

Cornwall Strategic Housing Land Availability Assessment

**Cornwall Council
January 2016**

Contents

1. Introduction	5
1.1 Background	5
1.2 Study Area	5
1.3 Purpose of this Report.....	6
1.4 Structure of the Report	7
2. Planning Policy Context.....	8
2.1 Introduction.....	8
2.2 National Planning Policy Framework (2012)	8
2.3 Emerging Cornwall Local Plan.....	9
3. Methodology.....	13
3.1 Introduction.....	13
3.2 Updates and Baseline Date	13
3.3 A Partnership Approach.....	13
3.4 Methodology Overview	14
3.5 Site / Broad Location Identification (Stage 1)	15
3.5.1 Assessment Area and Site Size (Threshold).....	15
3.5.2 Overview of Sources.....	15
3.5.3 Planning Permissions.....	16
3.5.4 District Local Plan and Neighbourhood Plan Allocations	17
3.5.5 Town Framework Plan Documents.....	17
3.5.6 Other Existing Sources	17
3.5.7 Calls for Sites	17
3.5.8 Overlaps.....	19
3.5.9 Types of Sites Included.....	19
3.5.10 Desktop Review	20
3.5.11 Data Management.....	20
3.6 Estimating the Housing Potential of Each Site.....	20
3.6.1 Existing Information and Urban Design Approach.....	21
3.6.2 Density Multiplier / Contextual Approach.....	22
3.6.3 Assessing When and Whether Sites are Likely to be Developed.....	23
3.6.4 Assessing the Suitability of Sites for Housing.....	24
3.6.5 Assessing the Availability of Sites for Housing.....	25
3.6.6 Assessing the Achievability of Sites for Housing	26
3.6.7 Build Out Rates.....	28
3.6.8 Role of Stakeholders in Assessing Deliverability and Developability.....	28
3.7 Windfall Assessment (Stage 3)	29
3.7.1 Baseline Windfall Rates.....	30
3.7.2 Anticipated Future Trends in Windfall Rates.....	32
3.7.3 Progress in Windfall Delivery to Date.....	34
4. Assessment Findings and Review (Stage 4)	36
4.1 SHLAA Sites.....	36
4.2 Phase 1: Cornwall Five Year Supply (2015/16 – 2019/20)	36
4.3 Phase 2: Years 6-10 (2020/21 – 2024/25).....	36
4.4 Phase 3: Years 11-15 (2025/26 – 2029/30).....	36

4.5	Phase 4: Years 16-20 (2030/31 onwards)	36
4.6	SHLAA Capacity by Phase and Location	37
4.7	SHLAA capacity by Brownfield Land	41
4.8	Risk Assessment	41
5.	Summary, Conclusions, Review and Monitoring	42
5.1	Summary	42
5.2	Conclusions	42
5.3	Review and Monitoring	43
6.	Appendices	44
6.1	Appendix 1: SHLAA Panel Members at January 2016	44
6.2	Appendix 2: SHLAA sites by Location	46
6.2.1	Penzance with Newlyn, Heamoor, Gulval & Longrock	46
6.2.2	West Penwith CNA Residual	47
6.2.3	Hayle	48
6.2.4	St Ives with Carbis Bay	49
6.2.5	Hayle & St Ives CNA Residual	50
6.2.6	Helston	50
6.2.7	Helston & The Lizard CNA Residual	51
6.2.8	Camborne, Pool, Redruth & Illogan	51
6.2.9	Camborne, Pool, Redruth & Illogan CNA Residual	54
6.2.10	Falmouth & Penryn	55
6.2.11	Falmouth & Penryn CNA Residual	55
6.2.12	Truro with Threemilestone & Shortlanesend	56
6.2.13	Truro & Roseland CNA Residual	57
6.2.14	St Agnes & Perranporth CNA	58
6.2.15	Newquay with Quintrell Downs	59
6.2.16	Newquay & St Columb CNA Residual	59
6.2.17	Eco-Communities	60
6.2.18	St Austell	60
6.2.19	St Austell & Mevagissey CNA Residual	61
6.2.20	St Blazey, Fowey & Lostwithiel CNA	62
6.2.21	China Clay	62
6.2.22	Wadebridge	63
6.2.23	Wadebridge & Padstow CNA Residual	64
6.2.24	Bodmin	65
6.2.25	Bodmin CNA Residual	66
6.2.26	Camelford	66
6.2.27	Camelford CNA Residual	66
6.2.28	Bude with Stratton, Flexbury & Poughill	67
6.2.29	Bude CNA Residual	68
6.2.30	Launceston	68
6.2.31	Launceston CNA Residual	69
6.2.32	Liskeard	70
6.2.33	Liskeard & Looe CNA Residual	70
6.2.34	Callington	71
6.2.35	Caradon CNA Residual	71
6.2.36	Saltash	72

6.2.37	Torpoint.....	72
6.2.38	Cornwall Gateway CNA Residual	73
6.3	Guide to Proportion of Undiscounted SHLAA Capacity that is Brownfield Land	74

1. Introduction

1.1 Background

The purpose of the assessment is to identify sites within the Cornwall study area which have the potential to accommodate housing but which do not as yet have planning permission for residential use.

This Strategic Housing Land Availability Assessment (SHLAA) has been prepared by Cornwall Council as part of the evidence base for the Cornwall Local Plan. This update builds on and refreshes the previous Cornwall SHLAAs (published 2011, 2013 and 2015). Whilst the 2011 study focused solely on the main towns in Cornwall, the 2013 study both extended the coverage to smaller settlements and updated the original assessment, compiling the results into a single report. The contents have also been reviewed in 2015 and 2016 to incorporate additional SHLAA sites from public submissions sites and to factor in new planning permissions and revised build out rates. Due to the scale and nature of producing a SHLAA to cover the whole of Cornwall, the Council took the decision to only re-assess sites from the previous studies where more up to date information was available.

The study has been prepared by officers of Cornwall Council in consultation with a panel of developers, agents, and public bodies. The site assessments broadly apply the same scoring system which was developed for the 2011 SHLAA by consultants in consultation with the then Cornish district/borough councils and local developers and stakeholders. Subsequent amendments to the methodology have been made in consultation with the Panel. The approach reflects the DCLG 2014 Housing and Economic Land Availability Assessment Planning Practice Guidance. There are instances where the methodology differs from the Planning Practice Guidance. This has been necessary given the size of the Council – one of the largest planning authorities in England – and the practicalities of applying the methodology at this scale. These differences are explained in Section 3.

1.2 Study Area

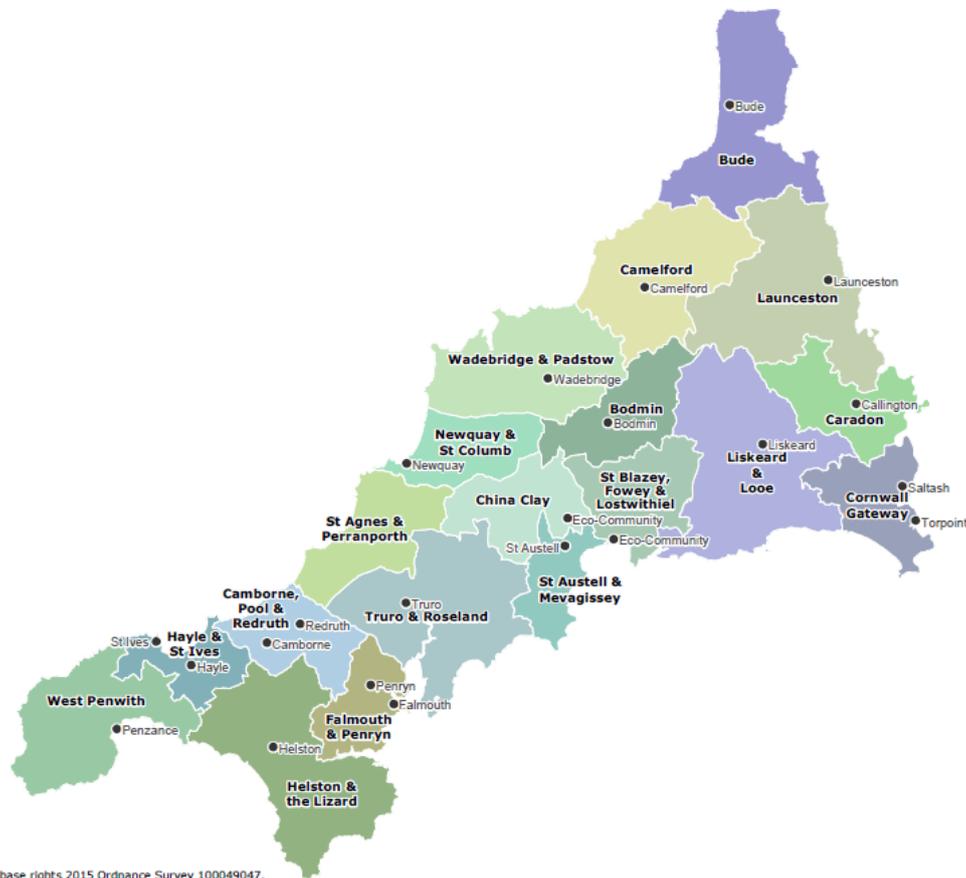
The original SHLAA covered the main settlements of Bodmin, Bude, Camborne-Pool-Illogan and Redruth, Falmouth-Penryn, Hayle, St. Ives-Carbis Bay, Helston, Launceston, Liskeard, Newquay, Penzance-Newlyn, Saltash, St Austell-St Blazey, Torpoint, Truro and Wadebridge.

This report updates the results for these towns but also covers the smaller towns and villages identified in the 'Settlements – Hierarchy and Settlement Categories Update 2012' which is available to view on the Council's website: www.cornwall.gov.uk/default.aspx?page=32813. It does not however include very small settlements which are identified as 'open countryside'.

The latest amendments to the Cornwall Local Plan: Strategic Policies – which are expected to be subject to public consultation commencing in January 2016 – identify a housing requirement for each community network area (CNA) and for the main

towns within these areas (see Figure 1). The SHLAA capacity figures have been disaggregated on this basis.

Figure 1: Community Network Areas and Settlements with a Housing Target in the latest amendments to the Cornwall Local Plan: Strategic Policies



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1.3 Purpose of this Report

The Cornwall Strategic Housing Land Availability Assessment is a study to identify all available sites within the study area which have the potential for future housing development. Its primary role is to:-

- Identify available sites with the potential for housing;
- Assess each site’s housing capacity; and
- Assess when each site is likely to be developed.

The main outcomes from the SHLAA are:

- To support the Local Plan as part of the evidence base;
- An explanation of the methods, assumptions, judgements and findings of the study;
- A list of sites quantifying the amount of housing that could potentially be delivered on each site;
- Mapping showing the location of each site;
- The identification of constraints that could affect the delivery of the development for each site; and

- An indication of when each site is realistically expected to be developed based upon an assessment of the deliverability and developability of each site in terms of its suitability, availability and achievability for future housing development.

Box 1: Status of the Cornwall SHLAA Report and Identified Sites

The Cornwall SHLAA is not a planning decision making document. It makes broad assumptions in terms of site suitability in order to bring forward a wide range of sites for consideration of housing potential. Sites that are identified in the Cornwall SHLAA would be required to be further tested by the planning application or allocation processes including consideration of sustainability and planning criteria, development plan policies and consultation before they could be deemed suitable in planning terms.

In summary:

- *The SHLAA is not development plan policy;*
- *The SHLAA does not indicate that sites will be granted planning permission;*
- *The SHLAA does not preclude sites from being developed for other suitable uses;*
and
- *The SHLAA is an important evidence base technical document but is not a planning decision making document.*

The SHLAA does not preclude other sites which have not been submitted or assessed during this process from coming forward for housing.

1.4 Structure of the Report

The remainder of this document sets out the assessment process and key findings and is structured as follows:

- Section 2: Presents the planning policy context within which the assessment has been undertaken.
- Section 3: Outlines the approach to the assessment.
- Section 4: Presents the findings of the assessment.
- Section 5: Draws together the main conclusions from the assessment and outlines monitoring and review mechanisms.

2. Planning Policy Context

2.1 Introduction

The planning system plays an important role in delivering the development required to meet communities' needs as well as helping to protect the environment in our towns and villages and the wider countryside. The development plan is a key part of the system and local planning policy sets out the Council's policies and proposals for the development and use of land in the plan area. Plans are produced to control and influence the use of land in the public interest by identifying areas where development can and cannot take place; setting out the criteria against which proposals will be judged, and the standards they should achieve.

2.2 National Planning Policy Framework (2012)

Published in March 2012, the National Planning Policy Framework (NPPF) distils and revises the previous raft of national planning policy guidance down into a single concise document. The policy approach to housing delivery emphasises the importance of ensuring an adequate supply and choice of housing.

As with previous guidance, the NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, employment opportunities and infrastructure. The importance of re-using previously development land is retained.

Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing targets down to unitary and district authorities, the NPPF sets out strong guidance on the considerations for setting housing figures.

Councils need to ensure that their Local Plans meet the '*full, objectively assessed needs for market and affordable housing in the housing market area*', identifying and updating annually a supply of deliverable sites sufficient to provide 5 years' worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery an additional 20% buffer is required.

Beyond the first five years the NPPF requires Local Authorities to '*identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15*'.

The NPPF also sets out policy provisions for neighbourhood plans. These have to be in conformity with the Local Plan, and whilst they can put forward higher levels of development they cannot be used as a tool to promote a lower level of provision in their area.

In planning for housing, there are a number of other key considerations that need to be taken into account. The government recognises that managing flood risk, minimising pressures on water and waste infrastructure, and conserving and enhancing green space and biodiversity are all important concerns, as is design

quality for helping to create successful and sustainable places. The government considers that more homes are needed across the whole country, in both urban and rural areas.

The strategic housing role is at the heart of local authority place shaping – creating vibrant mixed communities by ensuring that the right housing, of the highest quality, is in the right place with the necessary infrastructure and support.

Local authorities are required to prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. Guidance on how a SHLAA should be prepared is set out in 'Housing and economic development needs assessments' Planning Practice Guidance¹.

2.3 Emerging Cornwall Local Plan

The Cornwall Local Plan – together with national planning policy and neighbourhood plans – will provide the planning framework for development in Cornwall. It will set out the Council's planning policies for meeting the county's economic, environmental and social aims for the future.

In the light of the abolition of the South West Regional Spatial Strategy and the publication of the NPPF, which now takes precedence where the local plan is 'absent, silent or relevant policies are out-of-date', the Council has found that it is appropriate to refer to the emerging Cornwall Local Plan in consideration of proposals, along with other saved policies but will consider the weight to be given, particularly where there appears to be a conflict with the NPPF. It is proposed to follow the Local Plan: Strategic Policies with a site allocations document. The SHLAA evidence will have particular relevance to that document in helping to identify what site specific options are available.

The 2015 Cornwall Local Development Scheme² states that the list of Cornish Development Plan Documents will comprise:

- Cornwall Local Plan: Strategic Policies DPD – Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision for the period to 2030. It provides the Council's policies for meeting the county's economic, environmental and social aims for the future, where this effects the development and use of land.
- Cornwall Local Plan: Site Allocations DPD – Allocates sites required to meet growth targets in the Local Plan: Strategic Policies document.
- Cornwall Local Plan: Travelling Communities Site Allocations DPD – Allocates sites to meet the needs of travelling communities identified in the Local Plan.

¹ <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-development-needs-assessments/>

² <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/local-development-scheme/>

- Cornwall Local Plan: Minerals Safeguarding DPD – Sets out non-strategic policy for safeguarding.
- Local Plan: Policies Map DPD – Ordnance Survey based map representing site specific policies.
- Neighbourhood Plans – Prepared by city, town or parish councils to address local priorities and provide local policies and allocations as decided by the local council, best in consultation with Cornwall Council.

The emerging Cornwall Local Plan: Strategic Policies was submitted to the Secretary of State for examination on 6th February 2015, having been through Issues and Options, Preferred Approach, Pre-Submission, Proposed Submission and Focused Changes consultations. The hearings for the examination commenced in May 2015 and were later suspended to enable further work to be undertaken on issues including objectively assessed need.

Following the latest statement on objectively assessed need³, proposed amendments to the housing target and distribution were approved for future consultation by Cornwall Council on 15th December 2015. The proposed amended housing target is 52,500, with a distribution as set out in Table 1.

Table 1: Local Plan Proposed Amended Housing Distribution

Location	Emerging Local Plan Housing Target
Penzance with Newlyn, Heamoor, Gulval and Longrock	2,150
West Penwith CNA residual	1,000
CNA Total	3,150
Hayle	1,600
St Ives with Carbis Bay	1,100
Hayle and St Ives CNA residual	480
CNA Total	3,180
Helston	1,200
Helston and the Lizard CNA residual	1,100
CNA Total	2,300
Camborne, Pool, Illogan & Redruth	5,200
CPR CNA residual	1,000
CNA Total	6,200
Falmouth-Penryn	2,800
Falmouth and Penryn CNA residual	600
CNA Total	3,400
Truro with Threemilestone and Shortlanesend	3,900
Truro and Roseland CNA residual	1,200

³ <https://democracy.cornwall.gov.uk/ieListDocuments.aspx?CIId=584&MIId=6650&Ver=4> (see item 5.1, Appendix 2)

Location	Emerging Local Plan Housing Target
CNA Total	5,400
St Agnes & Perranporth CNA Total	1,100
Newquay with Quintrell Downs	4,400
Newquay and St Columb CNA residual	400
CNA Total	4,400
Eco-Communities	1,500
St Austell	2,600
St Austell CNA residual	300
CNA Total	2,900
St Blazey, Fowey and Lostwithiel CNA Total	900
China Clay CNA Total	1,800
Wadebridge	1,100
Wadebridge and Padstow CNA residual	1,000
CNA Total	2,200
Bodmin	3,100
Bodmin CNA residual	100
CNA Total	3,200
Camelford	315
Camelford CNA remainder	685
CNA Total	1,000
Bude with Stratton, Flexbury and Poughill	1,200
Bude CNA residual	600
CNA Total	1,800
Launceston	1,800
Launceston CNA residual	500
CNA Total	2,300
Liskeard	1,400
Liskeard and Looe CNA residual	1,500
CNA Total	2,900
Callington	480
Caradon CNA remainder	520
CNA Total	1,000
Saltash	1,200
Torpoint	350
Cornwall Gateway CNA residual	350
CNA Total	1,900
TOTAL:	52,500

The SHLAA is a component of the evidence base supporting the delivery of sufficient land to meet the community's need for more housing. While the SHLAA does not in itself determine whether a site should be allocated for housing development, its evidence plays a key role in underpinning the Local Plan by helping to identify the choices available in meeting the scale and distribution of housing proposed.

3. Methodology

3.1 Introduction

The approach to the assessment of housing potential in Cornwall follows the Department for Communities and Local Government (DCLG) (2014) Housing and Economic Land Assessment Planning Practice Guidance¹ which sets out the broad methodology for undertaking assessments to identify the capacity of potential housing sites within a study area.

3.2 Updates and Baseline Date

This review provides an update to the documents previously produced, namely:

- 'Cornwall Council Strategic Housing Land Availability Assessment March 2011' (baseline December 2009);
- 'Cornwall Strategic Housing Land Availability Assessment September 2013' (baseline 1st April 2013); and
- 'Cornwall Council Strategic Housing Land Availability Assessment February 2015' (baseline 1st April 2014).

The baseline for the updated study is 1st April 2015. This date is used as a cut-off for the removal of land with residential planning permission from the SHLAA and it corresponds with the baseline for updates to the housing trajectories and five year land supply. Nevertheless, appropriate SHLAA submissions received since 1st April 2015 are also reflected in the SHLAA.

3.3 A Partnership Approach

The DCLG Guidance advocates a partnership approach, involving key partners from the outset. Reflecting this guidance (also promoted in the 2007 DCLG Strategic Housing Land Availability Assessments Practice Guidance), the original SHLAA methodology was agreed by the former local authorities in Cornwall in November 2008 following extensive consultation including neighbouring authorities during a six week period between 15th August 2008 and 29th September 2008. This consultation comprised two key elements:

- First, the methodology was sent to key agencies (known collectively as the SHLAA Panel), including the Environment Agency, Natural England, the Highways Agency, house builders, housing associations, parish councils, developers and landowners; and
- Second, the methodology was made available on each of the former LPAs' websites. Comments from stakeholders were analysed and the methodology amended as appropriate prior to formal agreement by the former district councils in November 2008.

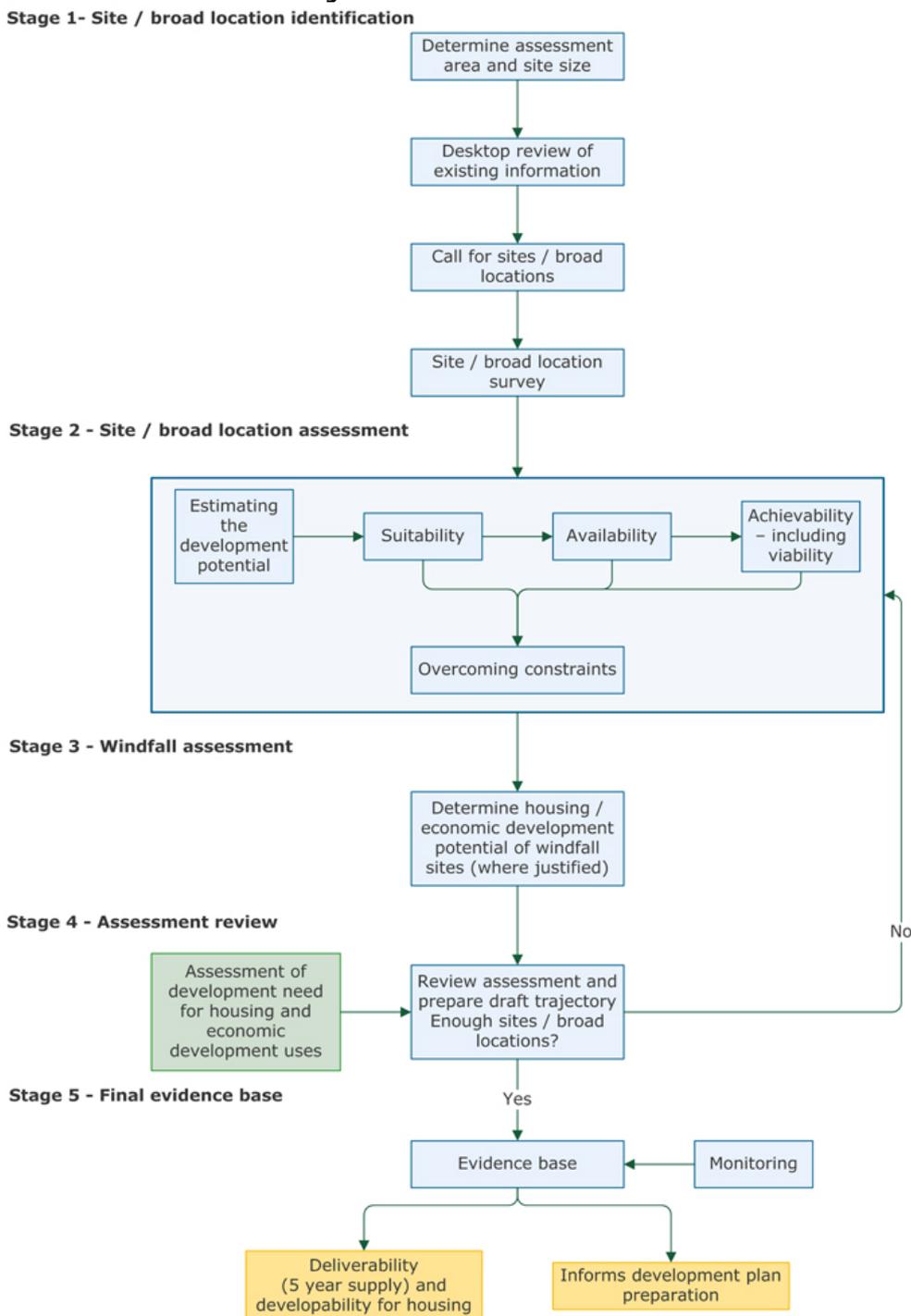
During the preparation of the 2013 SHLAA Report, the Council decided to make minor changes in the approach, drawing on the experience of the original study. An expanded Panel was able to comment on both the process and the additional sites

included before the report was finalised. The Panel have also been consulted on the additional sites included subsequently as well as amendments to the build out rates (see 3.6.8). Panel membership is set out at Appendix 6.1.

3.4 Methodology Overview

The 2014 DCLG guidance identifies five main stages to the assessment as shown in Figure 2 below.

Figure 2: SHLAA Process As Shown in the 2014 DCLG Guidance on Housing and Economic Land Availability Assessment



The following sections explain the process undertaken in relation to the stages set out above for this assessment.

3.5 Site / Broad Location Identification (Stage 1)

3.5.1 Assessment Area and Site Size (Threshold)

The local planning authority area is the entirety of the county of Cornwall not including the Isles of Scilly which has a separate unitary authority. This has been used as the geographic area for the SHLAA and reflects the approach of the Strategic Housing Market Needs Assessment (2013) for the sub-region which works to the local planning authority boundaries.

The first Cornwall SHLAA Report was published in 2011 and focused on the main Cornish towns of Penzance, Newlyn, Carbis Bay, St Ives and Hayle, Helston, Camborne, Redruth, Illogan and Pool, Truro, Falmouth and Penryn, Newquay, St Austell and St Blazey, Bodmin, Wadebridge, Launceston, Bude, Saltash, Liskeard and Torpoint. This included work previously undertaken by Kerrier District Council on a SHLAA for Camborne, Redruth, Illogan and Pool in 2009. These settlements reflect the "Strategic Urban Centres" and "Other Main Towns and Centres" identified in the 2004 Cornwall Structure Plan which has since been revoked.

The second SHLAA Report was published in 2013. It updated the 2011 version and also extended the remit to the whole of Cornwall. The subsequent updates maintain the Cornwall-wide coverage.

The 2014 DCLG Guidance states that a SHLAA should consider all sites capable of delivering five or more dwellings although it also advises that alternative thresholds may be considered where appropriate. Correspondingly, a site size threshold of 5 units or 0.1ha was applied for the 2009 Camborne/Pool/Illogan/Redruth SHLAA and the 2011 Cornwall SHLAA.

Due to Cornwall being one of the largest local authority areas in England, with a vast number of sites involved, it was decided that for the 2013 report onwards to focus the limited resources on those sites exceeding 0.2 hectares or where it is anticipated that a site has the capacity for a minimum of ten dwellings. This also provides consistency with the Council's annual housing trajectories. Sites submitted below this threshold are held on record and can be reviewed later.

Due to the capacity of specific sites identified within this report (see Section 4) it was not deemed necessary to consider broad locations.

3.5.2 Overview of Sources

A number of sources of information have been reviewed in order to inform the assessment as set out in Table 2.

Table 2: Capacity Sources

Capacity Source	Origin
Planning Permissions NB These sites feature in the five year land supply – not the SHLAA	Outline/Full Planning Permissions (not yet delivered).
Pending applications	Pending applications
Expired Planning Permissions	Expired Planning Permissions
Local Plan Housing Allocations	Local Plan Housing Allocations
Local Plan Mixed Use Sites	Local Plan Mixed Use Sites
Draft Area Action Plans	Truro and Threemilestone AAP
Town Framework Plan Documents	Penzance/Newlyn, Hayle, St Ives/Carbis Bay, Camborne/Pool/Redruth, Newquay, Bude, Launceston, Liskeard and Saltash Town Frameworks
Masterplans	Bodmin Masterplan
Regeneration Plans	St Austell Regeneration Plan
Neighbourhood Plans	Advanced neighbourhood plans
Eco-community information	Plans for eco-communities at West Carclaze (pending application) and Par
Affordable Housing Projects	Includes Priority Parish work and Community Land Initiative
Emerging LDF Sites from former District Councils	Council LDF Preferred Options Council LDF Preferred Options – Residential / Mixed Use Council LDF Preferred Options – Direction of future growth Regeneration Sites
Urban Capacity Sites	Urban Capacity Study (2008)
Affordable Housing Land Availability Assessment	Restormel BC AHLAA
Planning Application Refusals & Withdrawals	Planning Application Refusals & Withdrawals
Surplus Public Sector Land	Empty Property Register (SHLAA 2011) Register of Surplus Public Sector Land
Surveys Sites	HLA Survey 2008 National Land Use Database (NLUD) 2006 Sites English House Condition Survey Officer Knowledge OS Maps / Aerial Photographs
Call for Sites	Calls for sites (see 3.5.7)

3.5.3 Planning Permissions

The schedule of planning permissions has been kept up-to-date within the five year land supply statement as a part of the Council's authority planning annual monitoring report (AMR). Any sites that have gained planning permission have been removed from the SHLAA to avoid double counting.

3.5.4 District Local Plan and Neighbourhood Plan Allocations

Existing allocations are identified in the housing trajectory with an assessment made of likely deliverability.

3.5.5 Town Framework Plan Documents

Town Framework Plans were prepared for the main Cornish towns together with a Regeneration Plan for the St Austell area. They are non-statutory plans which provide part of the evidence base for the Local Plan and have been consulted on alongside the plan. The Town Framework Plans used Cornwall SHLAA 2010 sites as evidence along with newly identified sites. A selection of sites from the Town Framework Plans appear in the trajectories. These include sites which are also within the SHLAA so care must be taken to avoid double counting.

3.5.6 Other Existing Sources

A number of additional sources of sites with the potential for significant levels of housing capacity were also identified by the Council for inclusion within the housing trajectory and SHLAA. Additional sources included Council-led regeneration initiatives, Council property disposal, eco-community development, various affordable housing led projects and initiatives, pending planning applications, sites identified as part of the existing evidence base (e.g. urban capacity studies) as well as those sites identified during street-by-street surveys. The estimated housing capacity of each of the categories was calculated using an agreed density multiplier where existing indicative capacity information was not available.

3.5.7 Calls for Sites

The calls for sites give landowners, developers and agents a specific opportunity to put forward sites for inclusion in the SHLAA. Letters are sent to developers, agents and specific land owners and the calls for sites are advertised on the Council website and in the local press to maximise publicity to those not normally involved in property development (as advised in the 2014 DCLG Guidance). Calls for sites require details of land to be submitted on set SHLAA forms and to be accompanied by a map, plan or aerial photograph clearly showing the boundaries of each site.

The original 'calls for sites' (2007-2009) for the 2011 SHLAA Report were conducted individually by the six former district councils. A new call for sites was made in January 2012 to coincide with the consultation on the Core Strategy Preferred Approach. This helped to maximise the publicity for the exercise. This call extended the coverage to the smaller settlements and rural areas and was also used as a refresh for the main towns to build on and update the original SHLAA calls for sites. The Council has since welcomed site suggestions on an ongoing basis as well as through a call for brownfield sites held in 2015.

The advertised dates for each specific settlement's 'call for sites' exercises are included in Table 3.

Table 3: Call for Sites Schedule

Authority	Settlement	1st Call for Sites	2nd Call for Sites	3 rd Call for Sites
Former Penwith DC	Penzance/Newlyn, St Ives/Carbis Bay & Hayle	Aug – Sept 2007	Aug – Sept 2008	Jun – July 2009
Former Kerrier DC	Camborne/Pool/Redruth Helston	April 2008 Jun – Jul 2009	Further sites received during AAP process 2008/2009	
Former Carrick DC	Truro Falmouth/Penryn	Dec 2008 – Feb 2009 Jun – Jul 2009	Jun – Jul 2009	
Former Restormel BC	St Austell/St Blazey & Newquay and rural areas (AHLAA – see Table 2)	Aug – Sep 2007		
Former North Cornwall DC	Bodmin, Launceston, Wadebridge & Bude	Dec 2008 – Jan 2009		
Former Caradon DC	Saltash/Torpoint & Liskeard	Nov – Dec 2008		
Cornwall Council	Cornwall-wide (assessment focuses on those in the settlement hierarchy)	Jan – Feb 2012	Aug – Sep 2015 (targeting brownfield land)	(Sites accepted on an ongoing basis)

The 2014 DCLG Guidance suggests that authorities can specify the nature of information sought e.g. potential types of development including tenures, types and needs of different groups such as older people housing, private rented housing and people wishing to build their own homes. This level of information has only recently been sought by the Council. The preliminary nature of many of the SHLAA submission proposals are that there are no firm tenures decided upon and the Council does not have the resources to consider this level of detail for each site. Nevertheless tenure information is now requested on SHLAA submission forms and can be assessed in the future. Furthermore, the SHLAA process has included consideration of viability and housing for older people and students is included in the commitments in Phase 1 (years 0-5) of the housing trajectory where planning permission has been granted.

Despite the recent targeted call for brownfield land, Cornwall Council continuously welcomes SHLAA submissions (greenfield and brownfield) providing details of additional sites or updates to previous submissions.

3.5.8 Overlaps

A number of sites have been submitted more than once as part of various studies and calls for sites that have taken place over time. It was important that these entries were identified to eliminate occurrences of double counting in the final SHLAA figures. Priority was given to the latest call for sites submission if more than one was submitted or the larger site where a smaller site entirely overlaps a larger site. If a site was submitted as part of a SHLAA call for site process then it would typically be these entries that would be given priority resulting in the deletion of the duplicate sites from any other SHLAA source. To avoid overlaps with accounting in the five year land supply, no sites with extant planning permission for residential use are included in the SHLAA.

3.5.9 Types of Sites Included

There are many hundreds of settlements in Cornwall, ranging from those that are strategically significant such as Truro, through small towns and local service centres to the smallest of villages and hamlets. Many of Cornwall's towns and villages are well-placed to meet the challenges of the next few decades because they are already relatively self-sustaining and contain strong communities.

Prior to undertaking detailed assessments of specific sites, it was necessary to undertake a screening exercise or "sieve" of sites in order to identify those not suitable for inclusion within the assessment. This sieve comprised the application of a site size threshold (see Section 3.5.1) and omission of sensitive areas. The excluded areas are listed in Box 2 below and include land within a Special Areas of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). These designations have been excluded on the basis that national policy advises against development that would have an adverse impact on such nationally or internationally important conservation interests.

Some sites included within the assessment may be close to but not within particularly sensitive designations. In reality a site close to these sensitive locations might have a reduction in their capacity but this would require a detailed assessment which is more appropriate for the planning application stage, therefore in this study unless alternative figures have been supplied by the landowner their capacity has been assessed using the standard density multiplier set out at 3.6.3.

Land within areas identified as Flood Risk Zone 3b was also excluded, as consistent with national policy advice that only water compatible uses and essential infrastructure should be permitted in these areas.

Rather than completely omit a site that lies partly within a SAC, SPA, SSSI or Flood Risk Zone 3b, it was agreed that only the site area that fell outside such designations would be used to calculate capacity. Capacity was also reduced where a site has already been partially developed.

Consideration has also been given to the potential impact of individual SHLAA sites becoming developed in the setting of the AONB. An additional study applies discounting for sites within the AONB and those in Flood Zone 3a as well as a non-

implementation rate. Section 4.8 provides further information on both of these studies.

Consistent with the NPPF and emerging Local Plan, land within the open countryside has been excluded from the SHLAA. In practice sites were included if it constituted land that was considered to be within or physically connected to a settlement as defined by the Cornwall settlement hierarchy. For further information on the settlement hierarchy visit: www.cornwall.gov.uk/localplancornwall.

Land with planning permission was also excluded for reasons explained at 3.5.3.

Box 2: Land Excluded from the Survey

Special Area of Conservation

Special Protection Area

Site of Special Scientific Interest

Flood Risk Zone 3b

Open Countryside (i.e. land not in or well integrated with existing built-up areas)

Land with extant residential planning permission

NB Sites submitted completely within these areas have not been progressed within the SHLAA although the submissions have been held on record for future reviews.

3.5.10 Desktop Review

For each site the following characteristics were recorded or checked as part of the desktop review:

- Site size, boundaries, and location;
- Current use(s) and character;
- Character of surrounding area and the surrounding land use(s);
- Physical constraints;
- Potential environmental constraints;
- Where relevant, development progress;
- Suitability of residential use; and
- Viability.

3.5.11 Data Management

The boundaries of each site were digitised using a GIS system and site details entered into a database. A unique reference number was assigned to both the spatial (GIS) and textual (spreadsheet) information on a site. All sites were assembled on a CNA basis. Sites were allocated to the CNA within which its respective settlement primarily sits. Site Assessment (Stage 2)

3.6 Estimating the Housing Potential of Each Site

A combination of the following methods was used to determine the potential housing capacity of each site:

- Existing information;

- Density multiplier;
- Contextual approach;
- Submission responses; and
- Urban design approach.

Table 4 provides details of how the density for each specific capacity source was derived.

Table 4: Density Calculation

Capacity Source	Density Derived from...
Pending Applications (for five year supply)	Submission Information
Expired Planning Permissions	Density Multiplier / Contextual Approach
Local Plan Housing Allocations	Existing Information / Density Multiplier / Contextual Approach
Local Plan Mixed Use Sites	Existing Information / Density Multiplier / Contextual Approach
Draft Area Action Plans	Existing Information / Urban Design Approach
Town Framework Plan Sites	Existing Information / Urban Design Approach
Bodmin Masterplan	Existing Information / Urban Design Approach
St Austell Regeneration Plan	Existing Information / Urban Design Approach
St Austell and China Clay Eco Community	Existing Information / Urban Design Approach
Affordable Housing Projects	Density Multiplier / Urban Design Approach
Emerging LDF Sites from former District Councils (SHLAA 2011)	Existing Information / Urban Design Approach
Urban Capacity Sites	Existing Information
Affordable Housing Land Availability Assessment	Density Multiplier
Planning Application Refusals & Withdrawals	Density Multiplier / Contextual Approach
Surplus Public Sector Land	Density Multiplier / Contextual Approach
Surveys Sites	Density Multiplier / Contextual Approach
Call for Sites	Density Multiplier / Submission Responses

Further information on each approach is discussed in-turn below.

3.6.1 Existing Information and Urban Design Approach

Existing capacity information was used where this was available from sources such as pre-application discussions; development briefs, master plans and local housing allocations with identified indicative capacities. For some large or strategic sites, an urban design approach was used although in reality this information could be classed under 'existing information' as the urban design analyses were undertaken for sites in relation to the Area Action Plan process and existing master plans.

3.6.2 Density Multiplier / Contextual Approach

Where existing density information was not available or only available from the landowner as part of a SHLAA submission, a density multiplier was applied to sites. For the 2013 study onwards a revised set of multipliers was developed, adding a new category for rural locations and slightly revising upwards the figure for the main towns following the original 2011 SHLAA as set out in Box 3. The density multipliers broadly reflect the densities sought by the former district authorities which were generally in the range of at least 30 – 50 dwellings per hectare. Not all of the plans specified density in policy and not all policies were saved. The emerging Local Plan does not specify residential densities. The 2014 DCLG Guidance on SHLAA preparation advises that where plan policy does not provide a sufficient basis to make a judgement, existing development schemes can be used as the basis for judgement.

Box 3: Density Multipliers

Within Town Centre Boundaries: 60dph – same as per SHLAA 2011

Main Towns: 50dph – subsequently increased from the 45dph in SHLAA 2011 because this was considered too low (e.g. more propensity for flats) and to allow gradation down to suburban and rural areas. The list of settlements was also expanded from the RSS “significant” towns to include those with a strategic role in the emerging Local Plan

- Truro
- Falmouth & Penryn
- Camborne
- Pool
- Redruth
- St Austell
- Newquay
- Bodmin
- Launceston
- Saltash
- Penzance & Newlyn

Smaller Towns: 45dph – increased from 40dph in SHLAA 2011 as this was considered too low and to allow gradation down to rural areas

- Bude with Stratton & Poughill
- Hayle
- Helston
- St Ives & Carbis Bay
- Liskeard
- Wadebridge
- Torpoint

Rural: 40dph –

- All other locations

The density assumptions presented above have been used to provide an estimate of potential housing capacity only and do not necessarily reflect the density of housing to be provided on site which will be the subject of additional examination through any allocation process and/or for future planning applications.

In order to determine the net developable area of sites without existing information and enable a calculation of potential capacity, a further assessment was undertaken to determine the need for, and the amount of, other infrastructure that may be required on sites of varying size, such as roads, open space, trees etc. and the calculation shown in Table 5 was applied.

Table 5: Net Developable Area

Number of Dwellings (whole site)	Area of Site Developed for Housing
Below 25 units	Whole site could be developed for housing
25 to 50 Units	85% of site (net) developed for housing
Over 50 units	70% of site (net) developed for housing

For the purposes of SHLAA reporting, the calculated capacity was considered to be a maximum level of housing. Where the calculated capacity exceeds the capacity given on a SHLAA submission form, the figure in the submission was used.

3.6.3 Assessing When and Whether Sites are Likely to be Developed

Having established the capacity figure for individual sites, the next stage in the assessment was to establish whether a site can be considered deliverable, developable or not currently developable for housing development which in turn would inform assumptions with respect to when each is likely to come forward.

Box 4 provides a definition as to what constitutes deliverable, developable and not currently developable sites in the context of this SHLAA together with when such sites are expected to come forward based on the phasing set out in the NPPF.

Box 4: Deliverability and Developability and Phasing

Deliverable – site is available now, offers a suitable location for housing development now is achievable and there is a realistic prospect that it will be delivered within 5 years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

Developable – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available and could be developed at a specific point in time (years 6 to 10 and where possible years 11 to 15).

Not currently developable – it is unknown when a site could be developed. This may be, for example, because of the constraints to development is severe, and it is not known when it might be overcome.

The assessment of sites involved a judgement of when and whether sites were likely to come forward for development, based on their suitability, availability and achievability. A representation of the methodology and processes involved in the classification of individual sites can be found in more detail in Table 6. Due to the scale of the Cornwall SHLAA it was not possible with the resources available to

consider how to overcome potential barriers on individual sites. Those sites scoring poorly in terms of suitability, availability and achievability were however shifted into a later phase in order to enable more time for potential barriers to be overcome.

Table 6: Suitability, Availability and Achievability of Sites

Suitability	Availability	Achievability
<p>- Policy restrictions Designations / protected areas / existing planning policy / sustainable community policy</p> <p>- Physical problems or limitations Access / infrastructure / ground conditions / flood risk / hazardous risks / pollution / contamination</p> <p>- Potential impacts Effect upon landscape features and conservation</p> <p>- Environmental conditions Which would be experienced by prospective residents</p>	<p>- Planning application/allocation</p> <p>- No legal or ownership problems Multiple ownership / ransom strips / tenancies / operational requirements of landowners</p> <p>- Interest to develop Land owner expressed an intention to develop</p>	<p>- Market factors Adjacent uses/ economic viability of existing, proposed and alternative uses in terms of land values / attractiveness of locality / level of potential market demand / projected rate of sales</p> <p>- Cost factors Site preparation relating to physical constraints / any exceptional works necessary / relevant planning standards or obligations / prospect of funding or investment to address identified constraints or assist development</p> <p>- Delivery factors Developers phasing / realistic build out rates on larger sites / likely start and completion dates / single or multiple developers / size and capacity of developer</p>

Each stage above is described in more detail in the following sections.

3.6.4 Assessing the Suitability of Sites for Housing

DCLG Guidance states sites in existing development plans or with planning permission will generally be considered suitable for development although it may be necessary to assess whether circumstances have changed which would alter their suitability. This is checked as part of the housing land review process – the information is gathered either by contacting the developers direct or asking the relevant Development Management officers if there has been any updated since permission granted. For all sites the guidance lists a range of factors to be considered in assessing a site’s suitability:

- The development plan, emerging plan policy and national policy;

- Market and industry requirements in that housing market;
- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

The Cornwall SHLAA methodology applies a two stage approach to assessing the suitability of a site. The first stage as described at 3.5.9 consists of assessing sites against a range of strategic considerations (flood zone, located in open countryside etc.). If a site fails this initial stage, it is deemed to be an unsuitable location for housing development and does not proceed to the more detailed second stage assessment.

The second stage assessment consists of checking sites against a wider range of development factors. Those factors include the following designations and attributes

- | | |
|---|---|
| <ul style="list-style-type: none"> • Conservation Areas • Historic Battles • Listed Buildings • Scheduled Ancient Monument • World Heritage Site • Landscape Character Area • AGLV • AGSV • Ancient Woodland • Historic Parks and Gardens • Local Nature Reserve • County Wildlife Sites • RIGG • TPO • AONB • Agricultural land grades • Minerals | <ul style="list-style-type: none"> • Greenfield / brownfield • Flood Zone • Topography • Site access • Contamination • Neighbouring uses • Drainage capacity • Open space / recreational facilities • Employment land • Distances to primary and secondary schools • Distances to an A or B Road • Distance town centre (town sites only) • Public rights of way • Relationship to settlement |
|---|---|
- consultation/safeguarding area

Sites that were considered to be suitable were then assessed in terms of their availability and achievability.

3.6.5 Assessing the Availability of Sites for Housing

The DCLG Guidance states that a site is considered available when, on best information available, there is confidence that there are no legal or ownership issues. This often means that the land is controlled by a developer has expressed an intention to develop housing or the land owner has indicated an intention to sell.

Deliverable sites are those coming forward in the first 5 years. There needs to be evidence that they are available now. These sites are featured in the five year land

supply statement, with delivery of sites with planning permission being informed by developers/agents where possible (otherwise standard build-out rates were applied). These sites do not feature in the SHLAA unless they have been granted planning permission since the baseline date of 1st April 2015. The SHLAA only includes sites considered capable of delivering sites in year 6 and onwards.

For developable sites – those coming forward from the sixth year onwards – there needs to be evidence that there is a reasonable prospect of availability at the point envisaged. The following list explains the methods used to undertake the availability assessment of developable sites:

- A proforma was the principal method used to identify ownership details, legal issues and an indication of the developer or landowner's timeframe for housing delivery on a site. The proforma also requested information relating to any potential constraints that might hinder site delivery.
- As part of the review a SHLAA Panel was established comprising a mix of landowners, stakeholders and developers (Appendix 6.1). The Panel were supplied with details of every site identified through the call for sites for inclusion in the assessment and were asked to provide information on site availability, site constraint information and anticipated timescales in relation to housing delivery.
- The SHLAA assessment scoring was also used as an indicator of availability, with lower scoring sites (i.e. those with more potential problems) being shifted to later phases to provide time for those difficulties to be overcome.

3.6.6 Assessing the Achievability of Sites for Housing

The DCLG Government Guidance states that the development of a site is achievable where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

3.55 National Planning Practice Guidance on Viability (2014) sets out the following principles for understanding viability in planning:

- *Evidence based judgement:* assessing viability requires judgements which are informed by the relevant available facts. It requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market.
- *Understanding past performance,* such as in relation to build rates and the scale of historic planning obligations can be a useful start. Direct engagement with the development sector may be helpful in accessing evidence.
- *Collaboration:* a collaborative approach involving the local planning authority, business community, developers, landowners and other interested parties will improve understanding of deliverability and viability. Transparency of evidence is encouraged wherever possible.

- *A consistent approach:* local planning authorities are encouraged to ensure that their evidence base for housing, economic and retail policy is fully supported by a comprehensive and consistent understanding of viability across their areas.

The Viability Guidance goes on to state that authorities should seek to align the preparation of their Community Infrastructure Levy, Charging Schedules and their Local Plans as far as is practical. Furthermore, it advises that assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable; site typologies may be used to determine viability at policy level.

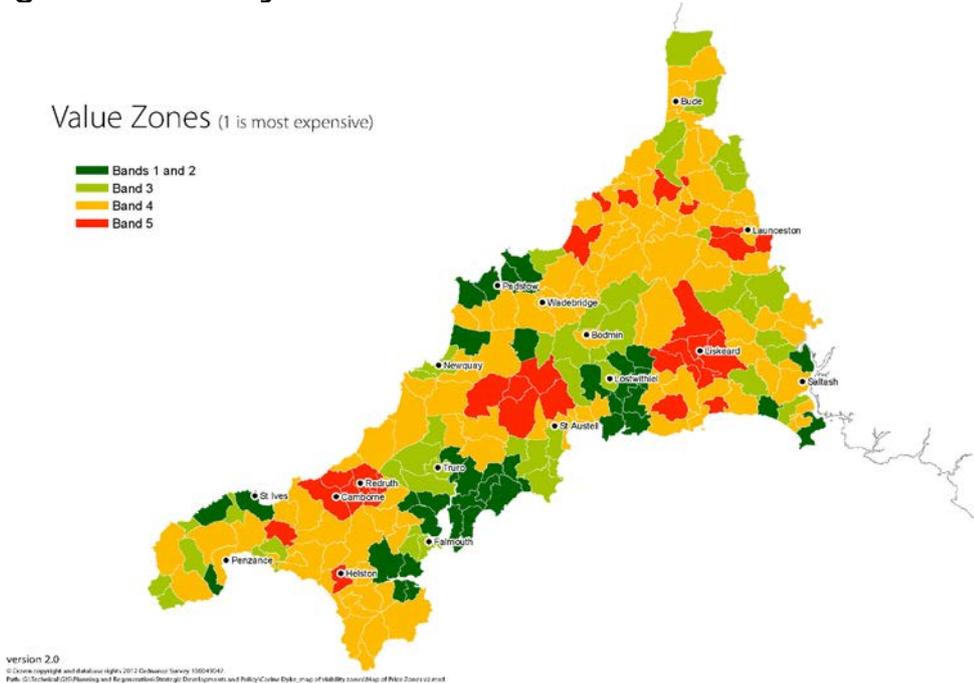
Achievability will be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and, particularly for larger sites, the projected rate of sales;
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, and the prospect of funding or investment to address identified constraints or assist development; and
- Delivery factors – including phasing, the realistic build out rates on larger sites, whether single developer or several developers, and the size and capacity of the developer.

The call for sites pro-forma asks landowners or agents to supply information that informed an assessment on the potential 'achievability' of a site. To supplement information supplied through the calls for sites the Council also looked at the economic viability of different areas across Cornwall. Sites submitted for SHLAA March 2011 were assessed against a model based on the six former local authority areas using the Three Dragons developed Cornwall Council's Viability Toolkit. This is a residual development appraisal model which is used by the Council (and formerly five of the six local authorities) to negotiate sites with developers and land owners. The model is particularly helpful in carrying out this type of analysis. It is based on a range of sub market areas within each of the former local authority areas.

In 2012 the Council commissioned Three Dragons and Opinion Research Services to produce a Housing Strategic Viability Appraisal (HSVA) which provides an analysis of the economics of residential development in Cornwall focusing on the impact that affordable housing and a Community Infrastructure Levy (CIL) has on development viability. It has been prepared using the Three Dragons toolkit (consistent with SHLAA 2011) and is based on authority level data supplied by Cornwall Council, consultation with the development industry and quoted published data sources. The findings were used to assess the viability of SHLAA sites, with those located in the high value zones scoring higher than those in the lower value areas. The viability zones are set out in Figure 3.

Figure 3: Viability Zones



3.6.7 Build Out Rates

The SHLAA Panel had previously agreed in 2011 that an industry standard of 100 dwellings per year should be applied. Subsequently, an examination of past rates and current information from developers suggested that in Cornwall the build out rate is typically lower than this. Using data contained within the Cornwall Housing Trajectories between 2010 and 2014, research has now been undertaken to determine an average build out or “delivery rate” i.e. the time taken from completion of the first dwelling to completion of the final dwelling. The Cornwall SHLAA Panel and Cornwall Developers’ Forum were also consulted. Further explanation of the build out rates can be found in the Five Year Supply Housing Statement dated December 2015⁴. The build out rates are shown in Table 7 and have been applied to all SHLAA sites.

Table 7: Revised Build Out Rates

Development Size	Average Build Out Rate
10-49 units	39 units per year
50-99 units	30 units per year
100+ units	35 units per year

3.6.8 Role of Stakeholders in Assessing Deliverability and Developability

A key purpose of the Panel was to consider and give advice on the findings of site assessments undertaken by Council officers with respect to their deliverability and developability. The information collated from the Panel was used to further enhance the site intelligence gathered from the various investigative methods described above.

⁴ <https://www.cornwall.gov.uk/media/16551826/2015-housing-land-supply-full.pdf>

The Panel were supplied details of every site identified through the call for sites for inclusion in the assessment and were asked to provide information on site availability, site constraint information and anticipated timescales in relation to housing delivery. This electronic consultation comprised the distribution of a series of packs to all Panel members. Packs included:

- map of Cornwall showing location of all sites
- individual site map for each site;
- initial scoring showing site classifications;
- a site assessment response form; and

The site assessment response form included a series of questions which sought to prompt responses from members relating to the suitability, achievability and availability of each site. The information received from Panel members during the consultation was used to inform the assessment of sites.

3.7 Windfall Assessment (Stage 3)

The NPPF defines windfall sites as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.'

National Planning Policy Guidance provides policy guidance on windfalls: 'A windfall allowance may be justified in the five-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the National Planning Policy Framework. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the National Planning Policy Framework)'. This would exclude gardens.

Small sites have clearly delivered a very significant proportion of recent housing development in Cornwall and it is unrealistic to assume that this will not continue to some extent. Small sites in the Cornwall context are sites that deliver less than 10 dwellings and can be either previously developed or greenfield sites. Almost 40% of dwellings delivered between 2004/05 and 2013/14 were delivered on small sites in Cornwall.

Cornwall has many areas that are protected through designations such as Areas of Outstanding Natural Beauty, the World Heritage Site and others. The presence of these types of designations does not preclude small scale housing development as it is unlikely and undesirable (for community sustainability reasons) that the housing requirement for Cornwall can or should be completely delivered outside of these areas. Allowing a windfall element to housing supply will ensure that this is delivered in a way that minimises the impact on these protected areas as these types of sites tend to be small and closely associated with existing settlements. Making an allowance for the continued occurrence of development on windfall sites is one way that the Council can seek to balance these important objectives and one that is consistent with the NPPF

3.7.1 Baseline Windfall Rates

In calculating a realistic windfall allowance for Cornwall it was important to:

- Analyse past trends;
- Avoid double counting with SHLAA sources (sites capable of delivering less than 10 dwellings are excluded from the SHLAA in Cornwall so there can be no double counting of sites);
- Allow for changing market conditions and trends; and
- Apply a discount for new sites coming forward within the plan period but which will be completed beyond the plan period.

Data on small sites below 10 dwellings in Cornwall for the period 2004/05 to 2013/14 was analysed to identify trends in housing delivery. The following table shows the number of dwellings delivered on small sites in Cornwall for the last ten years and identified that this number had accounted for two out of every five dwellings completed. The long term, ten year, average gives a figure of 981 completions on small sites per year, and the last five year (recession based) figures give a total of 869 dwellings per year.

Table 8: Historic Delivery on Small Sites Since 2004

Year	Completions on Small Sites	Completions on all Sites	Small Sites as a proportion of all Completions
2004/2005	917	2,495	36.8%
2005/2006	871	2,084	41.8%
2006/2007	1,057	2,612	40.5%
2007/2008	1,398	3,179	44.0%
2008/2009	1,228	2,877	42.7%
2009/2010	937	2,473	37.9%
2010/2011	748	2,060	36.3%
2011/2012	924	2,375	38.9%
2012/2013	875	2,278	38.4%
2013/2014	859	2,040	42.1%
Total	9,814	24,473	40.1%

In terms of where new housing has been built on small sites, robust data was only available at a community network area and main settlement level for the last four years. The following table shows the proportion of small site completions by CNA.

Table 9: Historic Delivery on Small Sites by Community Network Area over the Last Four Years

Community Network Area	Four Year Total	Proportion of All Small Sites
West Penwith	270	7.9%
Hayle & St Ives	254	7.5%
Helston & the Lizard	272	8.0%
Camborne, Pool & Redruth	420	12.4%
Falmouth & Penryn	181	5.3%
Truro & The Roseland	219	6.4%
St Agnes & Perranporth	105	3.1%
St Austell & Mevagissey	133	3.9%
Newquay & St Columb	304	8.9%
China Clay	151	4.4%
St Blazey, Fowey & Lostwithiel	97	2.9%

Community Network Area	Four Year Total	Proportion of All Small Sites
Wadebridge & Padstow	146	4.3%
Bodmin	89	2.6%
Camelford	106	3.1%
Bude	142	4.2%
Launceston	139	4.1%
Caradon	117	3.4%
Liskeard & Looe	173	5.1%
Cornwall Gateway	80	2.4%
Total	3,398	100%

These historic trends can be used as the basis for forecasting likely future patterns of development once any need for adjustments to take account of current conditions and of national and local policy objectives has been considered.

- In reality it is likely that a number of factors will operate to vary the contribution of certain types of development to the delivery of windfall housing in the future. These relate to the changing requirements and objectives of national and local policy, to the desire to maintain the character and quality of particular areas and in some cases to there being a physical limit to the supply of sites and properties which are capable of accommodating future development.
- The period 2004-2014 included a range of different market conditions from an extremely buoyant market in the first few years to an economic downturn and as a consequence, a housing market downturn in the latter part of the period. As this period included both highs and lows in market conditions it could be said to be fairly typical and no adjustment is required.
- Currently proposed Local Plan policies for rural areas could have an impact on the number and range of sites coming forward as 'windfall' as there will be no development boundaries around settlements, and it is anticipated that an increase in smaller sites coming forward could be experienced. It should however be noted that some neighbourhood plans are considering introducing settlement boundaries as part of their proposals and this may restrict the availability of suitable sites where settlement boundaries are adopted. However historic delivery rates occurred during a period of time in which adopted local plans restricted development to only those settlements with settlement boundaries.
- In addition to widening the number and type of settlements where infilling is acceptable, the emerging local plan definition of infilling includes circumstances that would allow the rounding off of a settlement with one or two dwellings. This may well provide more opportunities in the future for infilling than would have been the case under saved local plans that would have influenced historic figures.
- There has been little difference in the nature of sites coming forward on small sites in this time period, mainly comprising barn conversions, infill development, conversions and rural exception sites. In terms of the capacity of some of these types of development, the number of conversions, such as barn conversions, may decline as there is a finite number. Anecdotally there are those that consider the number of hotel conversions may decline in areas like Newquay, but this may be counter balanced to some extent by the permitted development rights in relation to offices converting to homes. Additional resourcing is currently being made available to affordable housing schemes which will include rural exception sites. It is hoped that delivery from these types of sites will be maintained and enhanced, particularly as communities start to embrace the opportunities available to them through neighbourhood planning. However an analysis of existing permissions on

small sites shows that 80% of the 4,389 planning permissions on small sites in April 2015 were on sites of four or less units. It is likely therefore that exceptional site schemes will form a very small proportion of future windfall development. Furthermore it is likely that they formed a very small proportion of historic completions on small sites.

- Paragraph 48 of the NPPF is clear that gardens should be excluded from any windfall calculations. Based on the evidence that we have for the last four years, gardens account for about 18% of all small site windfall completions.

3.7.2 Anticipated Future Trends in Windfall Rates

Estimates of windfall development on small sites of fewer than ten dwellings by way of new build, conversions and changes of use will only be calculated into the last 11 years of the plan period. This is because a) such sites are not already accounted for in the SHLAA and there is a need to take account of what housing could potentially be delivered on small sites and b) sites that occur in the first nine years of the plan period are nearly all accounted for in terms of the completions to date and those with planning permission that are either under construction or have not as yet been started.

Using data from the baseline windfall rate dataset, it is considered that a figure of 800 dwellings per annum on small sites of fewer than 10 dwellings will be used as the windfall allowance in the last eleven years of the Local Plan.

800 dwellings per year is slightly less than the average experienced over the last five years (869 p.a.) and the long term average (981 p.a.), but as there is no certainty as to what small sites will come forward it is considered that a conservative estimate is most appropriate at this early stage in the Local Plan time frame:

- An allowance of 800 per annum represents a discount of about 18% of the long term average of 981 per annum;
- An allowance of 800 will ensure that development that would have previously occurred on garden sites has been accounted for in this reduced and conservative allowance given the current policy stance on 'garden grabbing'. Development on garden curtilage currently accounts for an average of 18% of development on small sites over the last four years – reducing from 23% in 2010/11 to 16% in 2013/14, indicating the predicted slow-down in this type of development.

The following table gives an indication of the amount of new housing that is likely to be delivered on small sites in the last 11 years of the Local Plan by community network area. The proportion of actual completions by CNA has been applied to the 800 dwelling per year windfall allowance and multiplied by 11 to give an indication of where windfall dwellings are likely to be completed for the 11 year period.

Table 10: Windfall Estimates 2019-2030 by CNA

Community Network Area	% of Annual Total	Annual Windfall Allowance	Windfall Allowance 2019-2030
West Penwith	7.9%	64	699
Hayle & St Ives	7.5%	60	658
Helston & the Lizard	8.0%	64	704
Camborne, Pool & Redruth	12.4%	99	1088

Community Network Area	% of Annual Total	Annual Windfall Allowance	Windfall Allowance 2019-2030
Falmouth & Penryn	5.3%	43	469
Truro & The Roseland	6.4%	52	567
St Agnes & Perranporth	3.1%	25	272
Newquay & St Columb	8.9%	72	787
St Austell & Mevagissey	3.9%	31	344
China Clay	4.4%	36	391
St Blazey, Fowey & Lostwithiel	2.9%	23	251
Wadebridge & Padstow	4.3%	34	378
Bodmin	2.6%	21	230
Camelford	3.1%	25	275
Bude	4.2%	33	368
Launceston	4.1%	33	360
Caradon	3.4%	28	303
Liskeard & Looe	5.1%	41	448
Cornwall Gateway	2.4%	19	207
Cornwall Total	100%	800	8,800

The following table identifies the windfall allowance by town and the remaining area within each CNA using the same methodology as above:

Table 11: Windfall Estimates by CNA and Main Town 2019-2030

Community Network Area	Policy Area	Windfall Allowance
West Penwith	Penzance/Newlyn	396
	West Penwith CNA residual	303
Hayle & St Ives	Hayle	132
	St Ives/Carbis Bay	437
	Hayle & St Ives CNA residual	89
Heston & The Lizard	Helston	159
	Helston & The Lizard CNA residual	545
Camborne, Pool & Redruth	CPIR	775
	Camborne, Pool & Redruth CNA residual	312
Falmouth & Penryn	Falmouth/Penryn	314
	Falmouth & Penryn CNA residual	155
Truro & The Roseland	Truro/Threemilestone	220
	Truro & The Roseland CNA residual	347
St Agnes & Perranporth		272
Newquay & St Columb	Newquay	699
	Newquay & St Columb CNA residual	89
Eco Communities		n/a
St Austell & Mevagissey	St Austell	225
	St Austell & Mevagissey CNA residual	119
St Blazey Fowey & Lostwithiel		251
China Clay		391
Wadebridge & Padstow	Wadebridge	72

Community Network Area	Policy Area	Windfall Allowance
	Wadebridge & Padstow CNA residual	307
Bodmin	Bodmin	167
	Bodmin CNA residual	63
Camelford		275
Bude	Bude/Stratton/Poughill	132
	Bude CNA residual	236
Launceston	Launceston	118
	Launceston CNA residual	242
Liskeard & Looe	Liskeard	99
	Liskeard & Looe CNA residual	349
Caradon		303
Cornwall Gateway	Saltash	157
	Torpoint	0
	Cornwall Gateway CNA residual	50
Total		8,800

3.7.3 Progress in Windfall Delivery to Date

Windfall allowance completions will be monitored and changes made as required throughout the plan period. The number of windfalls will reduce as they will be replaced by permissions.

The delivery of windfall housing is monitored on an annual basis to ensure that progress is made against the anticipated delivery rates as these form part of the overall assessment of how housing in Cornwall will be delivered. Rather than applying any further discount that could result in an unrealistically low windfall rate, regular monitoring of the delivery of housing through windfalls will enable adjustments to be made to the anticipated windfall allowance if found to be necessary throughout the Local Plan timeframe.

The following table provides information on the numbers and location of homes delivered on small scale, windfall sites to date during the current Local Plan timeframe, i.e. 2010/11 to 2014/15. This table clearly indicates that the anticipated future windfall rate of 800 dwellings p.a. can be considered deliverable as the current rate of delivery is 846 dwellings p.a..

Table 12: Windfall Delivery 2010/11 to 2014/15

Community Network Area	Policy Area	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
West Penwith	Penzance/Newlyn	19	30	31	64	39
	West Penwith residual	37	50	11	28	42
Hayle & St Ives	Hayle	19	14	3	12	8
	St Ives/Carbis Bay	59	27	56	17	48
	Hayle & St Ives residual	8	7	16	16	24
Heston & The Lizard	Helston	11	13	22	12	8
	Helston & The Lizard residual	38	64	40	72	48
Camborne, Pool & Redruth	CPIR	60	70	78	74	49
	Camborne, Pool & Redruth residual	30	42	31	35	25
Falmouth & Penryn	Falmouth/Penryn	36	36	23	19	15
	Falmouth & Penryn residual	14	9	23	21	18
Truro & The Roseland	Truro/Threemilestone	26	23	14	17	27
	Truro & The Roseland residual	14	22	80	23	34
St Agnes & Perranporth		44	20	18	23	47
Newquay & St Columb	Newquay	45	102	36	71	42
	Newquay & St Columb residual	6	16	17	11	14
Eco Communities		n/a	n/a	n/a	n/a	n/a
St Austell & Mevagissey	St Austell	22	14	15	31	33
	St Austell & Mevagissey residual	13	2	11	17	3
St Blazey Fowey & Lostwithiel		17	34	25	21	24
China Clay		44	40	32	44	63
Wadebridge & Padstow	Wadebridge	7	4	11	4	9
	Wadebridge & Padstow residual	12	46	36	26	43
Bodmin	Bodmin	7	11	16	27	15
	Bodmin residual	5	7	13	3	6
Camelford	Camelford	5	7	6	1	12
	Camelford Residual	13	36	22	16	13
Bude	Bude/Stratton/Poughill	14	14	7	13	6
	Bude residual	6	22	49	24	12
Launceston	Launceston	12	13	10	8	6
	Launceston residual	6	30	32	28	20
Liskeard & Looe	Liskeard	13	8	8	7	4
	Liskeard & Looe residual	31	58	24	24	31
Caradon	Callington	18	5	13	18	3
	Caradon Residual	8	15	18	22	12
Cornwall Gateway	Saltash	10	5	10	7	3
	Torpoint	0	0	0	0	3
	Cornwall Gateway residual	19	8	18	3	17
Total		748	924	875	859	826

4. Assessment Findings and Review (Stage 4)

4.1 SHLAA Sites

All developable SHLAA sites are listed in Appendix 6.2. The full assessment spreadsheets are available at www.cornwall.gov.uk/SHLAA, with the site boundaries presented on Cornwall Council's Interactive Mapping site⁵.

4.2 Phase 1: Cornwall Five Year Supply (2015/16 – 2019/20)

Within the SHLAA sites are not shown as commencing until at least Phase 2 as they do not have the benefit of planning permission for residential use. For the expected housing delivery for 2015/16 to 2019/20, please refer to the Five Year Supply Housing Statement dated December 2015⁴.

4.3 Phase 2: Years 6-10 (2020/21 – 2024/25)

Sites placed in Phase 2 are those with a limited level of constraints. These 'developable' sites are suitable for development, depending on their individual circumstances and on specific measures being proposed to overcome any minor constraints. It should be noted that although the results show a potentially large capacity capable of coming forward it is not envisaged that all will come forward during this phase and sites could contribute to yield in another phase instead.

4.4 Phase 3: Years 11-15 (2025/26 – 2029/30)

Sites allocated to Phase 3 include those which have more significant constraints. These sites are still considered appropriate for development but have a longer lead-in time in which to deal with constraints which could relate to suitability, availability and/or achievability factors. This phase also includes overspill from sites in Phase 2 (based on the build out rates set out at section 3.6.8) or where the consultee has advised delivery will occur in this timeframe.

4.5 Phase 4: Years 16-20 (2030/31 onwards)

Sites contained within Phase 4 are typically large sites where overall capacity exceeds delivery during the previous timeframes based on the build out rates set out at section 3.6.8. Phase 4 also includes sites where the consultee has stated units will be delivered in this timeframe.

⁵ <http://www.cornwall.gov.uk/community-and-living/mapping/>

4.6 SHLAA Capacity by Phase and Location

The Table 13 provides an overview of the undiscounted capacity of the sites in the SHLAA by phase and by location. It is important to highlight that a fourth phase of SHLAA capacity is calculated for the year 2030/31 and beyond – not just for the final year of the plan.

Table 13: Undiscounted SHLAA Capacity by Phase and Location (not including windfalls)

Location	Phase 2: 2020/21- 2024/25	Phase 3: 2025/26- 2029/30	Phase 4: 2030/31 onwards	Total SHLAA Capacity	Emerging Local Plan Housing Target
Penzance with Newlyn, Heamoor, Gulval and Longrock	1,490	425	50	1,965	2,150
West Penwith CNA residual	2,055	25	0	2,080	1,000
CNA Total	3,545	450	50	4,045	3,150
Hayle	2,222	179	0	2,401	1,600
St Ives with Carbis Bay	1,479	350	631	2,460	1,100
Hayle and St Ives CNA residual	280	0	0	280	480
CNA Total	3,981	529	631	5,141	3,180
Helston	940	426	906	2,272	1,200
Helston and the Lizard CNA residual	1,484	147	0	1,631	1,100
CNA Total	2,424	573	906	3,903	2,300
Camborne, Pool, Illogan & Redruth	3,280	1,031	5,765	10,076	5,200
CPR CNA residual	551	102	0	653	1,000
CNA Total	3,831	1,133	5,765	10,729	6,200
Falmouth-Penryn	2,359	923	1,062	4,344	2,800
Falmouth and Penryn CNA residual	637	175	1,687	2,499	600
CNA Total	2,996	1,098	2,749	6,843	3,400
Truro with Threemilestone and Shortlanesend	3,380	2,220	5,693	11,293	3,900
Truro and Roseland CNA residual	1,428	57	0	1,485	1,200
CNA Total	4,808	2,277	5,693	12,778	5,400
St Agnes & Perranporth CNA	1,302	92	0	1,394	1,100
Newquay with Quintrell Downs	1,519	749	561	2,829	4,400
Newquay and St Columb CNA residual	331	0	0	331	400
CNA Total	1,850	749	561	3,160	4,400
Eco-Communities	850	740	946	2,536	1,500

Location	Phase 2: 2020/21- 2024/25	Phase 3: 2025/26- 2029/30	Phase 4: 2030/31 onwards	Total SHLAA Capacity	Emerging Local Plan Housing Target
St Austell	2,416	1,168	1,905	5,489	2,600
St Austell CNA residual	805	175	436	1,416	300
CNA Total	3,221	1,343	2,341	6,905	2,900
St Blazey, Fowey and Lostwithiel CNA	717	235	22	974	900
China Clay CNA	1,916	59	0	1,975	1,800
Wadebridge	1,600	769	569	2,938	1,100
Wadebridge and Padstow CNA residual	1,316	0	0	1,316	1,000
CNA Total	2,916	769	569	4,254	2,200
Bodmin	3,065	1,517	1,857	6,439	3,100
Bodmin CNA residual	311	15	0	326	100
CNA Total	3,376	1,532	1,857	6,765	3,200
Camelford	567	163	0	730	315
Camelford CNA remainder	982	0	0	982	685
CNA Total	1,549	163	0	1,712	1,000
Bude with Stratton, Flexbury and Poughill	1,683	452	104	2,239	1,200
Bude CNA residual	660	157	0	817	600
CNA Total	2,343	609	104	3,056	1,800
Launceston	1,305	752	2,010	4,067	1,800
Launceston CNA residual	1,177	31	0	1,208	500
CNA Total	2,482	783	2,010	5,275	2,300
Liskeard	1,109	1,062	3,253	5,424	1,400
Liskeard and Looe CNA residual	1,112	210	150	1,472	1,500
CNA Total	2,221	1,272	3,403	6,896	2,900
Callington	502	25	0	527	480
Caradon CNA remainder	620	0	0	620	520

Location	Phase 2: 2020/21- 2024/25	Phase 3: 2025/26- 2029/30	Phase 4: 2030/31 onwards	Total SHLAA Capacity	Emerging Local Plan Housing Target
CNA Total	1,122	25	0	1,147	1,000
Saltash	892	491	4,453	5,836	1,200
Torpoint	256	175	27	458	350
Cornwall Gateway CNA residual	798	370	1,545	2,713	350
CNA Total	1,946	1,036	6,025	9,007	1,900
TOTAL:	49,396	15,467	33,632	98,495	52,500

4.7 SHLAA capacity by Brownfield Land

A guide to the proportion of undiscounted SHLAA capacity that is brownfield land is set out by housing target area in Appendix 6.3. As would be expected, the towns have a greater proportion of brownfield capacity. Overall 3.6% of the undiscounted SHLAA capacity is shown as brownfield. This rises to 4.5% if Phase 4 is excluded.

NB The proportion of brownfield sites is provided as a guide only as a definitive position of whether individual sites are greenfield or brownfield has not been established. This will be reviewed for the future Register of Brownfield Land.

4.8 Risk Assessment

As previously mentioned in Section 3, Cornwall is one of the largest unitary authorities in the country and as such the Council has had to take a pragmatic approach to the methodology in line with government guidance. Nevertheless, additional work has been undertaken to assess the landscape impact of sites potentially located within the setting of the AONB. This is documented in a separate report and forms part of the Local Plan evidence base⁶.

The SHLAA has identified a large number of sites able to contribute towards the emerging Local Plan housing targets. An excess of capacity is shown against all but six of the housing targets, or all but seven of the housing targets if the capacity shown in "Phase 4" is discounted. A full assessment of housing supply sources – including completions, commitments, emerging allocations and windfalls – against the emerging Local Plan targets is provided in the "Cornwall Local Plan Housing Implementation Strategy January 2016"⁷. This work also takes into account the findings of the AONB SHLAA study and incorporates further discounting of delivery.

The SHLAA will be kept up to date as part of the Council's regular monitoring including excluding land which gains planning permission and introducing new sites submitted to the SHLAA as well as considering the impacts of additional sites on the AONB and its setting.

⁶ "Assessment of SHLAA Sites Potentially within the Setting of the Cornwall AONB and the Tamar Valley AONB" available at www.cornwall.gov.uk/SHLAA

⁷ <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/cornwall-monitoring-report/>

5. Summary, Conclusions, Review and Monitoring

5.1 Summary

The SHLAA has been carried out having regard to relevant practice guidance published by government, and a stakeholder partnership has participated in shaping the SHLAA methodology and refining the site assessments.

The pool of sites was established through a number of sources – primarily sites put forward by landowners or developers who wish their development potential to be considered. Decisions as to which sites should be allocated will be made separately as part of the plan making process.

In summary:

- A housing requirement of 52,500 dwellings between 2010 and 2030 has been identified in the draft Cornwall Local Plan.
- For the period 2015–2030, the undiscounted assessed potential from all identified SHLAA sites (mostly calls for sites) shows a capacity of 64,863 units.
- Without the units identified in Phase 4 and without considering other housing supply sources or discounting, there is a combined shortfall of 4,050 units for seven of the place-specific housing targets. This equates to approximately 8% of the plan’s overall housing target.
- For the year 2030 onwards, the undiscounted assessed potential from all identified SHLAA sites (mainly calls for sites) is 33,632 units.
- In total, there are over 700 SHLAA sites, showing that there are a range of potential site options to inform future land allocations work.
- Additionally, a windfall allowance of 800 dwellings a year for the last 10 years of the plan period has been calculated for small sites (with a capacity of fewer than 10 dwellings).

5.2 Conclusions

In conclusion it can be shown that the Strategic Housing Land Availability Assessment identifies considerable potential housing capacity across Cornwall, and alone can make a substantial contribution towards the emerging Local Plan housing targets. The detailed analysis of how the targets will be met from all supply sources including discounted SHLAA sites – as well as completions, commitments, emerging allocations and windfalls – is provided in the “Cornwall Local Plan Housing Implementation Strategy January 2016”⁷.

It is important to emphasise that the SHLAA process is part of the evidence base for the emerging Local Plan. Inclusion of the sites does not mean that any sort of principle for development has been established for development management or

policy purposes. Decisions in terms of allocating sites to meet the housing requirements for Cornwall will take place through the Local Plan and not through the Strategic Housing Land Availability Assessment. For further information on the Local Plan please refer to the Council's website: www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/.

5.3 Review and Monitoring

The SHLAA process is not a static process and as a result the SHLAA should be subject to periodic review. Actual housing delivery across Cornwall is monitored annually and the SHLAA should be reviewed, updated and amended to reflect this. The results of such a review will be published as part of the Authority Monitoring Report.

Review of the Strategic Housing Land Availability Assessment involves:

- Check to ascertain if SHLAA sites have gained planning permission. If planning permission has been granted then sites will be moved into the 1-5 year period (as appropriate) and moved to the trajectories with their relevant SHLAA reference number. If no planning permission has been granted the site will remain in the assessed SHLAA timescale unless additional evidence has come forward to suggest otherwise.
- If permission has been granted on part of a site identified within the SHLAA, the remainder of the site will need to be reassessed to see if the granting of permission will have an effect on the suitability/deliverability of the remainder of the site. Site capacity will also need to be amended to take into account any permission granted.
- Allocations within the SHLAA with no planning approval will remain where they are in the SHLAA timeline.
- Reviews will also provide the opportunity for additional sites to be added to the SHLAA (subject to Panel consultation) and to update information on sites gathered through the call for sites process. Cornwall Council continually welcomes SHLAA site submissions and updates. There is also a desire to standardise the information held using the latest methodology.
- Once the review of sites has been completed the SHLAA tables will be amended showing the predicted housing capacity identified from the update.

6. Appendices

6.1 Appendix 1: SHLAA Panel Members at January 2016

Initial	Surname	Organisation
		A4 Architects
M	Rowe	Hydrock
I	Simpson	Alder King Property Consultants
A	Hugo	Barratt Homes
M	Harris	Barton Willmore Partnership
	Mr Miskowicz	Camel Builders Ltd
M	Foster	Coastline Housing
L	Haynes	Coastline Housing
V	Fraser	Cornwall Council Highways
M	Harvey	Cornwall Council Highways
M	Plummer	Cornwall Council Planning
M	Stephenson	Cornwall Council Planning
P	Renowden	Cornwall Council Schools
N	Mills	Cornwall RCC
A	Priestly	CSJ Planning Consultants
S	Jones	Devon and Cornwall Housing Association
M	Craggs	DPDS
		Drivers Jonas
		Emery Planning Partnership
		Environment Agency
S	Pritchard	Environment Agency
		First Step Homes (SW) Ltd
		Frame UK
		Fulfords Land Planning
R	Collins	GVA Grimley
G	Gallacher	Highways Agency
J	Graney	John Graney Design
		Level
L	Chicot	Louis Chicot Associates
D	Worledge	Lowena Homes
B	Carey	Faithorn Farrell Timms
M	Griffin	MA Griffin Associates Ltd
		Midas Developments
N	Yeo	Blue Cedar Homes
		Nathaniel Lichfield and Partners
A		Natural England
J	Spoors	Ocean Housing
D	Lobban	Penrilla Consultants
		Percy Williams
S	Gitsham	Barratt David Wilson Homes
		Poltair Homes
N	Palmer	Rosemullion Homes/Linden Homes
P	Moore	Rural Housing Association

Initial	Surname	Organisation
N	Matthews	Savills
M	Beighton	South West Water
J	Merrick	Smiths Gore
T	Maynard	Taylor Wimpey
J	Sullivan	Tetlow King
J	Trewin	Trewin Design Partnership
S	Harris	on behalf of Wainhomes South West
		West Country Housing Association
		West Devon Homes
R	Mitchell	White Young Green Planning
N	Jillings	Gjillings-Henyes Planning
N	Collings-Costello	Cornwall Council Ecology

6.2 Appendix 2: SHLAA sites by Location

NB The capacity shown is undiscounted.

6.2.1 Penzance with Newlyn, Heamoor, Gulval & Longrock

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S854	Eastern Green (Penzance)	P-23 Land Off Posses Lane, Eastern Green, Penzance	20	20			SHLAA2
S196a	Gulval (Penzance)	Land adjacent B3311, Gulval	37	37			SHLAA2
S196b	Gulval (Penzance)	Land adjacent B3311, Gulval	55	55			SHLAA2
S283	Gulval (Penzance)	Nyns Yu Nep Pell, Parc Clies, Gulval	68	68			SHLAA2
S446	Gulval (Penzance)	Ponsandane Farm, Gulval	179	175	4		SHLAA2
S460	Heamoor (Penzance)	Heamoor Land	400	175	175	50	SHLAA2
S200	Heamoor (Penzance)	Land between Bone Valley and Polmennor Road, Heamoor	39	39			SHLAA2
S848	Heamoor (Penzance)	P-18a Land East of Polteggan, Heamoor, Penzance	76	76			SHLAA2
S849	Heamoor (Penzance)	P-19 Fields Adj Joseph Lane, Heamoor	12	12			SHLAA2
Penwith_100	Long Rock (Penzance)	Former Sports Field Long Rock	109	109			SHLAA1
S052	Newlyn	Land East of PortLand	15	15			SHLAA2
Penwith_103	Newlyn	Land south of Gurnick Estate	23	23			SHLAA1
Penwith_104	Newlyn	Land south west of Penkernick Close	36	36			SHLAA1
Penwith_105	Newlyn	Land west of Chywoone Hill	68	68			SHLAA1
Penwith_102	Newlyn	Land west of Gurnick Estate	33	33			SHLAA1
Penwith_106	Newlyn	Land west of Gwavas Lane	95		95		SHLAA1
S287	Newlyn	St Golder enclosure	38	38			SHLAA2
Penwith_56	Penzance	Former Penwith DC Depot	15	15			SHLAA1
S473	Penzance	Land at Mount Misery	118	118			SHLAA2
S1289	Penzance	Land at the Close. URPN 14065	13	13			SHLAA2
S472	Penzance	Land at Trannack	89	89			SHLAA2
S471	Penzance	Land west Trannack/Polmennor Road	326	175	151		SHLAA2
S843	Penzance	P-15 Land North of Gernick Estate	42	42			SHLAA2

S851	Penzance	P-21 Land Adj A30, Chyandour, Penzance	10	10			SHLAA2
S858	Penzance	P-27 Land at Mount Misery, Penzance	35	35			SHLAA2
S962	Penzance	R-8a Land at Polgoon Farm, Rosehill	14	14			SHLAA2
Total			1965	1490	425	50	

6.2.2 West Penwith CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S265a	Crowlas	Strawberry Farm, Rospeath Lane	18	18			SHLAA2
S927	Crowlas	TV-23a East Fields North, Crowlas	63	63			SHLAA2
S928	Crowlas	TV-23b East Fields South, Crowlas	94	94			SHLAA2
U0018	Goldsithney	Land off B3280, west of Goldsithney	81	81			SHLAA3
S356	Goldsithney	Trescowe Stables, Trescowe Road, Perran Downs	12	12			SHLAA2
S934	Goldsithney	TV-28 Land Adj St Pirans, Goldsithney	103	103			SHLAA2
S935	Goldsithney	TV-29 Land Adj Nanturras, Goldsithney	69	69			SHLAA2
S162	Ludgvan	Ludgvan Leaze, Crowlas	200	175	25		SHLAA2
S939	Madron	TV-38 Field at Aldreath Road, Madron	24	24			SHLAA2
S940	Madron	TV-39 Land Adj Abattoir, Madron	50	50			SHLAA2
U0016	Marazion	Land at Trevenner and Henfor, Marazion	157	157			SHLAA3
S921	Marazion	TV-13 Trevenner Lane East, Marazion	34	34			SHLAA2
S922	Marazion	TV-14 Land Off Rosehill, Marazion	21	21			SHLAA2
S923	Marazion	TV-15 Land Off Green Lane, Marazion	44	44			SHLAA2
S958	Mousehole	TV-60 Parc an Gate, Mousehole	92	92			SHLAA2
S959	Mousehole	TV-61 Land R/O St Clements Hall, Mousehole	34	34			SHLAA2
S945	Pendeen	TV-46 South of Carn View Terrace, Pendeen	31	31			SHLAA2
S947	Pendeen	TV-47 Land Off Talveneth, Pendeen	41	41			SHLAA2
S965	Porthcurno	R-11 Rospletha Sports Ground, Porthcurno, St Leven	37	37			SHLAA2
S966	Porthcurno	R-12 West of Telegraph Museum, Porthcurno, St Leven	20	20			SHLAA2
S967	Porthcurno	R-13 East of Telegraph Museum, Porthcurno, St Leven	108	108			SHLAA2
S968	Porthcurno	R-14 Telegraph Museum, Porthcurno, St Leven	28	28			SHLAA2
S440	Sennen	Land at Sunny Corner	32	32			SHLAA2
S199	Sennen	Land west off A30, Sennen Churchtown	44	44			SHLAA2
S949	Sennen	TV-50 Land Adj Junior School, Sennen	85	85			SHLAA2
S950	Sennen	TV-51 Land Adj Horizon Fields, Sennen	45	45			SHLAA2
S952	St Buryan	TV-54a Land East of Kew Pendrea	74	74			SHLAA2
S953	St Buryan	TV-55 Land West of Kew Pendrea, St Buryan	78	78			SHLAA2
S954	St Buryan	TV-56 Land Off Rectory Road, St Buryan	74	74			SHLAA2
S914	St Just	TV-5 Land Adj Bosorne Road, St Just	65	65			SHLAA2

S915	St Just	TV-6 Land Adj Pleasant Terrace, St Just	38	38			SHLAA2
S916	St Just	TV-7 Land at Carrallack North, St Just	31	31			SHLAA2
S917	St Just	TV-7a Land at Carrallack South, St Just	30	30			SHLAA2
S918	St Just	TV-8 Land Adj Cape Close, St Just	44	44			SHLAA2
S919	St Just	TV-9 Land Adj Pednendrea, St Just	23	23			SHLAA2
S920	St Just	TV-9a Land at Carn Bosavern, St Just	36	36			SHLAA2
S643	Trewellard	Land S Higher Carnyorth Farm	20	20			SHLAA2
Total			2080	2055	25	0	

6.2.3 Hayle

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Penwith_8	Hayle	Atlantic Motors Site	11	11			SHLAA1
Penwith_38Rev	Hayle	Burnthouse Lane North	45	45			SHLAA1
Penwith_39	Hayle	Burnthouse Lane South	138	138			SHLAA1
Penwith_1	Hayle	Copper Terrace	29	29			SHLAA1
Penwith_18	Hayle	Dismantled Railway, rear of Penpol Terrace	31	31			SHLAA1
S790	Hayle	H-13 Hayle Rugby Club Site, Hayle	146	146			SHLAA2
S792	Hayle	H-15 Loggans Lane, Loggans, Hayle	31	31			SHLAA2
S265	Hayle	H-27 Land on West side of Mellanear Road	20	20			SHLAA2
S824	Hayle	H-44 Trevassack Parc, Hayle	56	56			SHLAA2
S825	Hayle	H-45 Viaduct Hill East, Hayle	90	90			SHLAA2
Penwith_6	Hayle	Hayle Community School	48	48			SHLAA1
S464	Hayle	Land at Penpol	300	175	125		SHLAA2
S137	Hayle	Land at Sandyacres	10	10			SHLAA2
Penwith_52	Hayle	Land east of Strawberry Lane	160	160			SHLAA1
Penwith_33	Hayle	Land north of Mellanear Road	38	38			SHLAA1
Penwith_49	Hayle	Land north-west of Strawberry Lane	229	175	54		SHLAA1
S1285	Hayle	Land off East terrace, Treveglos, Hayle. URPN 14062	21	21			SHLAA2
S174	Hayle	Land off Lethlean, Phillack	55	55			SHLAA2
Penwith_42	Hayle	Land south east of Humphry Davy Lane	57	57			SHLAA1
Penwith_53	Hayle	Land south east of Viaduct Hill	69	69			SHLAA1
Penwith_50	Hayle	Land west of Strawberry Lane	38	38			SHLAA1
Penwith_23	Hayle	Plantation Meadows Central	111	111			SHLAA1
Penwith_22	Hayle	Plantation Meadows North	104	104			SHLAA1
Penwith_24	Hayle	Plantation Meadows South	161	161			SHLAA1
Penwith_36	Hayle	St George's Road Central	92	92			SHLAA1
Penwith_37	Hayle	St George's Road South	137	137			SHLAA1

S1268	Hayle	Trevassack Hayle Sites 41 and 44	140	140			SHLAA2
Penwith_10	Hayle	Ventonleague Green, Ventonleague Row	12	12			SHLAA1
Penwith_26	Hayle	Water Lane Central	22	22			SHLAA1
Total			2401	2222	179	0	

6.2.4 St Ives with Carbis Bay

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Penwith_151	Carbis Bay	Adj Trelyon North	42	42			SHLAA1
S224	Carbis Bay	Carbis Bay Holiday Park, Laity Lane	100	100			SHLAA2
Penwith_154	Carbis Bay	Carninney Lane	41	41			SHLAA1
Penwith_161	Carbis Bay	Headland Road	11	11			SHLAA1
U0077	Carbis Bay	Land at Fuggoe Croft, Carbis Bay, St Ives	20	20			SHLAA3
S277	Carbis Bay	Land at Laity Lane	24	24			SHLAA2
Penwith_162	Carbis Bay	Land of Steeple Lane	79	79			SHLAA1
Penwith_155	Carbis Bay	Polwithen Drive	55	55			SHLAA1
Penwith_163	Carbis Bay	Polwithen Drive East	85	85			SHLAA1
Penwith_138	Carbis Bay	Porthrepta Road Car Park	18	18			SHLAA1
S889	Carbis Bay	SI-15 Land Adj Trelyon, St Ives	15	15			SHLAA2
S901	Carbis Bay	SI-20a Land at Fuggoe Croft, Carbis Bay	47	47			SHLAA2
S905	Carbis Bay	SI-23a Land West of Gonwin Farm, Carbis Bay	951	175	175	601	SHLAA2
S093	Carbis Bay	The rear of Menhyr Drive	74	74			SHLAA2
U0107	Lelant	Lelant Garden Centre, Nut Lane, Hayle	55	55			SHLAA3
Penwith_141	St Ives	Adj Penbeagle Estate	123	123			SHLAA1
Penwith_146	St Ives	Adjacent school	50	50			SHLAA1
S1287	St Ives	Alexandra Close Recreation Ground, Alexandra Close. URPN 13992	380	175	175	30	SHLAA2
Penwith_133	St Ives	Car Park	10	10			SHLAA1
Penwith_143	St Ives	Carthew Close	24	24			SHLAA1
U0079	St Ives	Cornwallis Nursing Home, Trewidden Road, St Ives TR26 2BX	11	11			SHLAA3
S065	St Ives	Field to the North of Chy an Dour Close	31	31			SHLAA2
Penwith_148	St Ives	Land at Bahavella	78	78			SHLAA1
S885	St Ives	SI-12 Land Adj Belyars, St Ives	50	50			SHLAA2
S887	St Ives	SI-14 Land Adj Buthallan Lane, St Ives	24	24			SHLAA2
Penwith_135	St Ives	The Burrows	15	15			SHLAA1
Penwith_150	St Ives	Tregenna	24	24			SHLAA1
Penwith_136	St Ives	Trewidden Road	23	23			SHLAA1

Total			2460	1479	350	631
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6.2.5 Hayle & St Ives CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S363	Connor Downs	Land adj Arundel Court and Angarrack Lane	100	100			SHLAA2
S289	Connor Downs	Treeve Lane	50	50			SHLAA2
U0017	St Erth	Trehayes Meadow, Treloweth Lane, St Erth	92	92			SHLAA3
S938	St Erth	TV-35 Boscarnek, St Erth	38	38			SHLAA2
Total			280	280	0	0	

6.2.6 Helston

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Kerrier_127	Helston	Adjacent Penhellis Barn	31	31			SHLAA1
S1280	Helston	Furry Way public open space and woodland. URPN 13460	58	58			SHLAA2
S745	Helston	Land adj. Castle Wary Close	20	20			SHLAA2
Kerrier_132	Helston	Land adjacent to Church, Clodgey Lane	13	13			SHLAA1
Kerrier_124	Helston	Land adjacent to Constantia	31	31			SHLAA1
Kerrier_123	Helston	Land adjacent to Gwithian Cottage	21	21			SHLAA1
Kerrier_122	Helston	Land adjacent to Trenethick Ind Est.	22	22			SHLAA1
S179	Helston	Land at Manaccan	30	30			SHLAA2
S1281	Helston	Land at Porthleven Road, URPN 13566	20	20			SHLAA2
S748	Helston	Land off B3297	251	175	76		SHLAA2
S756	Helston	Land to SW Bulwark Road	969	175	175	619	SHLAA2
Kerrier_125	Helston	Land west of Gweal Wartha	106	106			SHLAA1
Kerrier_126	Helston	Rear of Marconi Close	42	42			SHLAA1
S749a	Helston	Treprise Farm	637	175	175	287	SHLAA2
S1282	Helston	Tyacke Road Car Park, Tyake Road, Helston. URPN 13646	21	21			SHLAA2
Total			2272	940	426	906	

6.2.7 Helston & The Lizard CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S755	Ashton	Fore Street/Rinser Lane	21	21			SHLAA2
U0023	Ashton	Land between A394 and Higher Lane, Ashton	137	137			SHLAA3
S193	Breage	Breage Glebe, School Lane	40	40			SHLAA2
S754	Breage	Land between Troon Row and Vicarage Row	70	70			SHLAA2
S218	Coverack	Land at School Lane	25	25			SHLAA2
S768	Cury	Land to E and S Great Wallas Fields	25	25			SHLAA2
S770	Godolphin Cross	Greenvale	37	37			SHLAA2
S364	Gweek	Land at Gweek Wollas, Bonallack Lane	36	36			SHLAA2
S731	Mullion	Clifden Parc, Clifden Close	62	62			SHLAA2
S767	Mullion	Clifden, Polurrian Cliff	40	40			SHLAA2
S732	Mullion	Field SW of The Grange, Trembel Lane	37	37			SHLAA2
S741	Mullion	Land at Mullion	260	175	85		SHLAA2
S457	Mullion	Land at Nansmellyon Road	25	25			SHLAA2
S733	Porthleven	Land adjoining Porthleven	200	175	25		SHLAA2
U0022	Praa Sands	Land off Pengersick Lane, Praa Sands	197	175	22		SHLAA3
S769	Rame	Land adj Dryad Spinney, Rame Cross	25	25			SHLAA2
S383	Rame Cross	Land at A394	15	15			SHLAA2
S382	Rame Cross	Sites A&B A394, Rame Cross	190	175	15		SHLAA2
U0009	Ruan Minor	Land at Ruan Minor	37	37			SHLAA2
S220	Ruan Minor	Land at Whitehouse Farm and adj Trepool	30	30			SHLAA2
S759	St Keverne	Field adj Tregellast Parc	12	12			SHLAA2
S311	St Keverne	Land at Penmenner Estate	70	70			SHLAA2
S646	The Lizard	Land N Green	20	20			SHLAA2
S647	The Lizard	Land S Pentreath Lane	10	10			SHLAA2
S774	Wendron	Hillsboro, Carnkie	10	10			SHLAA2
Total			1631	1484	147	0	

6.2.8 Camborne, Pool, Redruth & Illogan

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
CPIR_M1	Camborne	Boilerworks	98	98			CPIR

							SHLAA
U0122	Camborne	Camborne Fire Station	17	17			SHLAA3
CPIR_SO1	Camborne	Camborne West (north of railway line)	1831	175	175	1481	CPIR SHLAA
CPIR_SO2	Camborne	Camborne West (south of railway line)	488	175	175	138	CPIR SHLAA
CPIR_M3	Camborne	Dolcoath (CompAir) site	122	122			CPIR SHLAA
CPIR_SHL11	Camborne	Forge Industrial Park	20	20			CPIR SHLAA
CPIR_SHL5	Camborne	Former Mine Blds, South Roskear Tce	35	35			CPIR SHLAA
CPIR_SHL12	Camborne	Former Trevithick School	28	28			CPIR SHLAA
CPIR_SHL23	Camborne	Higher Pengegon	34	34			CPIR SHLAA
S736	Camborne	Land at Troon Moor	42	42			SHLAA2
S735	Camborne	Land off Beacon Square	122	122			SHLAA2
U0004	Camborne	Land off Tregenna Lane, Camborne TR14 7QT	156	156			SHLAA2
CPIR_SHL2	Camborne	Lidl, North Roskear Road	20	20			CPIR SHLAA
CPIR_SO12	Camborne	Lower Rosewarne	140	140			CPIR SHLAA
CPIR_SH15	Camborne	Off Tolgarrick Road, Tuckingmill	18	18			CPIR SHLAA
CPIR_SO13	Camborne	Parc-An-Tansys	24	24			CPIR SHLAA
CPIR_SHL8	Camborne	Park Holly, Treswithian	25	25			CPIR SHLAA
S378	Camborne	Trevu House, Trevu Road	20	20			SHLAA2
CPIR_M4	Camborne	Tuckingmill H6 & H7	76	76			CPIR SHLAA
CPIR_U8	Camborne	Veau Road Works	10		10		CPIR SHLAA
CPIR_SO3	Illogan	Illogan: Tolvaddon and Park Bottom	2366	175	175	2016	CPIR SHLAA
S219	Illogan	Land at Lambourne, Merrits Hill	22	22			SHLAA2
S738	Illogan	Land at Paynters Lane End	127	127			SHLAA2
U0124	Illogan	Land at Stamps Lane, Illogan	10	10			SHLAA3
S185	Illogan	Land off Church Road	30	30			SHLAA2
CPIR_SHL41	Illogan	Merrose Farm - Illogan Downs	1251			1251	CPIR SHLAA

CPIR_DIS34	Illogan	Off Bridge Road, Illogan	10	10			CPIR SHLAA
CPIR_SHL46	Illogan	South of Park Road/ Illogan Downs	711			711	CPIR SHLAA
CPIR_SO4	Illogan	West Tolgus Road	20	20			CPIR SHLAA
CPIR_SHL17	Pool	Adj Carn Brea Leisure Centre	45	45			CPIR SHLAA
CPIR_SHL16	Pool	Carn Brea Leisure Centre	75	75			CPIR SHLAA
CPIR_M9	Pool	DLIP (West of Dudnace Lane)	43	43			CPIR SHLAA
S078	Pool	Land at Halgoss, South Tehidy	153	153			SHLAA2
CPIR_U6	Pool	Off Station Road, Pool	24	24			CPIR SHLAA
CPIR_M15	Pool	Tolgarrick Park (Gas Lane)	20	20			CPIR SHLAA
CPIR_M11	Pool	Trevenson Road frontage	30			30	CPIR SHLAA
CPIR_DIS31	Redruth	adj Trenoweth Estate, North Country	102	102			CPIR SHLAA
CPIR_DIS33	Redruth	Bassett Road Farm, North Country	174			174	CPIR SHLAA
CPIR_DIS42	Redruth	Bucketts Hill/ Trewirgie Hill, Redruth	100	55		45	CPIR SHLAA
CPIR_SHL30	Redruth	Drump Road Timber Store	20	20			CPIR SHLAA
U0129	Redruth	East End Playing Field, Redruth	20	20			SHLAA3
S375	Redruth	Falmouth Road Depot	20	20			SHLAA2
CPIR_U3	Redruth	Fmr Flowerpot Chapel/ Belmont Gardens	22	22			CPIR SHLAA
CPIR_SHL37	Redruth	Former Redruth Grammar School	40	40			CPIR SHLAA
S396	Redruth	Land adj to Adams Row, Treleigh	33	33			SHLAA2
S380	Redruth	Land adjoining Redruth Cricket Club	60	60			SHLAA2
S216	Redruth	Land at Tolgus Place	16	16			SHLAA2
S212	Redruth	Land to northern side of Basset Road	61	61			SHLAA2
S1301	Redruth	Murdock & Trevithick Centre, Lower Cardrew Lane	41	41			SHLAA2
S377	Redruth	Nursery Gardens, West Trewirgie Road	10	10			SHLAA2
CPIR_DIS38	Redruth	Off Avers Roundabout, Redruth	60	60			CPIR SHLAA
CPIR_DIS32	Redruth	Off Carn Marth Lane, Lanner Hill	76	76			CPIR

							SHLAA
CPIR_M8	Redruth	Penventon	32	32			CPIR SHLAA
CPIR_C26	Redruth	Raymond Road, off Sandy Lane (infill)	26	26			CPIR SHLAA
CPIR_M6	Redruth	Redruth Brewery	60	30	30		CPIR SHLAA
CPIR_SHL36	Redruth	Redruth Rugby Ground	91	91			CPIR SHLAA
CPIR_SHL35	Redruth	SJ Andrews Works, Bucketts Hill	105	63	42		CPIR SHLAA
CPIR_SHL43	Redruth	The Paddocks, Treleigh	16	16			CPIR SHLAA
CPIR_SO7	Redruth	Tolgus	518	175	175	168	CPIR SHLAA
S054	Redruth	Town Farm Fields, Off Bucketts Hill	100	100			SHLAA2
U0041	Redruth	Unit D Bartles Ind Estate, North Road	10	10			SHLAA3
Total			10076	3280	1031	5765	

6.2.9 Camborne, Pool, Redruth & Illogan CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S766	Barripper	Land at Fore Street	15	15			SHLAA2
S094	Carharrack	Land to rear of Alma Terrace, Church Street	59	59			SHLAA2
S742	Four Lanes	Land at Four Lanes	225	175	50		SHLAA2
S772	Four Lanes	Land at rear Bray Rise	28	28			SHLAA2
S765	Lanner	Bell Farm	227	175	52		SHLAA2
S402	St Day	Land off Fairfield	22	22			SHLAA2
S169	Stithians	Land off Hendra Road	40	40			SHLAA2
S443	Troon	Land to rear of 26 New Road	25	25			SHLAA2
S221	Troon	The Former Grenville Garage, Newton Road, Troon	12	12			SHLAA2
Total			653	551	102	0	

6.2.10 Falmouth & Penryn

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S1191	Falmouth	Budock Hospital, Union Road	85	85			SHLAA2
S254a	Falmouth	East of the Railway Line/South of the A39	221	150	71		SHLAA2
U0110	Falmouth	Four Winds, Dracaena Avenue, Falmouth, TR11 2EW	20	20			SHLAA3
Carrick_150	Falmouth	Hillhead/Kergilliack Road	43	43			SHLAA1
S217	Falmouth	Land at Castle Drive	50	50			SHLAA2
Carrick_142	Falmouth	Land at Hillhead	1145	175	175	795	SHLAA1
S467	Falmouth	Land at Swanpool, Swanpool Road	40	40			SHLAA2
Carrick_149	Falmouth	Land at Swanvale	21	21			SHLAA1
S1194	Falmouth	Land behind Bickland Water Road	150	150			SHLAA2
S254b	Falmouth	Land East of Union Road	317	175	142		SHLAA2
Carrick_147	Falmouth	Menehay Farm	212	175	37		SHLAA1
S319	Falmouth	Middlepoint	14	14			SHLAA2
S321	Falmouth	Pitch and Putt	110	110			SHLAA2
Carrick_152	Penryn	Bissom Farm	199	175	24		SHLAA1
S307	Penryn	College Farm, College Hill	379	175	175	29	SHLAA2
Carrick_145	Penryn	Hawkins Motors	56	56			SHLAA1
S210	Penryn	Land adj Trewarton Court Packsaddle	10	10			SHLAA2
S147	Penryn	Land at Lower, Treliever	200	175	25		SHLAA2
S145	Penryn	Land at Packsaddle	588	175	175	238	SHLAA2
S441	Penryn	Land at Round Ring Farm	100	100			SHLAA2
S175	Penryn	Land off Love Lane	70	70			SHLAA2
Carrick_92	Penryn	Land to south of Falmouth Road	274	175	99		SHLAA1
Carrick_151	Penryn	The Scrap Yard	40	40			SHLAA1
Total			4344	2359	923	1062	

6.2.11 Falmouth & Penryn CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S192	Budock / Budock Water	Budock Glebe, Vicarage Hill	25	25			SHLAA2
Carrick_155	Budock Water	Trehane	73	73			SHLAA1
S163	Constantine	Land off Trebarvah Lane & Wheal Vyvyan	90	90			SHLAA2

S151	Flushing	Land at Former Allotments	15	15			SHLAA2
S149	Flushing	Land at Little Falmouth	28	28			SHLAA2
S1202	Mabe	Antron Hill, Mabe	70	70			SHLAA2
S318	Mabe	Antron Hill, Mabe	57	57			SHLAA2
S316	Mawnan Smith	Castle View Park	54	54			SHLAA2
S1311	Mawnan Smith	Meudon Farm, Mawnan Smith	1862		175	1687	SHLAA2
S141	Mylor Bridge	Land at Mylorbridge	75	75			SHLAA2
S211	Mylor Bridge	Land off Comfort Road	30	30			SHLAA2
S148	Mylor Bridge	Land off Saltbox Close	20	20			SHLAA2
S313	Mylor Bridge	NW Springfield Park	40	40			SHLAA2
S158	Perranwell	Field Bounded on N side Arwothal Meadows and east of St Pirans Hill	30	30			SHLAA2
S156	Perranwell Station	eastern edge of Greenwith Road and Silver Hill	30	30			SHLAA2
Total			2499	637	175	1687	

6.2.12 Truro with Threemilestone & Shortlanesend

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Carrick_60	Newbridge (Truro)	Land surrounding Besore Farm	1540	175	175	1190	SHLAA1
Carrick_72	Newbridge (Truro)	Longreach	41	41			SHLAA1
Carrick_40	Newbridge (Truro)	Newbridge Farm	135	135			SHLAA1
Carrick_95	Newbridge (Truro)	Newbridge Farmhouse	12	12			SHLAA1
Carrick_106	Newbridge (Truro)	Tregallis	20	20			SHLAA1
Carrick_90	Newbridge (Truro)	Trenance & Rosemoran Paddock	53	53			SHLAA1
S284a	Threemilestone (Truro)	Land adj to Lape House, Lower Hugus Road	44	44			SHLAA2
S357	Threemilestone (Truro)	Land to rear of the Old Chapel	118	118			SHLAA2
Carrick_89	Threemilestone (Truro)	Polstein	44	44			SHLAA1
S229	Threemilestone (Truro)	Willow Green Farm	550	175	175	200	SHLAA2
Carrick_14	Truro	97 Kenwyn Street	11	11			SHLAA1
S1276	Truro	Bescore Farm Land. URPN 8706	54	54			SHLAA2
Carrick_1	Truro	Carrick District Council	66	66			SHLAA1
Carrick_81	Truro	Former bus depot	15	15			SHLAA1
Carrick_122	Truro	Former Playing Fields	48	48			SHLAA1
Carrick_124	Truro	Former Richard Lander School	32	32			SHLAA1
Carrick_51	Truro	Lambessow Farm	61	61			SHLAA1
Carrick_66	Truro	Land Adjacent to S. Boundary	73	73			SHLAA1
S142a	Truro	Land at Kenwyn	490	175	150	165	SHLAA2
S142b	Truro	Land at Kenwyn	67	67			SHLAA2

S625	Truro	Land at Treyew Road	320	175	145		SHLAA2
S666	Truro	Land N and S Trennick Lane	800	175	175	450	SHLAA2
Carrick_62	Truro	Land NW of Nance Farm	277	175	102		SHLAA1
Carrick_58	Truro	Land South of Belvedere	144		144		SHLAA1
Carrick_65	Truro	Land South of Coosebean Lane	219	175	44		SHLAA1
S304	Truro	Maiden Green	1000	175	175	650	SHLAA2
Carrick_45	Truro	Nancemere Farm	230	175	55		SHLAA1
U0057	Truro	Network Rail, Station Yard, Station Road	80	80			SHLAA3
S230a	Truro	Newham Farm	1000	175	175	650	SHLAA2
Carrick_36	Truro	Old County Hall	62	62			SHLAA1
Carrick_47	Truro	Pencoose Farm	547		175	372	SHLAA1
Carrick_123	Truro	Playing Field	69	69			SHLAA1
Carrick_159	Truro	River View	37	37			SHLAA1
Carrick_63	Truro	Rugby Football Ground	66	66			SHLAA1
Carrick_82	Truro	Site adjacent to temporary car park	32	32			SHLAA1
S635	Truro	Stencoose Farm, Highertown	1343	175	175	993	SHLAA2
Carrick_12	Truro	T. A. Centre	26	26			SHLAA1
U0106	Truro	Tremorvah House, Tremorvah Crescent, Truro TR1 1NL	14	14			SHLAA3
Carrick_49	Truro	Trethowan Estate	586		175	411	SHLAA1
S292a	Truro	Treyew Farm	180	175	5		SHLAA2
Carrick_61	Truro	Truro Golf Course	787		175	612	SHLAA1
Total			11293	3380	2220	5693	

6.2.13 Truro & Roseland CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
U0005	Carnon Downs	Land at Carnon Downs	59	59			SHLAA2
S139	Carnon Downs	Land at Tresithick	16	16			SHLAA2
S053	Carnon Downs	The Barn, Old Carnon Hill	216	175	41		SHLAA2
S654	Chacewater	Land N Chacewater Hill	15	15			SHLAA2
S658	Chacewater	Land S Chacewater Cottage	47	47			SHLAA2
S655	Chacewater	Land S Chacewater Hill	52	52			SHLAA2
S653	Chacewater	Land S High Street	45	45			SHLAA2
S656	Chacewater	Land SE Kerley Lane	40	40			SHLAA2
S1260	Feock	Trolver Vean	79	79			SHLAA2
S1207	Grampond	Land at Old Hill	20	20			SHLAA2
S1218a	Grampond Road	Land off Parc an Dowr	56	56			SHLAA2
S1209	Ladock	Laddock Glebe	20	20			SHLAA2

S324	Ladock	Land E of Trethurffe Villas	30	30			SHLAA2
S669	Playing Place	Land N Carlyon Road	120	120			SHLAA2
S1211	Portscatho	Land E of Treloan Lane	47	47			SHLAA2
S670	Portscatho	Land E Tregassick Road	55	55			SHLAA2
S671	Portscatho	Land W of Treloan Caravan Park	23	23			SHLAA2
S1206	Probus	King George's Field	36	36			SHLAA2
S108	Probus	Land at Trenithon Chancellor	31	31			SHLAA2
S720	Probus	Land opposite Lelissick	39	39			SHLAA2
S726	Probus	Tregony Road	100	100			SHLAA2
S312	St Just in Roseland	Land E of The Bowling Green	40	40			SHLAA2
S1273	St Mawes	Land to the west of car park, UPRN 10113	16		16		SHLAA2
S309	St Mawes	Polvarth Road	45	45			SHLAA2
S1208	Tregony	Tregony Glebe	84	84			SHLAA2
S668	Tresillian	Land N Fairfax Road	40	40			SHLAA2
S667	Tresillian	Land opp Wheel Inn	15	15			SHLAA2
S186	Trispen	Land to south of St Erme House	54	54			SHLAA2
S719	Veryan	Land south of Elerkey Lane	45	45			SHLAA2
Total			1485	1428	57	0	

6.2.14 St Agnes & Perranporth CNA

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S665	Blackwater	Land east of Hawkins Motors	60	60			SHLAA2
S019	Blackwater	Land near East Hill	30	30			SHLAA2
S664	Blackwater	Land north of A30	242	175	67		SHLAA2
S663	Blackwater	Land west of Hawkins Motors	30	30			SHLAA2
S223	Crantock	Land fronting Green Lane	60	60			SHLAA2
S1216	Goonhavern	Land adjoining St Martyns Close	75	75			SHLAA2
S106a	Mitchell	Land at Mitchell	10	10			SHLAA2
S628	Mitchell	Mitchell Field	31	31			SHLAA2
S627	Mitchell	Plume of Feathers	56	56			SHLAA2
S649	Perranporth	Land adjoining Liskey Hill Caravan Park	200	175	25		SHLAA2
S652	Perranporth	Land east of Hendrawna Lane	25	25			SHLAA2
S650	Perranporth	Land north of Bolingey Road	62	62			SHLAA2
S651	Perranporth	Land south of Bolingey Road	92	92			SHLAA2
S1261	Porthtowan	Chapel Hill	35	35			SHLAA2
S1271	Porthtowan	Forthvean Road (Land off), Porthtowan	69	69			SHLAA2
S091	St Agnes	Land at Durning Road	37	37			SHLAA2

S1190	St Agnes	Land of Penwinnick Road	130	130			SHLAA2
S107	St Newlyn East	Land at Parkenoweth	69	69			SHLAA2
S105	Zelah	Land at Zelah	47	47			SHLAA2
S365	Zelah	Land opposite Roseland Terrace and to W of playing field	34	34			SHLAA2
Total			1394	1302	92	0	

6.2.15 Newquay with Quintrell Downs

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S161	Newquay	Ace Group Premises, off Quarry Park Road	15	15			SHLAA2
Restormel_133	Newquay	Land adj Lane Theatre	23	23			SHLAA1
Restormel_142	Newquay	Land adj Lower Treviglas Farm	76	76			SHLAA1
Restormel_138	Newquay	Land adj St Columb Minor Church	328	175	153		SHLAA1
Restormel_134	Newquay	Land at Trencreek Meadows	340	175	165		SHLAA1
S021	Newquay	Land at Trevemper	223	175	48		SHLAA2
S1303	Newquay	Land off Pentire Avenue. URPN 1135	208	175	33		SHLAA2
S190	Newquay	Land off St Columb Minor Glebe	60	60			SHLAA2
Restormel_135	Newquay	Land opposite Kings Head	15	15			SHLAA1
S266	Newquay	Land to Rear of Morrisons at Treloggan	22	22			SHLAA2
S469	Newquay	Land to west of Trevenson Road	800	175	175	450	SHLAA2
Restormel_109	Newquay	Manor Road/Mount Wise Car Parks	81	81			SHLAA1
Restormel_298	Newquay	Railway Station	48	48			SHLAA1
Restormel_452	Newquay	Trenance Court, Newquay	13	13			SHLAA1
Restormel_347	Newquay	Trencreek Caravan Park, Newquay	92	92			SHLAA1
Restormel_130	Newquay	Trevithick Manor Farm	461	175	175	111	SHLAA1
Restormel_299	Newquay	Whipsiderry	24	24			SHLAA1
Total			2829	1519	749	561	

6.2.16 Newquay & St Columb CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S355	Mawgan Porth	Land opposite Wayside	14	14			SHLAA2
S514	St Columb Major	Barn Lane	24	24			SHLAA2

S251	St Columb Major	Land at Bospolvans	30	30			SHLAA2
S033	St Columb Major	Land at Carloggas Farm	52	52			SHLAA2
U0134	St Columb Major	Land north east of Pall, St Columb	37	37			SHLAA3
U0135	St Columb Major	Land off Penkernick Way, St Columb	27	27			SHLAA3
S191	St Columb Major	Land off St Columb Major Glebe	58	58			SHLAA2
S434	St Columb Major	Union Hill	39	39			SHLAA2
U0045	St Mawgan	Canakey, St Mawgan	40	40			SHLAA3
S294	Trenance	Land at Trenance	10	10			SHLAA2
Total			331	331	0	0	

6.2.17 Eco-Communities

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S1262	Carluddon	Land at West Carclaze and Baal	1836	675	565	596	SHLAA2
S1263	Par	Par Docks, Par Moor Road	700	175	175	350	SHLAA2
Total			2536	850	740	946	

6.2.18 St Austell

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S291	St Austell	Coyte Farm, Truro Road	300	175	125		SHLAA2
U0021	St Austell	Former Tennis Courts, off Trenowah Road, St Austell	35		35		SHLAA3
Restormel_279	St Austell	Gover Road	24	24			SHLAA1
Restormel_76	St Austell	Land adj Mount Edgcumbe Hospice	77	77			SHLAA1
U0020	St Austell	Land adj to A391, St Austell	25		25		SHLAA3
S723d	St Austell	Land at Charlestown	55	55			SHLAA2
S723e	St Austell	Land at Charlestown	36	36			SHLAA2
S723b	St Austell	Land at Charlestown Road	522	175	175	172	SHLAA2
S454	St Austell	Land at Holmbush	150	150			SHLAA2
S723a	St Austell	Land at Porthpean Road	169	169			SHLAA2
Restormel_101	St Austell	Land at Scredda	202	175	27		SHLAA1
S039	St Austell	Land at Southside of Trevanion Road	15	15			SHLAA2
S729	St Austell	Land at Treverbyn Road	1300	175	175	950	SHLAA2
S232a	St Austell	Land east Pentewan Road, Tregorrack	250	175	75		SHLAA2

Restormel_100	St Austell	Land north of NEDR	111	111			SHLAA1
Restormel_49	St Austell	Land off Bucklers Lane	43	43			SHLAA1
Restormel_99	St Austell	Land off NEDRand Carclaze Road	17	17			SHLAA1
U0024	St Austell	Land to the north of Carclaze Road, St Austell PL25 3TA	10	10			SHLAA3
S233	St Austell	Land west Pentewan Road, Tregorrick	120	120			SHLAA2
Restormel_59	St Austell	Morven Trading Estate	14	14			SHLAA1
Restormel_323	St Austell	Sawles Valley	883	175	175	533	SHLAA1
Restormel_41	St Austell	Sawles Valley, South of Southbourne Road	181	175	6		SHLAA1
Restormel_350	St Austell	Trenowah Farm	450	175	175	100	SHLAA1
S308	St Austell	Trewhiddle	500	175	175	150	SHLAA2
Total			5489	2416	1168	1905	

6.2.19 St Austell & Mevagissey CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S1307b	Gorran Haven	Carwinack Farm Land. URPN 8725	786	175	175	436	SHLAA2
S458	Mevagissey	Land at Polkirt Heights	26	26			SHLAA2
S448	Mevagissey	Land off Tregony Hill	12	12			SHLAA2
S449	Mevagissey	Land off Tregony Hill	50	50			SHLAA2
S450	Mevagissey	Land off Tregony Hill	89	89			SHLAA2
S129	Mevagissey	School Hill	91	91			SHLAA2
S034	Mevagissey	Valley Park & Polkirt Field	38	38			SHLAA2
S399	Polgooth	land at The Meadow	36	36			SHLAA2
S011	Polgooth	The Goffin, Polgooth	11	11			SHLAA2
S016	Sticker	Highlands Field, Truro Road, Sticker	24	24			SHLAA2
S010	Sticker	Primrose Farm, Sticker	16	16			SHLAA2
S099	Trewoon	Land Adjoining, St Mewan Lane	20	20			SHLAA2
S366	Trewoon	Land at Cooperage Lane	37	37			SHLAA2
S633	Trewoon	Land at Lanarth, Cooperage Road	20	20			SHLAA2
S632	Trewoon	Land north east of the A3058 Westbridge Road	106	106			SHLAA2
S298	Trewoon	Land off Stoney Hill	54	54			SHLAA2
Total			1416	805	175	436	

6.2.20 St Blazey, Fowey & Lostwithiel CNA

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S095	Fowey	Land to the rear and South of Lankelly Lane	16	16			SHLAA2
S397	Lostwithiel	Land off Castle View	50	50			SHLAA2
S041	Lostwithiel	Terras Hill	30	30			SHLAA2
S126	Luxulyan	Chapel Field, opposite Village Hall	25	25			SHLAA2
S727	Par	Mount Crescent	39	39			SHLAA2
S722	St Blazey	Church Street	80	80			SHLAA2
Restormel_378	St Blazey	Elmsleigh Care Home	59	59			SHLAA1
Restormel_344	St Blazey	Kilhallon	29		29		SHLAA1
Restormel_325	St Blazey	Land adjacent Somerfield	31	31			SHLAA1
Restormel_349	St Blazey	Land at Kilhallon Farm	36	36			SHLAA1
Restormel_335	St Blazey	Land at Middleway	17	17			SHLAA1
Restormel_324	St Blazey	Land at Polmear	14	14			SHLAA1
S395	St Blazey	Land behind Packhorse Inn	32	32			SHLAA2
Restormel_332	St Blazey	Land off Rosehill	12		12		SHLAA1
Restormel_329	St Blazey	Land off St Austell Road	197		175	22	SHLAA1
S097	St Blazey	Par Moor	39	39			SHLAA2
S098	St Blazey Gate	Land at St Mary's Church, St Austell Road	74	74			SHLAA2
S062	St Blazey Gate	Springfield site	194	175	19		SHLAA2
Total			974	717	235	22	

6.2.21 China Clay

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S045	Bugle	Land off Red Lane	10	10			SHLAA2
S204	Coombe	Land West Coombe	29	29			SHLAA2
S270	Foxhole	Adjacent to Brackendale Carpalla	107	107			SHLAA2
S483	Foxhole	Higher Goverseth Farm	12	12			SHLAA2
S257	Foxhole	Land Adjacent to Bowda, Chapel Road	58	58			SHLAA2
S111	Fraddon	Land adjacent Heather Meadow	20	20			SHLAA2
S300	Fraddon	Land at Higher Harvenna Farm	114	114			SHLAA2
S370	Indian Queens	Land Adj Moorland Road	29	29			SHLAA2

S435b	Indian Queens	Land at Redgate Farm, Indian Queens	41	41			SHLAA2
S405	Indian Queens	Land off Parka Road	120	120			SHLAA2
S206	Nanpean	Land opposite pavilion	41	41			SHLAA2
S133	Penwithick	Cargwyn, Penwithick	68	68			SHLAA2
U0103	Penwithick	Land at Bodmin Blocks, Penwithick	55	55			SHLAA3
U0010	Penwithick	Penwithick Road, Penwithick	30	30			SHLAA2
S484	Roche	Land at Trezaise Road	30	30			SHLAA2
S680	Roche	Land E of St Michael's Way	234	175	59		SHLAA2
S679	Roche	Land either side Harmony Meadow	50	50			SHLAA2
S214	Roche	Land Fronting Trezaise Road	11	11			SHLAA2
S173	Roche	Land off Fore Street	37	37			SHLAA2
S172	Roche	Land off Trezaise	10	10			SHLAA2
S678	Roche	Land W Thornton Close	60	60			SHLAA2
S677	Roche	Land W Tregarrick Road	50	50			SHLAA2
S153	Roche	Victoria Road	98	98			SHLAA2
S238	St Columb Road	Land to SW Newquay Road and E of Grose Farm	91	91			SHLAA2
S239	St Columb Road	Land to W Newquay Road and S of Railway Line	60	60			SHLAA2
S009	St Dennis	Carne Hill Methodist Church, Carne Hill, St Dennis	15	15			SHLAA2
S258	St Dennis	Land adj to Hendra Heights	42	42			SHLAA2
S672	St Dennis	Land N Hall Road	50	50			SHLAA2
S673	St Dennis	Land N Manson Place	30	30			SHLAA2
S675	St Dennis	Land S of Trelavour Road	35	35			SHLAA2
S676	St Dennis	Land S the Meadows	80	80			SHLAA2
S674	St Dennis	Land W Gothers Road	84	84			SHLAA2
S170	St Stephen	Land off Rectory Road	12	12			SHLAA2
S369	St Stephen	Land off Trethosa Road	36	36			SHLAA2
S029	Stenalees	Land off Stannary Road	55	55			SHLAA2
U0012	Whitemoor	Cherrydown Farm, Crown Road, Whitemoor PL26 7XH	25	25			SHLAA2
U0053	Whitemoor	Cleers Cottage & land to west of Whitemoor	46	46			SHLAA3
Total			1975	1916	59	0	

6.2.22 Wadebridge

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
U0128	Wadebridge	Bradfords Quay, Wadebridge	33	33			SHLAA3
S523	Wadebridge	Claire Rushworth's Riding Stables	500	175	175	150	SHLAA2
S462	Wadebridge	Land adj Ball Cottages, Egloshayle	18	18			SHLAA2
North Cornwall_167	Wadebridge	Land adjacent to Guineaport Road	26	26			SHLAA1

S535	Wadebridge	Land at Ball	30	30			SHLAA2
North Cornwall_254	Wadebridge	Land at Bodieve Park	173	173			SHLAA1
S631	Wadebridge	Land at Trenant Vale	10	10			SHLAA2
North Cornwall_147	Wadebridge	Land east of Trenant Industrial Estate	81	81			SHLAA1
North Cornwall_150	Wadebridge	Land formerly part of Dunveth Farm	549	175	175	199	SHLAA1
S1198	Wadebridge	Land of Bodieve Road	420	175	175	70	SHLAA2
S1192	Wadebridge	Land of Trevanion Road	500	175	175	150	SHLAA2
North Cornwall_140	Wadebridge	Land off Bridge View	42	42			SHLAA1
North Cornwall_149	Wadebridge	Land south of A39 and north of West Hill	53	53			SHLAA1
S470	Wadebridge	Land to west of Trevilling Road	22	22			SHLAA2
U0068	Wadebridge	Polmorla Road, Wadebridge PL27 7LA	11	11			SHLAA3
North Cornwall_145	Wadebridge	South A39	134	134			SHLAA1
S339	Wadebridge	Trevarner Farm, Land of Green Hill	244	175	69		SHLAA2
North Cornwall_169	Wadebridge	Trevelling Road	67	67			SHLAA1
U0055	Wadebridge	Trevilling Road, Wadebridge	14	14			SHLAA3
North Cornwall_65	Wadebridge	Wyndhurst Orchard	11	11			SHLAA1
Total			2938	1600	769	569	

6.2.23 Wadebridge & Padstow CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S180	Little Petherick	Land off A389	20	20			SHLAA2
S583	Little Petherick	Tregonna Farm	150	150			SHLAA2
S596	Little Petherick	Tregonna Farm	30	30			SHLAA2
S373a	Padstow	Land at Treceus Farm	158	158			SHLAA2
S373b	Padstow	Land at Treceus Farm	60	60			SHLAA2
S090	Padstow	Land at Trevethan Farm	92	92			SHLAA2
U0011	Rock	Land at Trewint Lane, Rock PL27 6LT	36	36			SHLAA2
S519	Splatt (nr Rock)	Treair	14	14			SHLAA2
S184	St Issey	Land off Glebe Crescent	10	10			SHLAA2
S594	St Issey	SX 92782 71983	13	13			SHLAA2
S562	St Kew Highway	Field 0544	55	55			SHLAA2
S268a	St Kew Highway	Field to NE of St Kew Highway	44	44			SHLAA2
S268b	St Kew Highway	Field to NE of St Kew Highway	30	30			SHLAA2
S509	St Kew Highway	Land at Tipton	80	80			SHLAA2
S574	St Kew Highway	Land north Allen Park	60	60			SHLAA2
S178	St Mabyn	Glebe Land	80	80			SHLAA2
S255	St Mabyn	Greenix Land, St Mabyn	40	40			SHLAA2

S176b	St Minver	Glebe at St Minver	81	81			SHLAA2
S122	St Minver	Land adj Menefreda Cottages, St Minver	123	123			SHLAA2
S616	Tredrizzick	Land at Tredrizzick	40	40			SHLAA2
S135	Trevone	Dobbin Lane	12	12			SHLAA2
S623	Trevone	SW 89484 75690	88	88			SHLAA2
Total			1316	1316	0	0	

6.2.24 Bodmin

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
North Cornwall_11	Bodmin	Adjoining the junction of A389	88	88			SHLAA1
U0123	Bodmin	Bodiniel View, Bodmin	15	15	0	0	SHLAA3
North Cornwall_13	Bodmin	Halgavor Moor. South east Bodmin	703	175	175	353	SHLAA1
North Cornwall_20	Bodmin	Land Adjoining Bodmin and Wenford Railway	580	175	175	230	SHLAA1
North Cornwall_22	Bodmin	Land at and adjoining Pandarosa	233	175	58		SHLAA1
North Cornwall_162	Bodmin	Land at Beacon	63	63			SHLAA1
S1308	Bodmin	Land at Castly Canyke Road	54	54			SHLAA2
S1195	Bodmin	Land at St Lawrence Farm	650	175	175	300	SHLAA2
S465	Bodmin	Land north and south of Priory Road	710	175	175	360	SHLAA2
North Cornwall_24	Bodmin	Land North of Harmer Road	130	130			SHLAA1
North Cornwall_163	Bodmin	Land off Crabtree Lane and Halgavor Road	71	71			SHLAA1
North Cornwall_164a	Bodmin	Land off Helland Road	57	57			SHLAA1
North Cornwall_160	Bodmin	Land off Lostwithiel Road, Bodmin	51	51			SHLAA1
North Cornwall_6	Bodmin	Land to Southwest of Westheath Road	62	62			SHLAA1
North Cornwall_164	Bodmin	Little Halgavor Farm	659	175	175	309	SHLAA1
U0120	Bodmin	Priory House, Bodmin	10	10	0	0	SHLAA3
North Cornwall_7	Bodmin	Site adjacent Scarletts Well Park	123	123			SHLAA1
North Cornwall_14	Bodmin	Site between A30/A39. East of Bodmin	299	175	124		SHLAA1
North Cornwall_12	Bodmin	Site East of Blowinghouse Lane	563	175	175	213	SHLAA1
North Cornwall_8	Bodmin	Site North Old Callywith Road/Castle Street	214	175	39		SHLAA1
North Cornwall_10	Bodmin	Site west of Launceston Road, sth of Cookland Lane	238	175	63		SHLAA1
North Cornwall_31	Bodmin	Site west of Old Callywith Road	158	158			SHLAA1
North Cornwall_23	Bodmin	Site west of Westheath Avenue	83	83			SHLAA1
North Cornwall_21	Bodmin	South of Bodmin Railway-West of Halgavor Road	183	175	8		SHLAA1
North Cornwall_42	Bodmin	St Lawrence's Hospital,	442	175	175	92	SHLAA1
Total			6439	3065	1517	1857	

6.2.25 Bodmin CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S282	Blisland	Land off Tregenna Lane	36	36			SHLAA2
S518	Lanivet	Land at Panmount	100	100			SHLAA2
S543	Lanivet	Part Tremere Farm	190	175	15		SHLAA2
Total			326	311	15	0	

6.2.26 Camelford

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S305	Camelford	Culloden Farm, Victoria Road	222	175	47		SHLAA2
S322	Camelford	Fields South of C0644	291	175	116		SHLAA2
S372	Camelford	Land adj Trewfew Lane	65	65			SHLAA2
S386	Camelford	Land off B3266, opposite Sir James Smith's Community College	29	29			SHLAA2
S426	Camelford	Land off B3266, opposite Sir James Smith's Community College	16	16			SHLAA2
S586	Camelford	Old Showground and adj Field by Victoria Road	79	79			SHLAA2
U0003	Camelford	Valley Truckle, Camelford PL32 9RR	28	28			SHLAA2
Total			730	567	163	0	

6.2.27 Camelford CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S608	Boscastle	Land at rear of Tregarsan, Paradise Road	10	10			SHLAA2
S540	Boscastle	Land at Trerosewill	40	40			SHLAA2
S528	Boscastle	Land lying north of Pentargon Road	27	27			SHLAA2
S155	Boscastle	Tintagel Road	30	30			SHLAA2
U0014	Delabole	Land adj Lower Misty Corner Barn, Trebarwith Road,	29	29			SHLAA2

		Delabole					
S532	Delabole	Land adj Parc Penkarn	35	35			SHLAA2
S1306	Delabole	Land adj. Higher Medrose	52	52			SHLAA2
S456	Delabole	Land adjacent to Trebarwith Road	40	40			SHLAA2
S427	Delabole	Land at Delabole	37	37			SHLAA2
S560	Delabole	Land NE Rockhead Street	94	94			SHLAA2
S1269	Delabole	Land to West Side of High Street Delabole	135	135			SHLAA2
S411	Marshgate	Land at Carleton Farm	25	25			SHLAA2
S414	St Teath	Land Adj Tethadene	22	22			SHLAA2
S410	St Teath	Land adjacent to Ben View	60	60			SHLAA2
S520	Tintagel	Bottom of Westground Way, Bossiney	78	78			SHLAA2
S430	Tintagel	Land at Bossiney	154	154			SHLAA2
S588	Tintagel	Land at Treven	114	114			SHLAA2
Total			982	982	0	0	

6.2.28 Bude with Stratton, Flexbury & Poughill

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S074	Bude	Behind Avundel Terrace/Lystone Road	17	17			SHLAA2
S103	Bude	Birlea, Stratton	62	62			SHLAA2
S047	Bude	Land adjacent 2 Maer Rise, Maer Lane	10	10			SHLAA2
S1189	Bude	Land at Burn Park including football grounds	275	175	100		SHLAA2
S409	Bude	Land at Clevelandlands	10	10			SHLAA2
U0019	Bude	Land at Hillhead Farm	350	175	175		SHLAA3
S547	Bude	Land at Poughill Road	156	156			SHLAA2
S249	Bude	Land off Trevella Road	125	125			SHLAA2
S431	Bude	Land south of Stratton at Mowards Bridge	50	50			SHLAA2
S247b	Bude	Poughill Road Bude	45	45			SHLAA2
North Cornwall_120	Bude	Site west of A39	177	175	2		SHLAA1
North Cornwall_121	Bude	Site west of A39	129	129			SHLAA1
North Cornwall_131	Bude	Site west of Bagbury Road	85	85			SHLAA1
S101	Poughill (Bude)	Crabbe Farm, Poughill	454	175	175	104	SHLAA2
S567	Poughill (Bude)	Reeds Fields	50	50			SHLAA2
S037	Poughill (Bude)	Village Centre	32	32			SHLAA2
S422	Stratton (Bude)	Land adj Pollards Farm	35	35			SHLAA2
North Cornwall_118	Stratton (Bude)	Site adjoining A39 south of Stratton	76	76			SHLAA1
North Cornwall_130	Stratton (Bude)	Site south east of Stratton at Howells Bridge	101	101			SHLAA1
Total			2239	1683	452	104	

6.2.29 Bude CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S183	Kilkhampton	Land off East Road	35	35			SHLAA2
S421	Kilkhampton	Land between Penstow Road and A39	116	116			SHLAA2
S529	Kilkhampton	Land east of Morwena House	66	66			SHLAA2
S591	Kilkhampton	Aldercombe Lane	20	20			SHLAA2
S496	Marhamchurch	Land at Hobbacott Lane	16	16			SHLAA2
S552	Marhamchurch	Hobbacott Lane	10	10			SHLAA2
S453	Morwenstow	Dene Lodge	10	10			SHLAA2
S556	Shop	Land at Furze Farm	332	175	157		SHLAA2
S603	Wainhouse Corner	Wainhouse Garage	10	10			SHLAA2
S248	Week St Mary	Treetops Holiday Park	35	35			SHLAA2
S415	Week St Mary	Land at Stewarts Road	11	11			SHLAA2
S424	Whitstone	Land adj Whitstone Barton	21	21			SHLAA2
S551	Whitstone	Part Rectory Fields	40	40			SHLAA2
U0051	Whitstone	Whitstone Head School	40	40			SHLAA3
S040	Widemouth Bay	Long Moor, Leverlake Road	55	55			SHLAA2
Total			817	660	157	0	

6.2.30 Launceston

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S511	Launceston	Chapel	30	30			SHLAA2
S350	Launceston	Dunheved View, Upper Chapel	21	21			SHLAA2
North Cornwall_173	Launceston	Land at Chapel Park	51	51			SHLAA1
North Cornwall_174	Launceston	Land at Drucombe	273	175	98		SHLAA1
U0044	Launceston	Land at Newport Industrial Estate	12	12			SHLAA3
S394	Launceston	Land at Roydon	66	66			SHLAA2
S559	Launceston	Land NE Launceston	398	175	175	48	SHLAA2
North Cornwall_177	Launceston	Land off Dutson Road	112	112			SHLAA1

North Cornwall_63	Launceston	Land off the A30 at Launceston	2312	175	175	1962	SHLAA1
North Cornwall_57	Launceston	Land South West of Pennygillam Industrial Estate	308	175	133		SHLAA1
S237	Launceston	Land to W of Treloar Terrace, Riverside	12	12			SHLAA2
North Cornwall_43	Launceston	Paddock off Cross Lanes	27	27			SHLAA1
North Cornwall_178	Launceston	Part of Ridgegrove Mill Farm	346	175	171		SHLAA1
North Cornwall_48	Launceston	Race Hill Car Park	17	17			SHLAA1
North Cornwall_44	Launceston	The Abattoir Site	72	72			SHLAA1
S253	Launceston	The Ranch	10	10			SHLAA2
Total			4067	1305	752	2010	

6.2.31 Launceston CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S517	Altarnun	Five Lanes	143	143			SHLAA2
S604	Coads Green	Land at Coads Green	50	50			SHLAA2
S577	Coads Green	Penhole Farm	20	20			SHLAA2
S578	Coads Green	Penhole Farm	20	20			SHLAA2
S349	Egloskerry	Land at Skinnish	20	20			SHLAA2
S403	Lewannick	Land off Alanpers Meadow	17	17			SHLAA2
S607	Lezant	Burn Park	180	175	5		SHLAA2
S585	North Petherwin	Land at Hellescott	20	20			SHLAA2
S564	Petherwin Gate	Cams Field	57	57			SHLAA2
S429	Petherwin Gate	Land at Petherwin Gate	10	10			SHLAA2
S490	Polyphant	Land at Polyphant	18	18			SHLAA2
S331	South Petherwin	Land east of Beacon Farm (parcel no.3)	26		26		SHLAA2
S332	South Petherwin	Land east of Beacon Farm (parcel no.4)	63	63			SHLAA2
S334	South Petherwin	Land north of School Hill (parcel no.3)	50	50			SHLAA2
S335	South Petherwin	Land north of School Hill (parcel no.4)	40	40			SHLAA2
S336	South Petherwin	Land north of School Hill (parcel no.5)	36	36			SHLAA2
S171	South Petherwin	Land off B3254	59	59			SHLAA2
S337	South Petherwin	Land south of South Petherwin Primary School (parcel no.2)	18	18			SHLAA2
S333	South Petherwin	Land west of South Petherwin Primary School (parcel no.1)	35	35			SHLAA2
S276	Tregadillet	Berry Down	20	20			SHLAA2
S533	Tregadillet	Kestle Down	40	40			SHLAA2
S580	Tregadillet	Land at Compah Farm	40	40			SHLAA2
S506	Tregadillet	Land to rear of Tor View	60	60			SHLAA2

S602	Tregadillet	SX 30072 84115	146	146			SHLAA2
S622	Trewint	Land at Trewint	20	20			SHLAA2
Total			1208	1177	31	0	

6.2.32 Liskeard

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Caradon_135	Liskeard	Addington - East of ALT11	24	24			SHLAA1
Caradon_134	Liskeard	Addington - east of St Cleer road	235	175	60		SHLAA1
Caradon_136	Liskeard	Addington - SE of ALT11	209	175	34		SHLAA1
S706	Liskeard	Former Topfoto Premises, Barras Place	19	19			SHLAA2
Caradon_102	Liskeard	Lamellion	482		175	307	SHLAA1
S296	Liskeard	Land adj to Liskeard Junior School	227	175	52		SHLAA2
Caradon_94	Liskeard	Land adj Vensole Hill	750		175	575	SHLAA1
S1203	Liskeard	Land at Bolitho Farm	2000	175	175	1650	SHLAA2
S089	Liskeard	Land North of Pengover Road	381	175	175	31	SHLAA2
Caradon_68	Liskeard	Liskeard Enterprise Centre	16	16			SHLAA1
Caradon_76	Liskeard	Rear of Magistrate's Court	31		31		SHLAA1
Caradon_99	Liskeard	Tencreek Farm	1040	175	175	690	SHLAA1
Caradon_133	Liskeard	Trevillis Park	10		10		SHLAA1
Total			5424	1109	1062	3253	

6.2.33 Liskeard & Looe CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
U0013	Darite	Land at Crows Nest, Darite	27	27			SHLAA2
S721	Dobwalls	Land adjoining Twelvewoods	38	38			SHLAA2
S715	East Taphouse	Land adjacent to A390/B3359	28	28			SHLAA2
U0025	Looe	Land at New Barbican Farm, Looe	75	75			SHLAA3
S1193	Looe	Land behind Barbican Court	15	15			SHLAA2
S452	Looe	Land off Barbican Road	30	30			SHLAA2
S486	Looe	Land off Hay Lane	50	50			SHLAA2
S1196	Looe	Land off Polperro Road	500	175	175	150	SHLAA2
S073	Menheniot	Trewint Farm	151	151			SHLAA2

S081	Pelynt	Hambly's Garage	20	20			SHLAA2
S246	Pelynt	Land north and south of Priory Road	130	130			SHLAA2
S261	Polperro	Killgarth Manor Holiday Park	37	37			SHLAA2
S718a	St Cleer	Land at St Cleer	210	175	35		SHLAA2
S718b	St Cleer	Land at St Cleer	16	16			SHLAA2
S389	St Keyne	Land adjoining St Keyne	36	36			SHLAA2
S489	Widegates	Land at Widegates	90	90			SHLAA2
S114	Widegates	Shortacross, Widegates	19	19			SHLAA2
Total			1472	1112	210	150	

6.2.34 Callington

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S102	Callington	Beech Park Farm, South Hill Road	106	106			SHLAA2
U0002	Callington	Bowling Green, Florence Hill, Callington PL7 8DZ	68	68			SHLAA2
S119	Callington	Land Adjacent to Moss Side roundabout, Tavistock Road	24	24			SHLAA2
S709	Callington	Land at Liskard Road	38	38			SHLAA2
S492	Callington	Land at Southern Road	24	24			SHLAA2
S194	Callington	Land off Broadmead	50	50			SHLAA2
S018	Callington	Land off Dupath Lane	17	17			SHLAA2
S1256	Callington	Land west of Callington, opposite bowling green	200	175	25		SHLAA2
Total			527	502	25	0	

6.2.35 Caradon CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S493	Calstock	Land at Calstock	18	18			SHLAA2
S1258	Drakewells	Off Drakewells Gardens	39	39			SHLAA2
S025	Gunnislake	Kingswood Road	13	13			SHLAA2
S694	Gunnislake	Land to rear of Kingsett House, Albaston	25	25			SHLAA2
S406	Kelly Bray	Land off Launceston Road	80	80			SHLAA2
S393	Pensilva	Land at St Ive Road	54	54			SHLAA2
S693	Pensilva	Land to rear of Pollards Close	20	20			SHLAA2

S692	St Ann's Chapel	Land to rear of 'All Saints Park'	60	60			SHLAA2
S140	St Ann's Chapel	Tamar Valley Donkey Park	159	159			SHLAA2
S187	St Dominick	Land at St Dominick	42	42			SHLAA2
S188	St Dominick	Land at St Dominick	20	20			SHLAA2
S708	St Mellion	Land at Babe Farm	20	20			SHLAA2
S177a	St Mellion	St Mellion Glebe	29	29			SHLAA2
S177b	St Mellion	St Mellion Glebe	41	41			SHLAA2
Total			620	620	0	0	

6.2.36 Saltash

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
Caradon_88	Saltash	Bishop Cornish	136	136			SHLAA1
S116	Saltash	Cockles Farm, Middle Pill	316	175	141		SHLAA2
S109	Saltash	Cross Park Lodge, Middle Pill	45	45			SHLAA2
S042	Saltash	Field at Mill Park Lane, Middle Pill Lane	71	71			SHLAA2
S069	Saltash	Land at Broadmoor Farm	4737	175	175	4387	SHLAA2
S697b	Saltash	Land at Farm Lane	75	75			SHLAA2
S705	Saltash	Land at Llanstephen Cottage	40	40			SHLAA2
S165	Saltash	Tarmer Park Farm, Middle Pill	416	175	175	66	SHLAA2
Total			5836	892	491	4453	

6.2.37 Torpoint

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S1199	Torpoint	Land north of Torpoint	120	120			SHLAA2
Caradon_87	Torpoint	North of Trevol Road	202		175	27	SHLAA1
Caradon_84	Torpoint	To the South of Trevorder Road	136	136			SHLAA1
Total			458	256	175	27	

6.2.38 Cornwall Gateway CNA Residual

Site Ref	Settlement	Site Location	Total Units	Units in Phase 2: 2020/21 to 2024/25	Units in Phase 3: 2025/26 to 2029/30	Units in Phase 4: 2030/31 onwards	Source
S408	Cargreen	Crumple Park	48	48			SHLAA2
S495	Landrake	Land at Landrake	32	32			SHLAA2
S1313	Landrake	Lowertown Farm. URPN 8788	1720		175	1545	SHLAA2
S391	Landrake	New Barton Farm	245	175	70		SHLAA2
S328	Millbrook	Land adjacent to Parsons Court, Southdown Road	50	50			SHLAA2
S626	Millbrook	Land at St Johns	40	40			SHLAA2
S344	Millbrook	Millpool Head	21	21			SHLAA2
S348	Millbrook	Park Millbrook Manor Farm	127	127			SHLAA2
S703	Polbathic	Land at Polbathic	30	30			SHLAA2
S1197	St Germans	Land to west of St Germans	300	175	125		SHLAA2
S701	Tideford	Land adjoining Morvah View	90	90			SHLAA2
S168	Tideford	Land off Church Road, Tideford	10	10			SHLAA2
Total			2713	798	370	1545	

6.3 Guide to Proportion of Undiscounted SHLAA Capacity that is Brownfield Land

Location	Phase 2: 2020/21- 2024/25	Phase 3: 2025/26- 2029/30	Phase 4: 2030/31 onwards
Penzance with Newlyn, Heamoor, Gulval and Longrock	1%	0%	0%
West Penwith CNA residual	2%	0%	*
Hayle	5%	0%	*
St Ives with Carbis Bay	8%	0%	0%
Hayle and St Ives CNA residual	0%	*	*
Helston	2%	0%	0%
Helston and the Lizard CNA residual	0%	0%	*
Camborne, Pool, Illogan & Redruth	15%	4%	3%
CPR CNA residual	4%	3%	*
Falmouth-Penryn	8%	0%	0%
Falmouth and Penryn CNA residual	1%	0%	0%
Truro with Threemilestone and Shortlanesend	9%	0%	0%
Truro and Roseland CNA residual	0%	14%	*
St Agnes & Perranporth CNA	0%	0%	*
Newquay with Quintrell Downs	9%	0%	0%
Newquay and St Columb CNA residual	0%	*	*
Eco-Communities	21%	24%	37%
St Austell	2%	0%	0%
St Austell CNA residual	0%	0%	0%
St Blazey, Fowey and Lostwithiel CNA	0%	0%	0%
China Clay CNA	3%	0%	*
Wadebridge	9%	0%	0%
Wadebridge and Padstow CNA residual	0%	*	*
Bodmin	14%	12%	5%
Bodmin CNA residual	0%	0%	*
Camelford	0%	0%	*
Camelford CNA remainder	1%	*	*
Bude with Stratton, Flexbury and Poughill	0%	0%	0%
Bude CNA residual	8%	0%	*
Launceston	8%	0%	0%
Launceston CNA residual	0%	0%	*
Liskeard	3%	0%	0%
Liskeard and Looe CNA residual	4%	0%	0%
Callington	0%	0%	*
Caradon CNA remainder	0%	*	*
Saltash	0%	0%	0%
Torpoint	0%	0%	0%
Cornwall Gateway CNA residual	0%	0%	0%
Cornwall Total:	5%	3%	2%

*No SHLAA capacity in this phase