

# **Cornwall Local Plan Housing Implementation Strategy 2019**

## 1 Introduction

1.1 The Cornwall Local Plan includes a housing requirement of a minimum of 52500 homes between 2010 and 2030. Table 1 of the Local Plan identifies how many homes have been completed, how many have planning permission and the expected windfall from small sites and compares this to the Local Plan target for each town and the residual part of each Community Network Area. The following is an update to this table showing the position as at 31<sup>st</sup> March 2019.

Table 1: Apportionment of Local Plan Housing Provision as at 31<sup>st</sup> March 2019

Location	Proposed Allocation	Completions 2010-19	Planning Permission Not Started / Under Construction	Windfall on sites of less than 10 homes 2024-30
Penzance / Newlyn	2,150	435	441	204
<i>West Penwith CNA residual</i>	1,000	555	470	180
Hayle	1,600	371	1275	66
St Ives-Carbis Bay	1,100	664	441	222
<i>Hayle and St Ives CNA residual</i>	480	314	175	66
Helston	1200	366	1093	84
<i>Helston and the Lizard CNA residual</i>	1,100	826	509	300
CPIR	5,200	2406	2314	396
<i>CPR CNA residual</i>	1000	710	323	198
Falmouth-Penryn	2,800	1204	1268	162
<i>Falmouth and Penryn CNA residual</i>	600	431	266	96
Truro-Threemilestone-Shortlanesend	3,900	1258	3666	114
<i>Truro and Roseland CNA residual</i>	1200	1028	436	198
St Agnes and Perranporth CNA	1,100	1004	774	150
Newquay	4,400	1974	3487	360
<i>Newquay and St Columb CNA residual</i>	400	434	280	72

Eco-Community	1,500	0	0	0
St Austell	2,600	1549	3227	114
<i>St Austell CNA residual</i>	300	320	101	72
St Blazey, Fowey and Lostwithiel CNA	900	667	354	138
China Clay CNA	1,800	1110	558	216
Wadebridge	1,100	328	453	36
<i>Wadebridge and Padstow CNA residual</i>	1,000	600	483	168
Bodmin	3,100	751	1335	84
<i>Bodmin CNA residual</i>	100	84	44	42
<i>Camelford</i>	375	188	158	36
Camelford CNA residual	625	284	234	114
Bude-Stratton-Poughill	1200	467	582	66
<i>Bude CNA residual</i>	600	250	257	132
Launceston	1,800	529	856	60
<i>Launceston CNA residual</i>	500	257	197	138
Liskeard	1,400	544	873	48
<i>Liskeard and Looe CNA residual</i>	1,500	903	587	192
<i>Callington</i>	480	157	339	48
Caradon CNA residual	520	282	334	120
Saltash	1,200	208	1066	78
Torpoint	350	14	70	0
<i>Cornwall Gateway CNA residual</i>	350	136	106	30

1.2 Table 1 (as updated above) identifies all existing permissions with no adjustments made. However, housing trajectories have been produced for Cornwall as a whole and for each Community Network Area and, where identified, the town within that CNA that seek to demonstrate how the target for each area will be met and applies adjustments to the permissions to account for the

possibility that not all of them will ultimately deliver homes and also identifies the other sources that together will achieve the Local Plan targets. The following seeks to provide an explanation behind the assumptions made for each source in the trajectories that will contribute to delivering the local plan housing target and for each area, identify whether there is a shortfall or surplus.

## 2 Explanation of the Trajectories

2.1 The Housing Trajectory identifies the various sources that will provide the supply that will enable the plan requirement to be delivered. This is included as Appendix 1. Assumptions have been made depending on the source to adjust the yield and delivery rate. They are based on the position as at 1<sup>st</sup> April 2019. A series of summary trajectories have also been produced for each CNA and named town. These are included as Appendix 2.

### The sources.

- 1) **Completions.** The first nine years of the plan period have passed and therefore the delivery within this period is made up of actual completions.
- 2) **Planning permissions.** These have been split between those sites up to 9 units and sites of 10 or more. For the small sites a discount rate of 10% has been applied to the stock of permissions and an assumption made that 90% of the permissions will be delivered over the following 5 years. This is based upon an analysis of past trends, in particular that, numerically 90% of the permissions that were not started or under construction in 2010 were developed within the following five years. For the larger sites of 10 or more an analysis of past trends was undertaken to establish the average lead in times and delivery rates that were then applied to the sites with permission. This resulted in the average lead in times from the date of permission to the completion of the first house and delivery rates for different sized sites as set out in table 2 below. The lead in times increase for outline permissions to take into account the time taken for the submission and approval of reserved matters.

For the largest of sites (500+) to allow for the likelihood that in most cases more than one developer may develop the site at one time, the delivery rate has been doubled to 70 per year.

Table 2: Average lead in times and delivery rates for full planning permission		
Site size	Average lead in time (months)	Average delivery rate (completions per year)
10-49	30	39
50-99	26	30
100+	19	35

Table 3: Additional average lead in times to be applied to outline planning permission	
Site size	Average lead in time (months)
10-49	20
50-99	21
100+	24

The evidence to obtain these assumptions is based on activity in the development industry during a period of recession. It is likely therefore that particularly delivery rates and to a lesser extent lead in times may be on the conservative side. These rates will therefore be closely monitored and adjusted to reflect significant changes. These average rates have been applied to all sites in the trajectory with the exception of the larger and more complex sites where delivery has been adjusted to reflect the expectations of the developers on individual parts of the sites and also that some phases will follow after each other rather than concurrently. In some areas this has meant that some of the larger sites are likely to deliver homes beyond the end of the plan period. The tables below reflect what is deliverable within the plan period rather than the overall number of homes with planning permission. NB: On a county wide basis the application of average lead in times and delivery rates results in a spike in delivery over the first few years which are unlikely to be achieved. It is better therefore to look at the average that is available over the next five years to represent a more realistic expectation of future delivery.

- 3) **Sites granted permission in principle but awaiting the signing of a S106 legal agreement.** These sites have been identified separately on the basis that they do not have a permission until a legal agreement is signed. This will mean that there is likely to be a longer lead in time to take account of the time it takes until a legal agreement is finalised. An estimate has been made as to how long it would take to finalise the legal agreement for each site. This was then added to the average lead in times and delivery rates and applied to each site.
- 4) **Cornwall Land Initiative sites.** These sites, whilst not having planning permission as at April 2019, are being actively promoted by the Council, are available now and are suitable for development, furthermore they have a variety of developer commitment in the form of a signed contract with a clause aiming for development of the sites within five years. There is only one of these sites now remaining.
- 5) **Windfall on small sites less than 10.** Small sites have historically formed a significant proportion of all completions. Whilst the development of current permissions will produce completions on such sites over the next five years, it is important to recognise that such sites currently without permission will continue to contribute to completions over the last 9 years of the plan period. An assumption of 800 per year based on past trends (950 per year) and reduced to take account of the need to exclude an element of past trends that was on garden land. The figure was then disaggregated to each CNA and town based on the proportion of development that has taken place in each over the first 4 years of the plan period. This figure can be monitored based on completions on small sites each year.
- 6) **Sites proposed in the emerging Site Allocations DPD.** The Local Plan Strategic Policies does not allocate sites to meet the local plan requirement. This will be achieved for those towns that are not currently allocating sites through Neighbourhood Plans and in the Site Allocations DPD. A considerable amount of work has been undertaken in assessing options for sites and preferred sites have been identified. This element of the Local Plan is currently at Examination.

### **3 Explanation of delivery**

3.1 The trajectory identifies the expected annual delivery rate for each year that results from the assumptions explained above. These are then added, year on year to give an estimate of likely cumulative completions. This is then compared to the cumulative local plan target to identify whether there is a surplus or shortfall in meeting the local plan requirement. This is the 'monitor'

row in the trajectory. A negative figure in this row indicates the extent of a shortfall at any given point in time. A negative figure at the end of this row (the end of the plan period) means that there is a shortfall in meeting the local plan requirement from the sources identified.

3.2 The last row (manage) identifies the annual requirement that is required at any given point in time to meet the local plan requirement based upon the completions that have taken place since the start of the plan period.

3.3 Where there is a shortfall in meeting the local Plan target in a particular area then the expectation is that this will need to be met from currently unidentified sites of 10 units or more either through allocations in the Site Allocations DPD, Neighbourhood Plans or through the delivery of sites under Local Plan policies 8 and 9 that provide for development within settlements or through rural exceptions.

3.4 The following tables for each area identify whether, after taking into account the sources described above, there is a surplus and therefore it is expected the local plan requirement can be met or if there is a shortfall that needs to be made up through allocations or additional permissions in accordance with Policy 3 of the Local Plan. In those areas where a Neighbourhood plan that has been adopted and includes allocations for housing, this has been added as a source that will contribute to meeting the local plan requirement.

**HOUSING IMPLEMENTATION STRATEGY TABLES**

**BODMIN COMMUNITY NETWORK AREA**

<b>BODMIN</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>3,100</b>
COMPLETIONS: Small sites <10	145
COMPLETIONS: Large Sites 10+	606
PERMISSIONS: Small sites with planning permission <10 units*	56
PERMISSIONS: Large sites with planning permission 10+ units	1,258
SUBJECT TO S106: Large sites (10+)	45
CLI SITES without permission	0
WINDFALL: Small sites <10	84
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>1,235</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>329</b>

<b>REST OF CNA (BODMIN)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>100</b>
COMPLETIONS: Small sites <10	84
COMPLETIONS: Large Sites 10+	0
PERMISSIONS: Small sites with planning permission <10 units*	44
PERMISSIONS: Large sites with planning permission 10+ units	0
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	42
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>70</b>

**BUDE COMMUNITY NETWORK AREA**

<b>BUDE</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>1,200</b>
COMPLETIONS: Small sites <10	110
COMPLETIONS: Large Sites 10+	357
PERMISSIONS: Small sites with planning permission <10 units*	78
PERMISSIONS: Large sites with planning permission 10+ units	504
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	66
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SHORTFALL</b>	<b>-85</b>

<b>REST OF CNA (BUDE)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>600</b>
COMPLETIONS: Small sites <10	214
COMPLETIONS: Large Sites 10+	36
PERMISSIONS: Small sites with planning permission <10 units*	164
PERMISSIONS: Large sites with planning permission 10+ units	93
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	132
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>39</b>

**CPR COMMUNITY NETWORK AREA**

<b>CPR</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>5,200</b>
COMPLETIONS: Small sites <10	653
COMPLETIONS: Large Sites 10+	1,753
PERMISSIONS: Small sites with planning permission <10 units*	414
PERMISSIONS: Large sites with planning permission 10+ units	1,900
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	396
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>245</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>161</b>

<b>REST OF CNA (CPR)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>1,000</b>
COMPLETIONS: Small sites <10	328
COMPLETIONS: Large Sites 10+	382
PERMISSIONS: Small sites with planning permission <10 units*	266
PERMISSIONS: Large sites with planning permission 10+ units	57
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	198
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>231</b>

**CAMELFORD COMMUNITY NETWORK AREA**

CAMELFORD	TOTAL
LOCAL PLAN TARGET	375
COMPLETIONS: Small sites <10	54
COMPLETIONS: Large Sites 10+	134
PERMISSIONS: Small sites with planning permission <10 units*	42
PERMISSIONS: Large sites with planning permission 10+ units	116
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	36
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	7

REST OF CNA (CAMELFORD)	TOTAL
LOCAL PLAN TARGET	625
COMPLETIONS: Small sites <10	200
COMPLETIONS: Large Sites 10+	84
PERMISSIONS: Small sites with planning permission <10 units*	165
PERMISSIONS: Large sites with planning permission 10+ units	69
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	114
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	7

**CARADON COMMUNITY NETWORK AREA**

CALLINGTON	TOTAL
LOCAL PLAN TARGET	480
COMPLETIONS: Small sites <10	82
COMPLETIONS: Large Sites 10+	75
PERMISSIONS: Small sites with planning permission <10 units*	31
PERMISSIONS: Large sites with planning permission 10+ units	308
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	48
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	64

REST OF CNA (CARADON)	TOTAL
LOCAL PLAN TARGET	520
COMPLETIONS: Small sites <10	166
COMPLETIONS: Large Sites 10+	116
PERMISSIONS: Small sites with planning permission <10 units*	131
PERMISSIONS: Large sites with planning permission 10+ units	203
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	120
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	216

**CHINA CLAY COMMUNITY NETWORK AREA**

CHINA CLAY	TOTAL
LOCAL PLAN TARGET	1,800
COMPLETIONS: Small sites <10	443
COMPLETIONS: Large Sites 10+	667
PERMISSIONS: Small sites with planning permission <10 units*	224
PERMISSIONS: Large sites with planning permission 10+ units	334
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	216
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	200
SURPLUS	284



**CORNWALL GATEWAY COMMUNITY NETWORK AREA**

<b>SALTASH</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>1,200</b>
<b>COMPLETIONS: Small sites &lt;10</b>	<b>66</b>
<b>COMPLETIONS: Large Sites 10+</b>	<b>142</b>
<b>PERMISSIONS: Small sites with planning permission &lt;10 units*</b>	<b>37</b>
<b>PERMISSIONS: Large sites with planning permission 10+ units</b>	<b>1,029</b>
<b>SUBJECT TO S106: Large sites (10+)</b>	<b>0</b>
<b>CLI SITES without permission</b>	<b>0</b>
<b>WINDFALL: Small sites &lt;10</b>	<b>78</b>
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>85</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>237</b>

<b>TORPOINT</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>350</b>
<b>COMPLETIONS: Small sites &lt;10</b>	<b>14</b>
<b>COMPLETIONS: Large Sites 10+</b>	<b>0</b>
<b>PERMISSIONS: Small sites with planning permission &lt;10 units*</b>	<b>12</b>
<b>PERMISSIONS: Large sites with planning permission 10+ units</b>	<b>58</b>
<b>SUBJECT TO S106: Large sites (10+)</b>	<b>0</b>
<b>CLI SITES without permission</b>	<b>0</b>
<b>WINDFALL: Small sites &lt;10</b>	<b>0</b>
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SHORTFALL</b>	<b>-266</b>

<b>REST OF CNA (CORNWALL GATEWAY)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>350</b>
<b>COMPLETIONS: Small sites &lt;10</b>	<b>136</b>
<b>COMPLETIONS: Large Sites 10+</b>	<b>0</b>
<b>PERMISSIONS: Small sites with planning permission &lt;10 units*</b>	<b>87</b>
<b>PERMISSIONS: Large sites with planning permission 10+ units</b>	<b>19</b>
<b>SUBJECT TO S106: Large sites (10+)</b>	<b>0</b>
<b>CLI SITES without permission</b>	<b>0</b>
<b>WINDFALL: Small sites &lt;10</b>	<b>30</b>
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SHORTFALL</b>	<b>-78</b>

**FALMOUTH & PENRYN COMMUNITY NETWORK AREA**

<b>FALMOUTH &amp; PENRYN</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>2,800</b>
<b>COMPLETIONS: Small sites &lt;10</b>	<b>260</b>
<b>COMPLETIONS: Large Sites 10+</b>	<b>944</b>
<b>PERMISSIONS: Small sites with planning permission &lt;10 units*</b>	<b>170</b>
<b>PERMISSIONS: Large sites with planning permission 10+ units</b>	<b>1,098</b>
<b>SUBJECT TO S106: Large sites (10+)</b>	<b>0</b>
<b>CLI SITES without permission</b>	<b>0</b>
<b>WINDFALL: Small sites &lt;10</b>	<b>162</b>
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>706</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>540</b>

<b>REST OF CNA (FALMOUTH &amp; PENRYN)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>600</b>
<b>COMPLETIONS: Small sites &lt;10</b>	<b>209</b>
<b>COMPLETIONS: Large Sites 10+</b>	<b>222</b>
<b>PERMISSIONS: Small sites with planning permission &lt;10 units*</b>	<b>152</b>
<b>PERMISSIONS: Large sites with planning permission 10+ units</b>	<b>114</b>
<b>SUBJECT TO S106: Large sites (10+)</b>	<b>0</b>
<b>CLI SITES without permission</b>	<b>0</b>
<b>WINDFALL: Small sites &lt;10</b>	<b>96</b>
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>193</b>

**HAYLE & ST IVES COMMUNITY NETWORK AREA**

HAYLE	TOTAL
<b>LOCAL PLAN TARGET</b>	<b>1,600</b>
COMPLETIONS: Small sites <10	120
COMPLETIONS: Large Sites 10+	251
PERMISSIONS: Small sites with planning permission <10 units*	56
PERMISSIONS: Large sites with planning permission 10+ units	1,040
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	66
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>525</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>458</b>

ST. IVES WITH CARBIS BAY	TOTAL
<b>LOCAL PLAN TARGET</b>	<b>1,100</b>
COMPLETIONS: Small sites <10	293
COMPLETIONS: Large Sites 10+	371
PERMISSIONS: Small sites with planning permission <10 units*	158
PERMISSIONS: Large sites with planning permission 10+ units	283
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	222
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>201</b>
<b>SURPLUS</b>	<b>428</b>

REST OF CNA (HAYLE & ST IVES)	TOTAL
<b>LOCAL PLAN TARGET</b>	<b>480</b>
COMPLETIONS: Small sites <10	132
COMPLETIONS: Large Sites 10+	182
PERMISSIONS: Small sites with planning permission <10 units*	119
PERMISSIONS: Large sites with planning permission 10+ units	56
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	66
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>54</b>
<b>SURPLUS</b>	<b>129</b>

**HELSTON & LIZARD COMMUNITY NETWORK AREA**

HELSTON	TOTAL
<b>LOCAL PLAN TARGET</b>	<b>1,200</b>
COMPLETIONS: Small sites <10	125
COMPLETIONS: Large Sites 10+	241
PERMISSIONS: Small sites with planning permission <10 units*	47
PERMISSIONS: Large sites with planning permission 10+ units	909
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	84
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>206</b>

REST OF CNA (HELSTON & LIZARD)	TOTAL
<b>LOCAL PLAN TARGET</b>	<b>1,100</b>
COMPLETIONS: Small sites <10	529
COMPLETIONS: Large Sites 10+	297
PERMISSIONS: Small sites with planning permission <10 units*	413
PERMISSIONS: Large sites with planning permission 10+ units	96
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	300
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>535</b>

**LAUNCESTON COMMUNITY NETWORK AREA**

LAUNCESTON	TOTAL
LOCAL PLAN TARGET	1,800
COMPLETIONS: Small sites <10	81
COMPLETIONS: Large Sites 10+	448
PERMISSIONS: Small sites with planning permission <10 units*	90
PERMISSIONS: Large sites with planning permission 10+ units	766
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	60
LOCAL PLAN SITE ALLOCATIONS	375
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	20

REST OF CNA (LAUNCESTON)	TOTAL
LOCAL PLAN TARGET	500
COMPLETIONS: Small sites <10	223
COMPLETIONS: Large Sites 10+	34
PERMISSIONS: Small sites with planning permission <10 units*	148
PERMISSIONS: Large sites with planning permission 10+ units	49
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	138
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	92

**LISKEARD & LOOE COMMUNITY NETWORK AREA**

LISKEARD	TOTAL
LOCAL PLAN TARGET	1,400
COMPLETIONS: Small sites <10	81
COMPLETIONS: Large Sites 10+	463
PERMISSIONS: Small sites with planning permission <10 units*	41
PERMISSIONS: Large sites with planning permission 10+ units	767
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	48
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SHORTFALL	-1

REST OF CNA (LISKEARD & LOOE)	TOTAL
LOCAL PLAN TARGET	1,500
COMPLETIONS: Small sites <10	356
COMPLETIONS: Large Sites 10+	547
PERMISSIONS: Small sites with planning permission <10 units*	212
PERMISSIONS: Large sites with planning permission 10+ units	375
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	192
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	182

**NEWQUAY & ST COLUMB COMMUNITY NETWORK AREA**

NEWQUAY	TOTAL
LOCAL PLAN TARGET	4,400
COMPLETIONS: Small sites <10	512
COMPLETIONS: Large Sites 10+	1,462
PERMISSIONS: Small sites with planning permission <10 units*	195
PERMISSIONS: Large sites with planning permission 10+ units	2,436
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	360
LOCAL PLAN SITE ALLOCATIONS	815
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	1,380

REST OF CNA (NEWQUAY & ST COLUMB)	TOTAL
LOCAL PLAN TARGET	400
COMPLETIONS: Small sites <10	153
COMPLETIONS: Large Sites 10+	281
PERMISSIONS: Small sites with planning permission <10 units*	77
PERMISSIONS: Large sites with planning permission 10+ units	203
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	72
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	386

**HOUSING IMPLEMENTATION STRATEGY TABLES**

**ST AGNES & PERRANPORTH CNA**

<b>ST AGNES &amp; PERRANPORTH</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>1,100</b>
COMPLETIONS: Small sites <10	349
COMPLETIONS: Large Sites 10+	655
PERMISSIONS: Small sites with planning permission <10 units*	275
PERMISSIONS: Large sites with planning permission 10+ units	499
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	150
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>828</b>

**ST BLAZEY, FOWEY & LOSTWITHIEL CNA**

<b>ST BLAZEY, FOWEY &amp; LOSTWITHIEL</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>900</b>
COMPLETIONS: Small sites <10	236
COMPLETIONS: Large Sites 10+	431
PERMISSIONS: Small sites with planning permission <10 units*	110
PERMISSIONS: Large sites with planning permission 10+ units	244
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	138
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>259</b>

**ST AUSTELL & MEVAGISSEY COMMUNITY NETWORK AREA**

<b>ST AUSTELL</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>2,900</b>
COMPLETIONS: Small sites <10	296
COMPLETIONS: Large Sites 10+	1,253
PERMISSIONS: Small sites with planning permission <10 units*	141
PERMISSIONS: Large sites with planning permission 10+ units	1,930
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	114
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>125</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>959</b>

<b>REST OF CNA (ST AUSTELL &amp; MEVAGISSEY)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>300</b>
COMPLETIONS: Small sites <10	123
COMPLETIONS: Large Sites 10+	197
PERMISSIONS: Small sites with planning permission <10 units*	86
PERMISSIONS: Large sites with planning permission 10+ units	15
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	72
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>193</b>

**TRURO & ROSELAND COMMUNITY NETWORK AREA**

<b>TRURO (WITH THREEMILESTONE)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>3,900</b>
COMPLETIONS: Small sites <10	209
COMPLETIONS: Large Sites 10+	1,049
PERMISSIONS: Small sites with planning permission <10 units*	130
PERMISSIONS: Large sites with planning permission 10+ units	2,415
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	114
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>17</b>

<b>REST OF CNA (TRURO &amp; ROSELAND)</b>	<b>TOTAL</b>
<b>LOCAL PLAN TARGET</b>	<b>1,200</b>
COMPLETIONS: Small sites <10	357
COMPLETIONS: Large Sites 10+	671
PERMISSIONS: Small sites with planning permission <10 units*	212
PERMISSIONS: Large sites with planning permission 10+ units	224
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	198
<b>LOCAL PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>NEIGHBOURHOOD PLAN SITE ALLOCATIONS</b>	<b>0</b>
<b>SURPLUS</b>	<b>462</b>

**WADEBRIDGE COMMUNITY NETWORK AREA**

WADEBRIDGE	TOTAL
LOCAL PLAN TARGET	1,100
COMPLETIONS: Small sites <10	76
COMPLETIONS: Large Sites 10+	252
PERMISSIONS: Small sites with planning permission <10 units*	43
PERMISSIONS: Large sites with planning permission 10+ units	410
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	36
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SHORTFALL	-283

REST OF CNA (WADEBRIDGE)	TOTAL
LOCAL PLAN TARGET	1,000
COMPLETIONS: Small sites <10	329
COMPLETIONS: Large Sites 10+	271
PERMISSIONS: Small sites with planning permission <10 units*	224
PERMISSIONS: Large sites with planning permission 10+ units	259
SUBJECT TO S106: Large sites (10+)	13
CLI SITES without permission	0
WINDFALL: Small sites <10	168
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	130
SURPLUS	394

**WEST PENWITH COMMUNITY NETWORK AREA**

PENZANCE	TOTAL
LOCAL PLAN TARGET	2,150
COMPLETIONS: Small sites <10	299
COMPLETIONS: Large Sites 10+	136
PERMISSIONS: Small sites with planning permission <10 units*	143
PERMISSIONS: Large sites with planning permission 10+ units	298
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	0
WINDFALL: Small sites <10	204
LOCAL PLAN SITE ALLOCATIONS	1,151
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	81

REST OF CNA (WEST PENWITH)	TOTAL
LOCAL PLAN TARGET	1,000
COMPLETIONS: Small sites <10	376
COMPLETIONS: Large Sites 10+	179
PERMISSIONS: Small sites with planning permission <10 units*	357
PERMISSIONS: Large sites with planning permission 10+ units	113
SUBJECT TO S106: Large sites (10+)	0
CLI SITES without permission	40
WINDFALL: Small sites <10	180
LOCAL PLAN SITE ALLOCATIONS	0
NEIGHBOURHOOD PLAN SITE ALLOCATIONS	0
SURPLUS	245

**N.B:** These figures do not include any potential yield from sites identified in the Strategic Housing Land Availability Assessment (SHLAA).

\* Permissions for sites of less than 10 dwellings include a 10% discount to account for sites that may not come forward.