

Cornwall Local Plan Housing Implementation Strategy 2020

1 Introduction

1.1 The Cornwall Local Plan includes a housing requirement of a minimum of 52530 homes between 2010 and 2030. Table 1 of the Local Plan identifies how many homes have been completed, how many have planning permission and the expected windfall from small sites and compares this to the Local Plan target for each town and the residual part of each Community Network Area. The following is an update to this table showing the position as at 31st March 2020.

Table 1: Apportionment of Local Plan Housing Provision as at 31st March 2020

Location	Proposed Allocation	Completions 2010-20	Planning Permission not Started / Under Construction	Windfall on sites of less than 10 homes 2024-30
Penzance / Newlyn	2,150	535	372	170
<i>West Penwith CNA residual</i>	1,000	635	484	150
Hayle	1,600	506	903	55
St Ives-Carbis Bay	1,100	696	416	185
<i>Hayle and St Ives CNA residual</i>	480	355	163	55
Helston	1200	436	828	70
<i>Helston and the Lizard CNA residual</i>	1,100	927	473	250
CPIR	5,200	2745	1,951	330
<i>CPR CNA residual</i>	1000	774	328	165
Falmouth-Penryn	2,800	1424	1,026	135
<i>Falmouth and Penryn CNA residual</i>	600	480	279	80
Truro-Threemilestone-Shortlanesend	3,900	1363	2,275	95
<i>Truro and Roseland CNA residual</i>	1200	1162	367	165
St Agnes and Perranporth CNA	1,100	1183	683	125
Newquay	4,400	2219	2,689	300
<i>Newquay and St Columb CNA residual</i>	400	460	194	60
St Austell	2,600	1648	1,319	95
<i>St Austell CNA residual</i>	300	341	120	60
St Blazey, Fowey and Lostwithiel CNA	900	688	381	115
St Blazey (Eco-Community)	600	0	0	0
China Clay (Rural)	1,800	1218	520	180
China Clay (Eco-Community)	900	0	595	0
Wadebridge	1,100	354	429	30
<i>Wadebridge and Padstow CNA residual</i>	1,000	714	413	140
Bodmin	3,100	910	1,156	70
<i>Bodmin CNA residual</i>	100	98	61	35
<i>Camelford</i>	375	194	156	30

Camelford CNA residual	625	320	224	95
Bude-Stratton-Poughill	1200	516	552	55
<i>Bude CNA residual</i>	600	302	316	110
Launceston	1,800	580	756	50
<i>Launceston CNA residual</i>	500	287	211	115
Liskeard	1,400	662	491	40
<i>Liskeard and Looe CNA residual</i>	1,500	1010	507	160
<i>Callington</i>	480	172	331	40
Caradon CNA residual	520	331	349	100
Saltash	1,200	229	952	65
Torpoint	350	16	73	0
<i>Cornwall Gateway CNA residual</i>	350	146	122	25

1.2 Table 1 (as updated above) identifies all existing permissions that are projected to deliver over the local plan period. Housing trajectories have been produced for Cornwall as a whole, for each Community Network Area and, where identified, the town within that CNA. The following 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.

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. This is included as Appendix 1. Assumptions have been made depending on the source to adjust the yield and delivery rate. They are based on the position as at 31st March 2020. A series of summary trajectories have also been produced for each CNA and named town. These are included as Appendix 2.

The sources.

- 1) **Completions.** The first nine years of the plan period have passed and therefore the delivery within this period is made up of actual completions.
- 2) **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 2020 specifically, delivery on small sites has been further adjusted so that the projected figure in year 1 is effectively halved, in order to acknowledge the potential impact of the Corona Virus. The residual permitted homes that would typically be forecasted to deliver in year 1, have subsequently then been set to deliver in year 6, in order to ensure the 5 year supply of homes is not unrealistic in the circumstances.

- 3) 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 2 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 2: 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 3: 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 larger and more complex sites where delivery has been adjusted to reflect the expectations of the developers on individual parts of the sites and also that some phases will follow after each other rather than concurrently. In some areas this has meant that some of the larger sites are likely to deliver homes beyond the end of the plan period. The tables below reflect what is deliverable within the plan period rather than the overall number of homes with planning permission. NB: On a county wide basis the application of average lead in times and delivery rates results in a spike in delivery over the first few years which are unlikely to be achieved. It is better therefore to look at the average that is available over the next five years to represent a more realistic expectation of future delivery.

As with smaller sites, for 2020 specifically a further adjustment has been made to allow for the potential impact of the Corona Virus. In this case, a further six months (183 days) has been added to lead in times – including sites that are already under construction.

- 4) **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. An estimate has been made as to how long it would take to finalise the legal agreement for each site. This was then added to the average lead in times and delivery rates and applied to each site.

- 5) **Cornwall Land Initiative sites.** These sites, whilst not having planning permission as at April 2019, 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. There is only one of these sites now remaining.
- 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 beyond this timeframe until the end 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. 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. This figure can be monitored based on completions on small sites each year.
- 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 and in the Site Allocations DPD. A considerable amount of work has been undertaken in assessing options for sites and preferred sites have been identified. This element of the Local Plan is currently at Examination.

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 The following tables for each area identify whether, after taking into account the sources described above, there is a surplus and therefore it is expected the local plan requirement can be

met or if there is a shortfall that needs to be made up through allocations or additional permissions in accordance with Policy 3 of the Local Plan. In those areas where a Neighbourhood plan that has been adopted and includes allocations for housing, this has been added as a source that will contribute to meeting the local plan requirement.

BODMIN COMMUNITY NETWORK AREA

BODMIN	TOTAL
LOCAL PLAN TARGET	3,100
COMPLETIONS: Small sites <10	155
COMPLETIONS: Large Sites 10+	755
PERMISSIONS: Small sites with planning permission <10 units*	65
PERMISSIONS: Large sites with planning permission 10+ units	1,091
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	70
LOCAL PLAN SITE ALLOCATIONS	1,092
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	128

REST OF CNA (BODMIN)	TOTAL
LOCAL PLAN TARGET	100
COMPLETIONS: Small sites <10	98
COMPLETIONS: Large Sites 10+	-
PERMISSIONS: Small sites with planning permission <10 units*	50
PERMISSIONS: Large sites with planning permission 10+ units	11
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	35
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	94

BUDE COMMUNITY NETWORK AREA

BUDE	TOTAL
LOCAL PLAN TARGET	1,200
COMPLETIONS: Small sites <10	122
COMPLETIONS: Large Sites 10+	394
PERMISSIONS: Small sites with planning permission <10 units*	90
PERMISSIONS: Large sites with planning permission 10+ units	462
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	55
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	77

REST OF CNA (BUDE)	TOTAL
LOCAL PLAN TARGET	600
COMPLETIONS: Small sites <10	246
COMPLETIONS: Large Sites 10+	56
PERMISSIONS: Small sites with planning permission <10 units*	180
PERMISSIONS: Large sites with planning permission 10+ units	136
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	110
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	128

CPR COMMUNITY NETWORK AREA

CPR	TOTAL
LOCAL PLAN TARGET	5,200
COMPLETIONS: Small sites <10	741
COMPLETIONS: Large Sites 10+	2,004
PERMISSIONS: Small sites with planning permission <10 units*	375
PERMISSIONS: Large sites with planning permission 10+ units	1,576
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	330
LOCAL PLAN SITE ALLOCATIONS	245
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	71

REST OF CNA (CPR)	TOTAL
LOCAL PLAN TARGET	1,000
COMPLETIONS: Small sites <10	388
COMPLETIONS: Large Sites 10+	386
PERMISSIONS: Small sites with planning permission <10 units*	275
PERMISSIONS: Large sites with planning permission 10+ units	53
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	165
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	267

CAMELFORD COMMUNITY NETWORK AREA

CAMELFORD	TOTAL
LOCAL PLAN TARGET	375
COMPLETIONS: Small sites <10	60
COMPLETIONS: Large Sites 10+	134
PERMISSIONS: Small sites with planning permission <10 units*	40
PERMISSIONS: Large sites with planning permission 10+ units	116
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	30
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	5

REST OF CNA (CAMELFORD)	TOTAL
LOCAL PLAN TARGET	625
COMPLETIONS: Small sites <10	231
COMPLETIONS: Large Sites 10+	89
PERMISSIONS: Small sites with planning permission <10 units*	160
PERMISSIONS: Large sites with planning permission 10+ units	64
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	95
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	14

CARADON COMMUNITY NETWORK AREA

CALLINGTON	TOTAL
LOCAL PLAN TARGET	480
COMPLETIONS: Small sites <10	85
COMPLETIONS: Large Sites 10+	87
PERMISSIONS: Small sites with planning permission <10 units*	35
PERMISSIONS: Large sites with planning permission 10+ units	296
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	40
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	63

REST OF CNA (CARADON)	TOTAL
LOCAL PLAN TARGET	520
COMPLETIONS: Small sites <10	182
COMPLETIONS: Large Sites 10+	149
PERMISSIONS: Small sites with planning permission <10 units*	135
PERMISSIONS: Large sites with planning permission 10+ units	214
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	100
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	260

CHINA CLAY COMMUNITY NETWORK AREA

CHINA CLAY	TOTAL
LOCAL PLAN TARGET	1,800
COMPLETIONS: Small sites <10	500
COMPLETIONS: Large Sites 10+	718
PERMISSIONS: Small sites with planning permission <10 units*	235
PERMISSIONS: Large sites with planning permission 10+ units	285
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	180
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	175
SURPLUS	293

CHINA CLAY (ECO-COMMUNITY)	TOTAL
LOCAL PLAN TARGET	900
COMPLETIONS: Small sites <10	0
COMPLETIONS: Large Sites 10+	0
PERMISSIONS: Small sites with planning permission <10 units*	-
PERMISSIONS: Large sites with planning permission 10+ units	595
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	0
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SHORTFALL	305

CORNWALL GATEWAY COMMUNITY NETWORK AREA

SALTASH	TOTAL
LOCAL PLAN TARGET	1,200
COMPLETIONS: Small sites <10	76
COMPLETIONS: Large Sites 10+	153
PERMISSIONS: Small sites with planning permission <10 units*	35
PERMISSIONS: Large sites with planning permission 10+ units	917
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	65
LOCAL PLAN SITE ALLOCATIONS	85
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	131

TORPOINT	TOTAL
LOCAL PLAN TARGET	350
COMPLETIONS: Small sites <10	16
COMPLETIONS: Large Sites 10+	-
PERMISSIONS: Small sites with planning permission <10 units*	15
PERMISSIONS: Large sites with planning permission 10+ units	58
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	0
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SHORTFALL	261

REST OF CNA (CORNWALL GATEWAY)	TOTAL
LOCAL PLAN TARGET	350
COMPLETIONS: Small sites <10	146
COMPLETIONS: Large Sites 10+	-
PERMISSIONS: Small sites with planning permission <10 units*	85
PERMISSIONS: Large sites with planning permission 10+ units	37
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	25
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	57

FALMOUTH & PENRYN COMMUNITY NETWORK AREA

FALMOUTH & PENRYN	TOTAL
LOCAL PLAN TARGET	2,800
COMPLETIONS: Small sites <10	294
COMPLETIONS: Large Sites 10+	1,130
PERMISSIONS: Small sites with planning permission <10 units*	155
PERMISSIONS: Large sites with planning permission 10+ units	871
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	135
LOCAL PLAN SITE ALLOCATIONS	575
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	360

REST OF CNA (FALMOUTH & PENRYN)	TOTAL
LOCAL PLAN TARGET	600
COMPLETIONS: Small sites <10	238
COMPLETIONS: Large Sites 10+	242
PERMISSIONS: Small sites with planning permission <10 units*	155
PERMISSIONS: Large sites with planning permission 10+ units	124
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	80
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	239

HAYLE & ST IVES COMMUNITY NETWORK AREA

HAYLE	TOTAL
LOCAL PLAN TARGET	1,600
COMPLETIONS: Small sites <10	135
COMPLETIONS: Large Sites 10+	371
PERMISSIONS: Small sites with planning permission <10 units*	50
PERMISSIONS: Large sites with planning permission 10+ units	853
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	55
LOCAL PLAN SITE ALLOCATIONS	525
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	389

ST. IVES WITH CARBIS BAY	TOTAL
LOCAL PLAN TARGET	1,100
COMPLETIONS: Small sites <10	323
COMPLETIONS: Large Sites 10+	373
PERMISSIONS: Small sites with planning permission <10 units*	135
PERMISSIONS: Large sites with planning permission 10+ units	281
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	185
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	175
SURPLUS	372

REST OF CNA (HAYLE & ST IVES)	TOTAL
LOCAL PLAN TARGET	480
COMPLETIONS: Small sites <10	154
COMPLETIONS: Large Sites 10+	201
PERMISSIONS: Small sites with planning permission <10 units*	125
PERMISSIONS: Large sites with planning permission 10+ units	38
SUBJECT TO S106: Large sites (10+)	30
CLI SITES without permission	-
WINDFALL: Small sites <10	55
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	54
SURPLUS	177

HELSTON & LIZARD COMMUNITY NETWORK AREA

HELSTON	TOTAL
LOCAL PLAN TARGET	1,200
COMPLETIONS: Small sites <10	131
COMPLETIONS: Large Sites 10+	305
PERMISSIONS: Small sites with planning permission <10 units*	40
PERMISSIONS: Large sites with planning permission 10+ units	788
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	70
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	134

REST OF CNA (HELSTON & LIZARD)	TOTAL
LOCAL PLAN TARGET	1,100
COMPLETIONS: Small sites <10	606
COMPLETIONS: Large Sites 10+	321
PERMISSIONS: Small sites with planning permission <10 units*	400
PERMISSIONS: Large sites with planning permission 10+ units	73
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	250
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	550

LAUNCESTON COMMUNITY NETWORK AREA

LAUNCESTON	TOTAL
LOCAL PLAN TARGET	1,800
COMPLETIONS: Small sites <10	94
COMPLETIONS: Large Sites 10+	486
PERMISSIONS: Small sites with planning permission <10 units*	80
PERMISSIONS: Large sites with planning permission 10+ units	676
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	50
LOCAL PLAN SITE ALLOCATIONS	337
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	77

REST OF CNA (LAUNCESTON)	TOTAL
LOCAL PLAN TARGET	500
COMPLETIONS: Small sites <10	250
COMPLETIONS: Large Sites 10+	37
PERMISSIONS: Small sites with planning permission <10 units*	165
PERMISSIONS: Large sites with planning permission 10+ units	46
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	115
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	113

LISKEARD & LOOE COMMUNITY NETWORK AREA

LISKEARD	TOTAL
LOCAL PLAN TARGET	1,400
COMPLETIONS: Small sites <10	92
COMPLETIONS: Large Sites 10+	570
PERMISSIONS: Small sites with planning permission <10 units*	40
PERMISSIONS: Large sites with planning permission 10+ units	451
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	40
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	207

REST OF CNA (LISKEARD & LOOE)	TOTAL
LOCAL PLAN TARGET	1,500
COMPLETIONS: Small sites <10	384
COMPLETIONS: Large Sites 10+	626
PERMISSIONS: Small sites with planning permission <10 units*	215
PERMISSIONS: Large sites with planning permission 10+ units	292
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	160
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	177

NEWQUAY & ST COLUMB COMMUNITY NETWORK AREA

NEWQUAY	TOTAL
LOCAL PLAN TARGET	4,400
COMPLETIONS: Small sites <10	568
COMPLETIONS: Large Sites 10+	1,651
PERMISSIONS: Small sites with planning permission <10 units*	180
PERMISSIONS: Large sites with planning permission 10+ units	2,509
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	300
LOCAL PLAN SITE ALLOCATIONS	761
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	1,569

REST OF CNA (NEWQUAY & ST COLUMB)	TOTAL
LOCAL PLAN TARGET	400
COMPLETIONS: Small sites <10	169
COMPLETIONS: Large Sites 10+	291
PERMISSIONS: Small sites with planning permission <10 units*	85
PERMISSIONS: Large sites with planning permission 10+ units	109
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	60
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	314

ST AGNES & PERRANPORTH CNA

ST AGNES & PERRANPORTH	TOTAL
LOCAL PLAN TARGET	1,100
COMPLETIONS: Small sites <10	413
COMPLETIONS: Large Sites 10+	770
PERMISSIONS: Small sites with planning permission <10 units*	285
PERMISSIONS: Large sites with planning permission 10+ units	398
SUBJECT TO S106: Large sites (10+)	28
CLI SITES without permission	-
WINDFALL: Small sites <10	125
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	919

ST BLAZEY, FOWEY & LOSTWITHIEL CNA

ST BLAZEY, FOWEY & LOSTWITHIEL	TOTAL
LOCAL PLAN TARGET	900
COMPLETIONS: Small sites <10	254
COMPLETIONS: Large Sites 10+	434
PERMISSIONS: Small sites with planning permission <10 units*	140
PERMISSIONS: Large sites with planning permission 10+ units	241
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	115
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	284

ST AUSTELL & MEVAGISSEY COMMUNITY NETWORK AREA

ST AUSTELL	TOTAL
LOCAL PLAN TARGET	2,900
COMPLETIONS: Small sites <10	337
COMPLETIONS: Large Sites 10+	1,311
PERMISSIONS: Small sites with planning permission <10 units*	145
PERMISSIONS: Large sites with planning permission 10+ units	1,174
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	95
LOCAL PLAN SITE ALLOCATIONS	125
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	287

REST OF CNA (ST AUSTELL & MEVAGISSEY)	TOTAL
LOCAL PLAN TARGET	300
COMPLETIONS: Small sites <10	141
COMPLETIONS: Large Sites 10+	200
PERMISSIONS: Small sites with planning permission <10 units*	105
PERMISSIONS: Large sites with planning permission 10+ units	15
SUBJECT TO S106: Large sites (10+)	19
CLI SITES without permission	-
WINDFALL: Small sites <10	60
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	240

TRURO & ROSELAND COMMUNITY NETWORK AREA

TRURO (WITH THREEMILESTONE)	TOTAL
LOCAL PLAN TARGET	3,900
COMPLETIONS: Small sites <10	237
COMPLETIONS: Large Sites 10+	1,126
PERMISSIONS: Small sites with planning permission <10 units*	125
PERMISSIONS: Large sites with planning permission 10+ units	2,150
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	95
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	167

REST OF CNA (TRURO & ROSELAND)	TOTAL
LOCAL PLAN TARGET	1,200
COMPLETIONS: Small sites <10	393
COMPLETIONS: Large Sites 10+	769
PERMISSIONS: Small sites with planning permission <10 units*	215
PERMISSIONS: Large sites with planning permission 10+ units	152
SUBJECT TO S106: Large sites (10+)	55
CLI SITES without permission	-
WINDFALL: Small sites <10	165
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	549

WADEBRIDGE COMMUNITY NETWORK AREA

WADEBRIDGE	TOTAL
LOCAL PLAN TARGET	1,100
COMPLETIONS: Small sites <10	79
COMPLETIONS: Large Sites 10+	275
PERMISSIONS: Small sites with planning permission <10 units*	45
PERMISSIONS: Large sites with planning permission 10+ units	384
SUBJECT TO S106: Large sites (10+)	143
CLI SITES without permission	-
WINDFALL: Small sites <10	30
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SHORTFALL	144

REST OF CNA (WADEBRIDGE)	TOTAL
LOCAL PLAN TARGET	1,000
COMPLETIONS: Small sites <10	382
COMPLETIONS: Large Sites 10+	332
PERMISSIONS: Small sites with planning permission <10 units*	205
PERMISSIONS: Large sites with planning permission 10+ units	208
SUBJECT TO S106: Large sites (10+)	28
CLI SITES without permission	-
WINDFALL: Small sites <10	140
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	108
SURPLUS	403

WEST PENWITH COMMUNITY NETWORK AREA

PENZANCE	TOTAL
LOCAL PLAN TARGET	2,150
COMPLETIONS: Small sites <10	313
COMPLETIONS: Large Sites 10+	222
PERMISSIONS: Small sites with planning permission <10 units*	160
PERMISSIONS: Large sites with planning permission 10+ units	212
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	-
WINDFALL: Small sites <10	170
LOCAL PLAN SITE ALLOCATIONS	1,133
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	60

REST OF CNA (WEST PENWITH)	TOTAL
LOCAL PLAN TARGET	1,000
COMPLETIONS: Small sites <10	438
COMPLETIONS: Large Sites 10+	197
PERMISSIONS: Small sites with planning permission <10 units*	350
PERMISSIONS: Large sites with planning permission 10+ units	134
SUBJECT TO S106: Large sites (10+)	-
CLI SITES without permission	40
WINDFALL: Small sites <10	150
LOCAL PLAN SITE ALLOCATIONS	-
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	-
SURPLUS	309

N.B: Figures do not include any potential yield from sites in the Strategic Housing Land Availability Assessment (SHLAA). * Permissions for sites of less than 10 dwellings include a 10% discount to account for sites that may not come forward. For 2020 specifically, due the impact of the Corona Virus - delivery in the first year is also halved on small sites to represent a potential delay/reduction in the 5yr supply of 6mths. For larger sites, 6mths has been added to lead in times unless specific advice has been made available.