

Sites with Disputed Delivery

CC.S9.1

Site / Permission Details					Different opinions regarding delivery of housing/student permissions/allocations from Position Statements (Excludes general objections to sites)				Council's Response
Site	Town	Application / DPD Ref	Full / Outline	Total Yield	Organisation	Source of info (Doc Ref)	Delivery to 2017/18 to 2021/22	Delivery 2022/23 to 2029/30	
Land south of Priory Road, Bodmin	Bodmin	PA12/12115	Outline	750	Cornwall Council	Trajectory (E6.2) / F.9	157	560	As set out in F.9, landowner confirmed that there are two developers on board, which would support Council's position of 70 dwellings per annum Redrow fail to use their own delivery rates (set out in Figure 3 of PS.205.8). Plus does reflect the fact that Reserve Matters for first 178 dwellings approved
					Redrow	PS.205.8.1	80	No info given	
					WainHomes	PS.192.9	Taking forward part of site, but not aware of another developer to enable level of delivery proposed per year		
Land North West of Bodmin Hospital	Bodmin	PA14/07891	Full	235	Cornwall Council	Trajectory (E6.2) / F.9	175	23	Redrow fail to use their own delivery rates (set out in Figure 3 of PS.205.8), which if used would mean the entire site is delivered within the Plan period. Plus site is already under construction - 73 complete at Jan-18
					Redrow	PS.205.8.1	90	No info given	
St Lawrence's Hospital, Bodmin	Bodmin	PA16/08465	Full	75	Cornwall Council	Trajectory (E6.2) / F.9	75	0	Despite the site having permission Redrow only assume delivery of 5 dwellings in each of 2019-20 and 2020-21; this is below their own delivery assumptions (PS.205.8 - Figure 3); The Council sees no evidence to indicate delivery wont occur in the 5 year period
					Redrow	PS.205.8.1	40	No info given	
Halgavor	Bodmin	Allocation Bd-UE2	-	770	Cornwall Council	Trajectory (E6.2) / F.9	35	280	Housing trajectory (CC.S4.4, Table 9c) assumes delivery from 2021/22; but it only assumed 35 dwellings per annum, which is below the trajectory methodology (E6.3); this is because the Council has sought to take a conservative approach to delivery, reflecting the number of sites that could be delivering at any one time. However, although not currently reflected within the trajecotry, it is anticipated that delivery could be up to 70 dwellings per annum (due to size and seperate ownerships), if market demand allows, enabling increased delivery within the Plan period. Hyrological issues has already resulted in the Council reducing the quatum of development anticipated from the site (set out in CC.S4.4, Table 9b), so flexibility for delivery within the site is already imbedded within the site's anticipated yield As set out in F.9, site requires access from Respryn Rd / Carminnow Rd. Estimated cost of £7m to provide access and full link through the site from Respryn to Lostwithiel Rd (set out in summary of transport projects (CC.S3.1)). However, this includes access roads through the site; so the cost of providing the main access into site alone is estimated at £2m. Developer contributions within the viability assessment work (E8 / F.7) assumed £3360 per dwellings for highway contributions (this represents £2.4m, which is in excess of this cost). Furthermore, early phases of the site could be accessed via Lostwithiel Rd, which could enable delivery in the early years, whilst the main access is being delivered.
					Craig Russon	PS.104.9	Believes hydrological issues would prevent delivery of parts of site		
					Bodmin Town Council	PS.195.9	Believes hydrological issues would prevent delivery of parts of site		
					Bodmin LVA LLP	PS.225.9	Issues of hydrology and access could delay delivery		
					Christine Howard	PS.236.9	Issues of hydrology and access could impact delivery		
Callywith	Bodmin	Allocation Bd-UE4	-	650	Cornwall Council	Trajectory (E6.2) / F.9	0	210	The landowners' Reg-19 (rep 241) demonstrates strong support for the site coming forward; so Trajectory (E6.2) assumptions of delivery of 35 dwellings pa from from 2024-25 is likely to be very conservative (as main access requirements already delivered) As set out in CC.S4.4 Table 9b, the housing number was already based upon only 30 dph (base upon 70% of the land), so it is already fairly conservative. The masterplanning will determine the appropriate level of housing; but with only 210 of the 650 relied upon within this Plan period, there is still significant flexibility
					Bodmin LVA LLP	PS.225.9	Landscape impacts should result in a lower density scheme		

Land At Tuckingmill/Church View Farm Camborne	CPIR	PA10/08671	Outline	296	Cornwall Council	Trajectory (E6.2) / F.10	102	194	Reserve matters application submitted and pending decision (PA17/04068); Redrow's assumed rate of delivery doesn't reflect their own assumptions (set out in Figure 3 of PS.205.8). Desite this their own assumed rate of delivery would still ensure site is delivered in its entirety within Plan period
					Redrow	PS.205.8.1	80	No info given	
Land At Tolgus Tolgus Redruth	CPIR	PA12/09717	Outline	370	Cornwall Council	Trajectory (E6.2) / F.10	187	183	Requirement for road upgrade before occupation of any dwellings has now been completed. Redrow & Council assume same first year for delivery; but different per annum rates; the Council still considers its delivery rates to be appropriate, but in either scenario delivery of the entire site would still be achieved within the Plan period
					Redrow	PS.205.8.1	130	No info given	
Tolgus Urban Extension	CPIR	Allocation CPIR-UE1	-	280	Cornwall Council	Trajectory (E6.2) / F.10	0	245	Council Trajectory (E6.2) does not assume first completions until 2023-24, which is considered very conservative. Previous highway constraints (delivery of improvements to adjacent A3047) have now been completed. No objections to the site from Historic England
					The Noy Family	PS.91.4	Delivery could be impacted by highway requirements & heritage concerns + reliant on delivery of adjacent committed site		
Redruth Brewery/Plumbas e Foundry Row Chapel Street Redruth	CPIR	PA13/07918	Outline	160	Cornwall Council	Trajectory (E6.2) / F.10	122	38	Assuming Redrow would anticipate the site contiuning to deliver in 2022/23 onward, then there is no difference in anticipated delivery, despite them including it on their 'disputed Sites' assessment (Note: Despite no difference between the parties on delivery, their assessment wrongly still suggests a discount in deliverable supply within the next 5 years)
					Redrow	PS.205.8.1	122	No info given	
Sunnyside, Merrits Hill, Illogan	CPIR	PA13/08793	Outline	10	Cornwall Council	Trajectory (E6.2) / F.10	10	0	Despite being on Redrow's list of disputed sites, there is no difference between their proposed delivery and the Council's
					Redrow	PS.205.8.1	10	0	
Royal British Legion, Camborne	CPIR	PA14/05937	Full	10	Cornwall Council	Trajectory (E6.2) / F.10	0	10	Permission expired dec 2017; but new application PA18/00067 pending for 7 dwellings (if permitted, will be reflected within the next trajectory)
					Redrow	PS.205.8.1	0	No info given	
Boiler Works Road, Camborne	CPIR	PA16/10866	Full	170	Cornwall Council	Trajectory (E6.2) / F.10	125	45	Full permission granted in Jan-17; using Redrow's own lead-in methodology (Figure 3 of PS.205.8) it would indicate 1.5yrs before first completions, but their assessment only includes completions after 2.5 years. In either case, the site would still be fully developed in the Plan period
					Redrow	PS.205.8.1	75	No info given	
Brigantine Lower Market Street, Penryn	Falmouth & Penryn	PA13/03592	Full	11	Cornwall Council	Trajectory (E6.2) / F.11	N/A	N/A	Site not within the Council's trajectory, so incorrect from Redrow to include & subsequently suggest a discount on deliverable supply
					Redrow	PS.205.8.1	0	No info given	
Land at Kergillack farm, Budock	Falmouth & Penryn	PA12/10394 (outline) / PA15/03533 / PA15/03622	Mainly Full	104	Cornwall Council	Trajectory (E6.2) / F.11	104	0	No reason given by Redrow as to why the remaining 4 dwellings would not come forward, as their assessment suggests their 100 dwellings would be completed in the next 4 years
					Redrow	PS.205.8.1	100	0	
Falmouth Live/Work Eco Park, Bickland Water Road, Falmouth	Falmouth & Penryn	PA13/07913	Full	42	Cornwall Council	Trajectory (E6.2) / F.11 / F.21	42	0	As set out in F.11 - This permission has been superseded by subsequent permission PA15/10305 for mixed use retail and office building; which will be reflected within the next publication of the housing trajectory. However, additional permissions granted, as set out in Appendix 2 and 3 of F.11, will more than make up for any losses identified
					Westcountry Land	PS.212a&b	More recent PP for retail/office - site not available		

Falmouth North	Falmouth & Penryn	Allocation FP-H2	-	300	Cornwall Council	Trajectory (E6.2) / F.11	35	265	As set out in F.11: Masterplan prepared in consultation with Council & planning application submitted for 315 dwellings (PA17/12164) Council's trajectory assumes first 35 dwellings completed in 2021/22, which is considered realistic with an application already submitted. The landowner's agent confirmed that costings have been made for the bridge and these do not adversely impact on delivery of the proposed development. Plus other off-site highway infrastructure (Union Corner / Trelusswell), which could have been a constraint to delivery, has already been implemented
					WainHomes	PS.196.2	Objects to site, on grounds of landscape impact & does not consider 300 can be delivered in plan period due to no application, or developer on board + cost of bridge		
					Westcountry Land	PS.212a&b	Considered unviable due to bridge crossing. 150 units considered a maximum rather than the proposed 300		
Kernick	Falmouth & Penryn	Allocation FP-M1	-	100	Cornwall Council	Trajectory (E6.2) / F.11	70	30	The application (PA17/01003) for 75 dwellings is not for the entire allocation area, so the Council is still content that the numbers in its trajectory are appropriate
					Westcountry Land	PS.212a&b	Application submitted for 75 - reflect this current application		
Falmouth Road (incl STUDENT ACC)	Falmouth & Penryn	Allocation FP-H4	-	210	Cornwall Council	Trajectory (E6.2) / F.11 / F.21	0	210	The Council is happy to consider additional uses within the site; but this will not be at the expense of delivering approximately 210 dwellings. <u>The Council can now also confirm that the landowner (Sainsbury) and the developer is now content with the wording within version 3 of the Schedule of Modifications (MM52a), in doing so, withdraws their objection. This proposed revision still includes approximately 210 dwellings.</u> The mix of uses proposed within within the Schedule of Mods (MM52), was subject to some high level viability assessment work and it was concluded that this represented a scheme that was as viable as the original proposal by the owner/developer (set out in Appendix B of F.21)
					Westcountry Land	PS.212a&b	Subject to alternative use pressures - ability to deliver housing undermined		
					Sainsbury	PS.76b.6	Would like a greater mix of uses; proposing approx 100 dwellings		
Rosslyn, 110 Kimberly Park Road (Resi to STUDENT ACC)	Falmouth & Penryn	PA15/00545	Full	33	Cornwall Council	Trajectory (E6.2) / F.11 / F.21	33	0	As set out in F.11 - Recognised permission now superseded by granting of permission on appeal (since 1/4/17) for student accommodation; which will be reflected within the next publication of the housing trajectory. However, additional permissions granted, set out in Appendix 2 and 3 of F.11, will more than make up for any losses identified The site will now contribute towards delivery of Student accommodation, as set out in F.21
					Westcountry Land	PS.212a&b	Permission now granted for student accommodation		
Treliever (Incl STUDENT ACC)	Falmouth & Penryn	Allocation FP-M3	-	450 Student Beds	Cornwall Council	F.21	450	0	As set out in F.21 - Due to its strategic importance to Cornwall, the Council is actively bringing forward proposals for the delivery of the project and wants to take the lead in its development/delivery. The Council is in the process of securing two individual residential properties within the site; plus has made offers for the remaining land; with the Council in active discussions with the owner on a way forward put forward by him. The Council is working in partnership with the University of Exeter and Falmouth University to bring forward the site / project (the Universities are fully supportive of the site/project, as set out in the statement of common ground (F.22))
					Studytel	PS.190.6	Proposal not supported by University or landowner		
					Ocean Reach - Penvose Ltd	PS.217.6	Landowner will not sell or permit development - not available		
					Irregular Cornwall Ltd	PS.319.1.6	Landowner will not release land for development - not available		
Treliever Future Direction of Growth	Falmouth & Penryn	Allocation FP-M4	-	TBC	Cornwall Council	F.21	-	-	As set out in F.21 - Due to its strategic importance to Cornwall, the Council is actively bringing forward proposals for the delivery of the project and wants to take the lead in its development/delivery. The landowner is willing to sell their land. Working in partnership with the University of Exeter and Falmouth University to bring forward the site / project (the Universities are fully supportive of the site/project, as set out in the statement of common ground (F.22))
					Studytel	PS.190.6	Proposal not supported by University or landowner		
					Ocean Reach - Penvose Ltd	PS.217.6	Not deliverable as access required through FP-M3		
					Irregular Cornwall Ltd	PS.319.1.6	Not considered deliverable		

University Campus Penryn (STUDENT ACC)	Falmouth & Penryn	PA16/10518	Full	1047 Student beds	Cornwall Council	F.21	0	1047	Likely that an adjacent site (Parkengue) will come forward ahead of this site (as set out in F.21), which will provide for demand in the short-term. The Universities still highlight the site as a medium to long term project, as set out in the Statement of Common Ground (F.22); however as set out in F.21 there are other sites that could more than cater for the proposed growth of the Universities in the short to medium term
					Studytel	PS.190.6	Permission no longer to be delivered by the University		
					Ocean Reach - Penvose Ltd	PS.217.6	Abnormal development costs/ not viable. If delivered - less than the consented amount		
Parkengue (STUDENT ACC)	Falmouth & Penryn	Allocation FP-M2	-	1000 Student Beds	Cornwall Council	F.21	650	350	Land being promoted by landowners, with pre-application engagement on-going. The policy requires delivery of employment space as part of the project, which would help mitigate against any loss in existing employment space. No evidence presented which would suggest the allocation would be unviable
					Ocean Reach - Penvose Ltd	PS.217.6	Would result in loss of (and exacerbate shortfall in) employment land		
					Irregular Cornwall Ltd	PS.319.1.6	May be unviable and undeliverable. Need to rehouse tenants		
Hayle Harbour	Hayle	W1/08-0613	Outline	500	Cornwall Council	Trajectory (E6.2) / F.12	250	250	As set out in F.12, Council is actively engaged in a project to ensure the delivery of the site, which could include acquisition of the land. Key infrastructure already in place; plus £5.7m of DfT funding just secured to deliver remaining highway infrastructure to open up all parcels of land. Council considers its trajectory to be still appropriate; but in either scenario (Council or Redrow) all 500 dwellings would still be delivered within Plan period. Original permission was for over 800 dwellings, but trajectory has already discounted this to 500 dwellings to be delivered in total, to reflect constraints relating to the World Heritage Site; this also reflects the developer's engagement with the Council on their reserve matters applications
					Redrow	PS.205.8.1	50	No info given	
					Montgomery Property Group	PS.167.3	Uncertainty whether site can deliver proposed scale of development		
Land to North of Viaduct Hill, Hayle	Hayle	PA16/00501	Full	138	Cornwall Council	Trajectory (E6.2) / F.12	138	0	Redrow's assessment suggests first delivery won't be until 2019/20; however the developer commenced construction in May 2017; so no evidence to suggest the Council's trajectory isn't correct
					Redrow	PS.205.8.1	90	No info given	
Trevassack	Hayle	Allocation H-UE1	-	1000	Cornwall Council	Trajectory (E6.2) / F.12	35	560	Only 35 dwellings anticipated within 5 years. The trajectory (CC.S4.4, Table 2c) identified lead in times and build out rates in line with the Council's methodology (E6.3), with first completions in 2021/22, which is felt conservative as a result of current developer interest. There are no significant highway improvements unique to this site that are required before delivery of the housing can commence. As set out in Hearing session, wider highway works, including Carwin Rise / St Erth & Loggans junctions, has successfully be earmarked DfT funding, subject to a satisfactory full business case being submitted
					Montgomery Property Group	PS.167.3	No certainty of delivery within 5 years due to need for off site highway improvements		
HX1 Helston Urban Extension Land west of Trewennack, Helston	Helston	PA16/09129	Full	450	Cornwall Council	Trajectory (E6.2) / F.13	131	280	Redrow's assessment does not reflect its own lead-in times, set out in Figure 3 of its position statement. Plus the development has commenced, so no reason for Redrow to suggest completions would not come through until 2020-21. So the Council's trajectory still considered accurate (Finally, Redrows suggested 50 pa would still mean the site is fully delivered within Plan period)
					Redrow	PS.205.8.1	100	No info given	

Land south east of Pennygillam Industrial Estate Slate Quarry Hill, Launceston	Launceston	PA16/09268	Outline	275	Cornwall Council	Trajectory (E6.2) / F.14	172	103	Reserve Matters application (PA16/09268) currently being determined and a decision will be granted before the end of April. It is recognised that the start date set out in the current trajectory (2017-18) wasn't achieved; but this would not prevent the entire site from being delivered within the Plan period
					Redrow	PS.205.8.1	100	No info given	
Land north of Upper Chapel, Launceston	Launceston	PA14/08184	Outline	140	Cornwall Council	Trajectory (E6.2) / F.14	122	18	Reserve Matters application for the 140 dwellings (PA17/09517) was approved 05/03/18 and Hallam Land Management have confirmed Council's trajectory for delivery rates is achievable.
					Redrow	PS.205.8.1	60	No info given	
Withnoe	Launceston	Allocation LAU-H1	-	300	Cornwall Council	Trajectory (E6.2) / F.14	35	265	As set out in F.14, site under control of two developers, Westcountry Homes and Bovis Homes; both developers are activity pursuing the development of the site, with an outline application submitted for part of site. Trajectory (E6.2) indicates first completions in 2021-22, which reflects the current developer interest in bringing forward the site; but it only assumes 35 dwellings per year, which is felt conservative as there are two developers pursuing the delivery of the site. Proposed amendments to the policy (doc F.35) seeks to provide more flexibility in delivery of the road; clarifies that it should be of a residential standard, and that the Council are committed to working with developers to bring it forward
					Bovis	PS.64b.10	Wants flexibility regarding alignment of Link Road, to enable delivery of housing		
					Hallam Land Management	PS.139b.10	Felt that an application would require an EIA which could delay delivery; plus uncertainty over southern loop road		
Kensey Valley	Launceston	Allocation LAU-H3	-	75	Cornwall Council	Trajectory (E6.2) / F.14	0	75	Statement of common ground (F.25) has addressed concerns from Vallis Developments
					Vallis Developments	PS.65a.10	Raised concerns regarding detailed policy requirements could impact on delivery		
Heamoor	Penzance	Allocation PZ-H8	-	350	Cornwall Council	Trajectory (E6.2) / F.16	0	350	As set out in F.16: Various assessments undertaken to consider and minimise any impacts on heritage assets including the setting of the Grade II Listed Trengwainton House and Grade II* Registered park and garden. In agreement with Historic England, the HIA assessments have defined the boundary of the site and policy wording, which in the view of the Council and Historic England would result in less than substantial harm. With the SA concluding that the remaining harm is outweighed by the benefits. With the inclusion of some minor amendments (set out in the schedule of Modifications) Historic England are supportive of the allocation. As a result, it is not felt the yield from the site should be reduced on heritage grounds. Finally, the policy requires a masterplanning to be prepared, which will undertake the appropriate heritage assessments as well, which will determine the final housing number appropriate for the site Site is in a flood zone 1 area; plus the transport assessment did not consider significant adverse impacts would be created; so again there is no evidence to suggest the yield from the site is inappropriate
					National Trust	PS.21.2	Concern re. heritage impact could affect developable area and in turn no. of dwellings		
					Pegasus Group	PS.196a&c.2	Heritage concerns, so should be removed, or reduce yield		
					SHED	PS.213.2	Raised concerns re. deliverability due to flooding / traffic impacts		
					Roy Blewett	PS.86.2	Raised concerns re. deliverability due to being in a critical drainage area / transport impacts		

Trannack	Penzance	Allocation PZ-H4	-	290	Cornwall Council	Trajectory (E6.2) / F.16	35	255	As set out in F.16 - The owner has now secured a development partner, who has an architectural practice on board to bring forward the detailed masterplanning etc. The developer's intentions and proposed timescales for delivery are set out in the Position Statement (PS.196b.2) - including the intention of submitting an application by December 2018 and the aim starting on site in 2020 - which is in line with the Council's trajectory SFRA (D4.3) - Built development will be contained entirely within Flood Zone 1. The access would be via the A30, assumed to be from the existing Trenere Roundabout, where a forth arm can be created from the existing junction, straight into the site. Transport strategy proposes various improvements along the A30 which will address capacity issues
					SHED	PS.213.2	Raised concerns re. deliverability due to flooding / traffic impacts		
					Roy Blewett	PS.86.2	Raised concerns re. deliverability due to being in a critical drainage area / transport impacts		
Polmennor Rd	Penzance	Allocation PZ-H5	-	33	Cornwall Council	Trajectory (E6.2) / F.16	0	33	As set out in F.16 - The site is within single ownership and was promoted through the SHLAA process. Initial interest in the site has been shown by a local developer, who has been in direct contact with the landowner following discussions with Cornwall Council. SFRA (D4.3) - Built development will be contained entirely within Flood Zone 1. Transport assessments did not highlight any significant impacts arising from the site
					SHED	PS.213.2	Raised concerns re. deliverability due to flooding / traffic impacts		
					Roy Blewett	PS.86.2	Raised concerns re. deliverability due to being in a critical drainage area / transport impacts		
Josephs Lane	Penzance	Allocation PZ-H6	-	16	Cornwall Council	Trajectory (E6.2) / F.16	0	16	As set out in F.16 - The site is within single ownership and was promoted through the SHLAA process. Initial interest in the site has been shown by a local developer, who has been in direct contact with the landowner following discussions with CC. SFRA (D4.3) - Built development will be contained entirely within Flood Zone 1. Transport assessments did not highlight any significant impacts arising from the site
					SHED	PS.213.2	Raised concerns re. deliverability due to flooding / traffic impacts		
					Roy Blewett	PS.86.2	Raised concerns re. deliverability due to being in a critical drainage area / transport impacts		
Poltair	Penzance	Allocation PZ-H7	-	30	Cornwall Council	Trajectory (E6.2) / F.16	0	30	As set out in F.16 - Within single ownership and have promoted the site through the DPD process (Reg-19 rep 196c). Initial interest in the site has been shown by a local developer, who has been in direct contact with the landowner following discussions with Cornwall Council. As set out at the hearing session, the site is in private ownership and the Council has no intentions for the site to be brought forward as a cemetery SFRA (D4.3) - Built development will be contained entirely within Flood Zone 1. Transport assessments did not highlight any significant impacts arising from the site
					David Pollard	PS.303.2	Site previously identified as a location for a cemetery, so yield would not be delivered		
					SHED	PS.213.2	Raised concerns re. deliverability due to flooding / traffic impacts		
					Roy Blewett	PS.86.2	Raised concerns re. deliverability due to being in a critical drainage area / transport impacts		
Land at Chapel Gover Newquay Growth Area	Newquay	PA15/04171	Outline	800	Cornwall Council	Trajectory (E6.2) / F.15	93	560	Redrow and Council agree on first year of delivery No evidence provided by Redrow to suggest rate of delivery should differ from the Council's trajectory
					Redrow	PS.205.8.1	62	No info given	
Land at Trevithick Manor, Trevemper, Newquay	Newquay	PA14/04743	Outline	455	Cornwall Council	Trajectory (E6.2) / F.15	262	193	As set out in F.15 - Site being actively marketed to housebuilders. No outstanding constraints relating to road access. Site can be developed independently of other Trevithick permissions. Annual delivery rate used reflects developer's known intentions for delivery; so no evidence for Redrow's own assessment; despite this in either scenario of delivery, it would still enable full delivery of site within Plan period
					Redrow	PS.205.8.1	100	No info given	

Land at Quintrell Road, Newquay	Newquay	PA13/08874	Full	297	Cornwall Council	Trajectory (E6.2) / F.15	253	0	As set out in F.15 - Redrow push back lead in until 2019-20, however site under construction by consortium of CG Fry, Morrish and Wainhomes spread across multiple phases for Duchy of Cornwall. Annual delivery rate used reflects developer's known intentions. Sales of dwellings exceeding expectation. There are already 39 completions. Plus Redrow's own assessment of delivery would still enable full delivery of site within Plan period
					Redrow	PS.205.8.1	75	No info given	
Land off West Road, Quintrell Downs	Newquay	APP/D0840/W/17/3 177729	Outline	140	Cornwall Council	Trajectory (E6.2) / F.15	N/A	N/A	Site not in Council's trajectory, as it was permitted after 1/4/17. Despite this Redrow wrongly suggest a discount is required from the Council's deliverable supply
					Redrow	PS.205.8.1	100	No info given	
Land East of Quintrell Rd, Newquay	Newquay	PA14/09346	Outline	180	Cornwall Council	Trajectory (E6.2) / F.15	87	93	As set out in F.15 - Land within single ownership and with interest of existing consortium of developers working on remainder of Nansledan. Early discussions taking place regarding submission of Reserved Matters for development of first phases. Adopted masterplan provides certainty to Reserved Matters applications. No known significant constraints to prevent delivery by end of plan period. Redrow's assessment of lead-in times does not reflect the standards they set out in Figure 3 of their Position Statement. The Council is content that their trajectory is appropriate
					Redrow	PS.205.8.1	60	No info given	
Trevithick Manor Farm, Newquay	Newquay	PA15/02185	Full	359	Cornwall Council	Trajectory (E6.2) / F.15	225	52	Redrow assessment suggests delivery not starting until next year, but site is under construction, with completions last year. Annual delivery rate used reflects developer's known intentions for delivery.
					Redrow	PS.205.8.1	75	No info given	
Land At Broadmoor Farm Stoketon Cornwall	Saltash	PA14/02447	Outline	1000	Cornwall Council	Trajectory (E6.2) / F.17	200	800	Site in single ownership. CEG Position Statement (Document Ref PS.219c.11) confirms strong market interest from a range of housebuilders + Council housing trajectory for SLT-UE1 is realistic; as site relates to Plymouth market area. Plus they highlight national and Plymouth specific examples where sites of this size deliver 100 dwellings pa or more. No objections raised from parties at Saltash hearing session to lead in and delivery rates; including Persimmon who indicated that they do not object to the proposed trajectory for the site As set out in F.17, South West Water has confirmed that the housing trajectory for Saltash will not be impeded by the sewer infrastructure. Plus funding bids for Stoketon junction submitted and awaiting feedback (Note: Site included within Redrow's assessment twice, so over exaggerates any suggested discount that should be applied to the Council's deliverable supply)
					Redrow	PS.205.8.1 / Reg-19 rep 205	100	769	
					North & Middle Pill	PS.211.11	Highlights risks of slippage due to: securing consents; securing funding for Stoketon junction upgrade ; SUDS		
					Persimmon	PS.216a.11	Does not consider there is evidence for delivery of 100 dwellings pa		
Higher Trewhiddle Farm, St Austell	St Austell	PA14/12161	Outline	460	Cornwall Council	Trajectory (E6.2) / F.18	55	280	As set out by Emery Planning on behalf of WainHomes at the hearing session, they are now securing a position to bring site forward & no longer have concerns re. delivery; Plus Redrow indicated at the hearing they are now content with the Council's position
					Redrow	PS.205.8.1 / Reg-19 rep 205	20	405	
					Wainhomes		Raised concerns in Postion Statement, but at hearing indicated not longer a concern		

Carlyon Bay, St Austell	St Austell	PA14/10875	Full	511	Cornwall Council	Trajectory (E6.2) / F.18	35	410	As set out in F.18 - Reserve matters permission granted for entire site in Feb-15; with a further full planning permission (PA15/10219) granted in Jan-16 for the resurfacing of the cliff top car park, road works and erection of a gatehouse building, plus new surface water drainage system. Demolition works undertaken. CEG is still actively pursuing the development of the project including funding opportunities to accelerate the delivery of the approved development. Council's trajectory assumes delivery below methodology levels for most years, to provide a conservative assumption regarding delivery within Plan period, plus does not expect entire yield in Plan period, with first completions not until 2021-22
					Redrow	PS.205.8.1 / Reg-19 rep 205	0	441	
					Wainhomes	PS.192.8	Concerns raised due to previous planning activity not leading to delivery + lack of clarity on market interest + viability issues		
					Persimmon Homes	PS.216b.8	Scheme unlikely to progress in the short term		
Land at Holmbush Rd, St Austell	St Austell	PA13/09195	Outline	190	Cornwall Council	Trajectory (E6.2) / F.18	113	77	As set out in F.18, Reserved Matters application (PA17/07933) pending for 189 residential units (decision will be within Apr-18). Owner is working with development partners to bring forward scheme. No evidence to suggest Council's trajectory is not correct. Despite this, Redrow's suggested delivery rate would still ensure site fully built out within Plan period
					Redrow	PS.205.8.1	90	No info given	
Land at the corner of Tregorrick Road and Porthpean Road, St Austell	St Austell	PA15/11368	Full	101	Cornwall Council	Trajectory (E6.2) / F.18	101	0	Site under construction. No evidence for Redrow's reduced per annum rate of delivery (plus it is below their own standards set out in Figure 3 of the Position Statement). Furthermore, the site would still deliver in full within the Plan period under Redrow's delivery rate
					Redrow	PS.205.8.1	65	No info given	
Duporth Holiday Village, St Austell	St Austell	C2/09/01152	Outline	48	Cornwall Council	Trajectory (E6.2) / F.18	48	0	No evidence from Redrow to remove yield from site and does not conform with their own lead-in standards set out in Figure 3 of their position statement
					Redrow	PS.205.8.1	0	No info given	
Western National Ltd, Eliot Road	St Austell	PA14/06870	Full	30	Cornwall Council	Trajectory (E6.2) / F.18	30	0	Pending planning application (PA17/09277) for 53 new dwellings, i.e. increase trajectory by 23; Shows active developer interest & no evidence to suggest scheme couldn't come forward in next 5 years Despite Redrow's inclusion of site in their table of disputed sites, there is no difference to anticipated delivery between the parties
					Redrow	PS.205.8.1	30	0	
Land at West Carclaze and Baal Carluddon	St Austell / Eco	PA14/12186 / Allocation ECO-M1	Outline (pending 106)	1500	Cornwall Council	Trajectory (E6.2) / F.18	255	720	As set out in F.18 - Outline planning permission (PA14/12186) was approved (March 2017) subject to section 106. A draft s106 is agreed and being finalised. Strong developer interest, including from the Council. Initial road works to open up first phase of site already completed; plus first phase of employment space being constructed. Funding for school in place; plus funding for £84m link road from site to A30 has been secured and will be delivered by the Council. Delivery of 70 per annum is realistic for site of this size and expectation of more than one developer on site (see documentation from developer in Appendix 3 of F.18) See more detail submitted separately to the inspector on deliverability of the site, as requested at the St Austell hearing session
					Redrow	PS.205.8.1	108	No info given	
					Wainhomes	PS.192.8	S106 still not complete, so Council lead-in times inappropriate + no developer on board		
					Stanley Morton Estate	PS.158a.8	No guarantee of delivery of te proposed numbers		
					Durrants Land Ltd	PS.163.1.8	Consider highly unlikely that delivery will be in line with the timetable set out by the Council		

Edgcumbe	St Austell	Allocation STA-M2	-	25	Cornwall Council	Trajectory (E6.2) / F.18	0	25	Site is owned by Council. Some buildings within site already demolished. Blantyre Centre building coming to end of useful life; Council reviewing options for relocation + has recently acquired a building within St Austell that would represent a viable alternative for the centre. The Housing Trajectory (E6.2) and summarised within CC.S4.4 / F.18 assumes delivery in 2023/24, which is still considered realistic; plus it is not considered there is any evidence to indicate the site is not developable within the Plan period
					WainHomes	PS.192.8	Not clear on viability; buildings to be demolished; required to provide part of link road. Blantyre Centre still in operation on site		
Par Docks	St Austell	Allocation ECO-M2	-	300	Cornwall Council	Trajectory (E6.2) / F.18	0	300	As set out at hearing session and within Appendix 4 of F.18, the landowner no longer links the delivery of Par Docks to West Carclaze. Plus they set out a delivery schedule which would bring forward the site in advance of the Council's trajectory
					WainHomes	PS.192.8	Risk to delivery due to links to West Carclaze + remediation requirements		
Pentewan Road	St Austell	Allocation STA-M1	-	100	Cornwall Council	Trajectory (E6.2) / F.18	0	100	5.9ha site, of which only approx 1 ha is designated as Flood Zone 2/3 - so all proposed development could be accommodated in flood zone one. As set out in F.18: Landowner has option with developer / housebuilder to deliver the residential and employment space. Ecology assessments are being undertaken; an application expected early 2019. Housing Trajectory (E6.2) and summarised in CC.S4.4 / F.18 assumes delivery commencing in 22/23, with 35 dwellings per annum, in line with the Council's methodology (E6.3). No evidence to suggest the site is not developable within the Plan period
					WainHomes	PS.192.8	Raised issues regarding the flood zone relating to the employment element of the site		

Sites in towns not covered by Allocations DPD but discussed in Redrow Postion Statement

Land off A390 St Anne Chapel, Calstock	Calstock	PA1603999	Outline	141	Cornwall Council	Trajectory (E6.2)	119	22	Sites not within locations covered by the Allocations DPD, so only a few general observations: Langarth Farm: Redrow assessment suggests delivery ahead of the Council's own trajectory (but wrongly still treats the difference between the two assessments as a discount to the Council's deliverable supply). Land at Maiden Green off A390 Kenwyn: Redrow's assessment includes this site three times, so over exaggerates their suggested discount that should be applied to the deliverable supply Joannies Avenue / Looe Comprehensive School: Neither site are within the Council's trajectory; despite this Redrow still suggest a difference in deliverability and wrongly make discounts to the Council's deliverable supply In the Council's opinion, little regard should be given to Redrow's assessment of deliverable supply, due to their lack of evidence for varying delivery on sites, as well as the numerous mistakes in their evaluation of sites both within and outside of towns covered by the Allocations DPD
					Redrow	PS.205.8.1	75	No info given	
Looe Comprehensive School	Looe	PA10/03413	Outline	100	Cornwall Council	Trajectory (E6.2)	N/A	N/A	
					Redrow	PS.205.8.1	75	No info given	
Land at Addington, Liskeard	Liskeard	PA16/07313	Outline	450	Cornwall Council	Trajectory (E6.2)	30	120	
					Redrow	PS.205.8.1	135	No info given	
Joannies Avenue St Ives	St Ives	PA15/08967	Outline	165	Cornwall Council	Trajectory (E6.2)	N/A	N/A	
					Redrow	PS.205.8.1	0	No info given	
Tolgarrick Farm, Green Lane, Truro	Truro	PA14/02023		302	Cornwall Council	Trajectory (E6.2)	240	62	
					Redrow	PS.205.8.1	100	No info given	
Land between Park & Ride & Willow Green Farm	Truro	PA16/02385	Full	93	Cornwall Council	Trajectory (E6.2)	0	93	
					Redrow	PS.205.8.1	0	No info given	
Langarth Farm, Three Milestone, Truro	Truro	PA11/06124	Outline	1500	Cornwall Council	Trajectory (E6.2)	0	340	
					Redrow	PS.205.8.1	150	No info given	
Land at Maiden Green off A390 Kenwyn	Truro	PA14/00703	Outline	515	Cornwall Council	Trajectory (E6.2)	145	370	
					Redrow	PS.205.8.1	100	No info given	