

# Housing Growth and Distribution Pre Submission Version – Brief Executive Summary

This issue is explored in more detail in the accompanying papers 'Housing Growth & Distribution: Housing Growth Pre Submission Version'.

The number of new homes required to meet population change is just one aspect under consideration and other factors that need to be considered include changes in economic growth levels, the likely impact of rates of economic growth on net migration, the need to support regeneration initiatives, and the amount of housing that is likely to be delivered.

There are a number of approaches that can be used to arrive at a proposed housing target for an area, and all have their own merits and constraints. The following are proposed as being particularly helpful in indicating a housing target range for Cornwall:

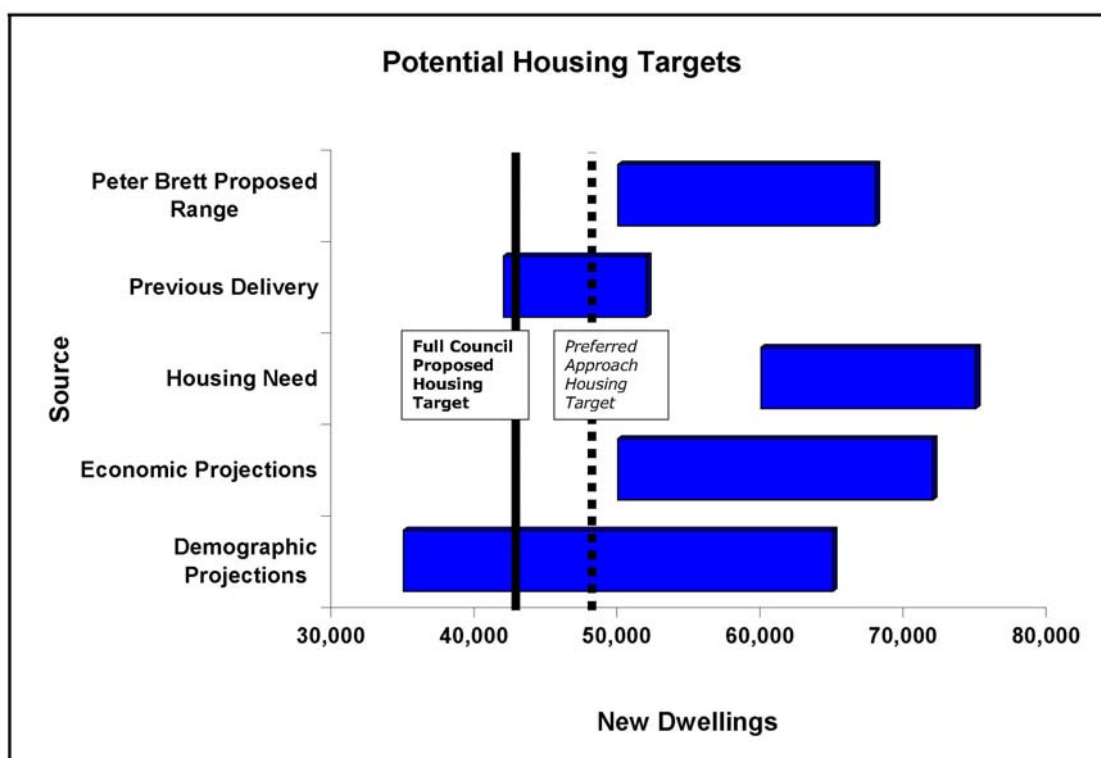
- Population and household projections that incorporate nationally produced projections and modelled low, medium and high migration plus average growth rates;
- Scenarios based around the level of housing needed to meet economic needs and forecasts;
- Information arising out of Strategic Housing Market Assessments on housing need, types and tenures.

These scenarios are then 'reality checked' by considering previous rates of house building, future capacity and deliverability at a Cornwall wide and more local community network area level.

The distribution element of the work was then used to understand how housing requirements at a local level that would meet local priorities and objectives could be built up to inform what the overall housing growth figure for Cornwall should be.

A Cornwall housing growth target of 42,250 is proposed in the Cornwall Local Plan: Strategic Policies Proposed Submission Version consultation, which is slightly lower than the previous 'Our Preferred Approach for a Core Strategy' figure of 48,000.

In summary, the following graph indicates the range of housing growth targets produced during the above analysis and where the proposed housing targets falls within or outside of these ranges:



The following chart summarises the housing growth figure for each community network area based on the pro-rata distribution proposed by Full Council:

Community Network Area		Submission Version Full Council Recommendation Proposed Numbers	Current Commitments (Built and with Planning Permission)
West Penwith	Penzance/Newlyn (Rest of CNA)	1,400 (1,100)	465 (485)
Hayle & St Ives	Hayle - St Ives (Rest of CNA)	1,300 - 750 (350)	1,257 - 555 (192)
Helston & the Lizard	Helston (Rest of CNA)	900 (900)	450 (512)
Camborne, Pool & Redruth	CPIR (Rest of CNA)	4,000 (500)	2,723 (365)
Falmouth & Penryn	Falmouth/Penryn (Rest of CNA)	3,200 (800)	809 (268)
Truro & the Roseland	Truro/Threemilestone (Rest of CNA)	2,200 (800)	2126 (403)
St Agnes & Perranporth	CNA	1,100	329
Newquay & St Columb	Newquay (Rest of CNA)	3,000 (600)	2,008 (198)
St Austell	St Austell (Rest of CNA)	1,700 (300)	1,554 (134)
China Clay	CNA	1,400	1,071
St Blazey, Fowey & Lostwithiel	CNA	800	351
Eco Community		2,300	0
Wadebridge & Padstow	Wadebridge (Rest of CNA)	800 (900)	253 (522)
Bodmin	Bodmin (Rest of CNA)	3,000 (200)	536 (44)
Camelford	CNA	900	390
Bude	Bude/Stratton/ Flexbury/Poughill (Rest of CNA)	800 (450)	569 (151)
Launceston	Launceston (Rest of CNA)	1,100 (400)	744 (238)
Liskeard & Looe	Liskeard (Rest of CNA)	1,000 (1,000)	320 (667)
Caradon	CNA	1,000	466
Cornwall Gateway [Torpoint]	Saltash (Rest of CNA) [Torpoint]	750 (250) [300]	150 (124) [26]
<b>Total</b>		<b>42,250</b>	<b>21,455</b>