	
	LPA				50	50			
St Lawrence's Hospital, Bodmin OL - PA16/08465 (175 homes)	BW			5	<u>5</u>	<u>30</u>	<u>30</u>	<ul style="list-style-type: none"> RM approved – March 2017 for 75 dwellings Discharge of one condition – submitted Nov 2017 – still awaiting decision. 	
	LPA		35	35	<u>5</u>	<u>0</u>			
Boiler Works Road, Cambourne Full – PA16/10866 170 units	BW		<u>0</u>	<u>15</u>	<u>30</u>	<u>30</u>	50	<ul style="list-style-type: none"> Proposed amendment to Outline application – approved Nov 2016. Variation of one Condition – approved June 2017. 	
	LPA		20	<u>35</u>	<u>35</u>	<u>35</u>			
Land off A390 St Anne Chapel, Calstock	BW		<u>0</u>		<u>30</u>	<u>30</u>	<u>21</u> <u>44</u>	<ul style="list-style-type: none"> Reserved matters approved- April 2017 	

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Outline – PA1603999 141 units				<u>15</u>				<ul style="list-style-type: none"> Submission of discharge of 5 conditions – Dec 2017 – awaiting decision.
	LPA		14	35	<u>35</u>	<u>35</u>		
Land at Kergillack farm, Budock Outline – PA15/03533 300 units	BW	<u>30</u> 20	<u>30</u> 20	<u>30</u>	<u>10</u>		40 <u>0</u>	<ul style="list-style-type: none"> RM – Approved April 2015 for 104 dwellings Discharge of conditions – approved Nov 2015
	LPA	50	50					
Land to North of Viaduct Hill, Hayle Full – PA16/00501 138 units	BW	<u>0</u>	<u>0</u>	<u>30</u>	<u>30</u>	<u>30</u>	77 <u>48</u>	<ul style="list-style-type: none"> NMA approved June 2017 NMA approved August 2017 Deed of modification approved May 2017
	LPA	32	35	35	<u>35</u>	<u>1</u>		
Land north of Upper Chapel, Launceston Outline – PA14/08184 140 units	BW	<u>0</u>	<u>0</u>	<u>0</u>	<u>30</u>	<u>30</u>	52	<ul style="list-style-type: none"> RM submitted October 2017- awaiting decision.
	LPA	0	17	35	<u>35</u>	<u>35</u>		
Land at Addington, Liskeard	BW		<u>0</u>	<u>0</u>	45 45	<u>45</u> 15	45 <u>60</u>	<ul style="list-style-type: none"> RM approved - January 2017 RM 5 conditions approved - April 2017

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Outline – PA16/07313 450 units	LPA		45	45	45	15		
Looe Comprehensive School 100 units Outline – PA10/03413	BW	<u>0</u>	<u>0</u> 15	<u>0</u>	<u>30</u>	<u>30</u>	45 <u>27</u>	<ul style="list-style-type: none"> • NMA approved - Oct 2017 • No conditions discharged.
	LPA	30	30	<u>27</u>				
Trevithick Manor Farm, Newquay Full – PA15/02185 359 units	BW	<u>0</u>	<u>0</u>	<u>15</u>	<u>30</u>	<u>30</u>	45 <u>150</u>	<ul style="list-style-type: none"> • RM approved – July 2015 • No conditions discharged • Variation of condition 1 approved – May 2016
	LPA	45	<u>45</u>	<u>45</u>	<u>45</u>	<u>45</u>		
Overall Total							2,622	