

# **Egloshayle, St Breock and Wadebridge Neighbourhood Plan**

## **Objective (Technical) Review of Land Supply for Housing and Employment**

**Egloshayle, St Breock and Wadebridge Neighbourhood Plan Land Supply Working Group**

**November 2016**

# **EXECUTIVE SUMMARY**

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This report is a technical assessment by the Wadebridge Neighbourhood Area's Land Supply Group (LSG) of potential available development sites for housing and employment in the Neighbourhood Area (NA). The study is based on existing evidence including land identified in the 2012 Town Framework exercise, Cornwall Council's 2016 Strategic Housing Land Availability Assessment (SHLAA), planning applications in progress and local knowledge of additional sites assessed by the LSG.

### **Wadebridge Town Framework Study**

In 2012 Cornwall Council carried out a Town Framework study for Wadebridge assessing in land factor terms the town's potential for future development. This study was technical in nature and was focussed specifically on 13 sites (cells) around the town. With the exception of land north of the A39 at the Ball roundabout (Cell 2) it did not include an assessment of land across the broader Neighbourhood Plan area (the adjacent parishes of Egloshayle and St Breock) which were outside the town's last designated built-up area boundary (BUAB) defined in the North Cornwall Local Plan 1999.

The study confirmed that subject to some constraints related to environmental, urban design and ecology issues most land within the cell areas was suitable for housing or employment development, with the exception of sites in the river Camel Flood Zone which are mainly recreation or protected wild life sites.

In terms of accessibility, cells with reasonable development potential in landscape and development appraisal terms on the North/East were identified as being better placed than cells on the South/West side of the town.

No quantitative estimates of housing numbers or sites required to accommodate new development were prepared in this study.

### **Cornwall Council's Strategic Housing Land Availability Assessment 2016 (SHLAA) and Employment Land Review (ELR)**

The SHLAA is an assessment of potential land offered by landowners/developers available for housing development. This assessment identified 20 possible sites with a potential of 2938 housing units in the NA area.

Approximately 80% of the proposed sites with an identified potential of 2400 houses are outside the development boundary established by North Cornwall District Council (NCDC) in 1999. Sites significantly accounting for 75% of the potential housing growth include Gonvena

(420), Trevarner (244), Trevorder (500) in the North/East and Dunveth (549) & Trevanion Road (500) in the South/West.

The SHLAA process is not the same as the planning application process and does not make a decision on whether or not development should go ahead. It simply provides an indication, in planning terms, of whether a site is suitable or not for housing, and if so, when it could come forward for development. Therefore it gives an indication of what the land supply situation is in our NA.

Full details of the SHLAA (2016) are included in Appendix 3 of the main report supported by the analysis of Cornwall Councils 'key indicator' assessments for each SHLAA site.

### **Cornwall Council's Employment Land Review (ELR)**

The 2010 ELR for the Neighbourhood Area identified 4 employment sites for Wadebridge of approximately 11-12 hectares. The sites are at Trevilling, West Hill, Bodieve (football club) and Trenant.

The site at Trevilling, along the banks of the Camel, is associated with maritime and general manufacturing businesses. The site at West Hill is well established with a mix of light industrial and retail activities and space for future expansion.

The Wadebridge Football Club site off Bodieve Road and land adjacent to the former Cornwall Council Office at Trenant identified for employment land has not been developed for employment opportunities, with the exception of a builders merchant business adjacent to the A39 and hotel recently received planning approval at Ball roundabout.

The 2012 Town Framework review anticipated that it might be favourable to provide for employment at land north of the A39 (cell ref 1) to provide an 'out of town' business park opportunity given that employment land nearer to town might be better utilised for housing need.

### **Neighbourhood Area Housing and Employment Targets**

The emerging Cornwall Local Plan sets a strategic plan for the provision of housing and employment across Cornwall for a 20 year period from 2010 -2030. The development specified in the Local Plan for our area sets the minimum amount of development that should be accommodated of 1100 dwellings and at least 8000m<sup>2</sup> of employment space.

#### **Housing Completions & Commitments**

Commitments and completions between 2010 and August 2016 have reached 440 dwellings, meaning that at this point, the residual amount to be committed and completed across the neighbourhood area between now and 2030 is a further 660 houses.

A full list of housing completions and commitments at September 2016 is appended to the main body of this report.

## Employment Land

The sites at Trevilling and West Hill continue to be utilised for employment opportunities.

The Wadebridge Football Club site off Bodieve Road and land adjacent to the former Cornwall Council Office at Trenant identified as employment land are both currently subject to potential residential development applications. No employment applications have been received for these sites since 1999 other than the aborted applications for Supermarkets.

It is calculated that an area of about 10 hectares is required to replace these sites and possible relocations of existing businesses at Trevilling to a location north of the A39 as identified in the 2012 Town Framework review.

### **Summary of Land Supply Group's Site Appraisal**

A comprehensive summary of site assessments prepared by the LSG incorporating the Town Framework, SHLAA, EIL, completions and commitments for 35 sites (see table 2 main report) takes into account public consultation comment from November 2014 on specific site issues and additional sites identified in the review.

Our approach was to use similar criteria and indicators to those used by Cornwall Council in the SHLAA assessments so that we could compare the comparative merits of all local additional sites with the SHLAA sites and to also help ensure that the requirements of the National Planning Policy Framework (NPPF) for sites to be deliverable (i.e. achievable, available and suitable) are met.

Sites suggested which are in open countryside, similarly to the SHLAA reasoning, were discounted from the assessment

In quantitative terms the assessment has **identified potential capacity 1769 dwellings from 19 of the 35 sites reviewed** based on actual numbers included in planning applications and technical estimates derived from the SHLAA and site reviews.

This identified potential capacity exceeds the Cornwall Council's minimum target of 1100 houses by 669 (60%)

In qualitative terms the report scores each site on the assessment of technical indicators and summary score with a general indication by a colour coding.

### **Conclusions**

We have assessed the sites already known alongside sites raised locally as having some potential for development. We have also set these assessments alongside the Town Framework information and set out a list of sites with potential for development based on a technical assessment of key planning factors.

Having also explored the Local Plan required scale of development and set this alongside 440 completions and commitments since 2010 (the Local Plan base date), a residual number of 660

dwellings need to be delivered in Wadebridge between now and 2030 to achieve the minimum requirement. The sites appraisal suggests that the full potential of all sites reviewed at 1769 houses could result in growth of 669 over the minimum requirement. These do not have to be delivered through the allocation of housing sites in our neighbourhood plan, but could e.

We have an understanding of the employment land requirement and know that Wadebridge has already over-provided against the Local Plan figure. We will need to decide if we need additional land for more employment uses or not. This decision will need to be based on up-to-date assessments of economic projections and employment sector demand and need from both local business and inward economic investment.

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## **Introduction**

In January 2014 the Egloshayle, St Breock and Wadebridge Neighbourhood Plan Steering Group established a Land Supply (Working) Group<sup>1</sup> (LSG) to review the built-up area boundary<sup>2</sup> around Wadebridge and in doing so also investigate how much housing and employment land might be needed to accommodate growth and change in the neighbourhood plan area between now and 2030. The Neighbourhood Plan has the opportunity to have an influence over where new housing and employment development should take place, the overall scale of which is largely determined by the Cornwall Local Plan.

It has been the intention of the Neighbourhood Plan Steering Group to use the conclusions of the LSG's work to inform the developing first draft of the neighbourhood plan and subsequent public consultation. Some of the questions the LSG's work will inform include:

- Should Wadebridge and other settlements in the neighbourhood plan area have a built-up area boundary?
- If so, where should the boundary be?
- Does the Neighbourhood Plan need to allocate housing and / or employment sites or should that be a role for Cornwall Council to lead on through its site allocation planning documents?

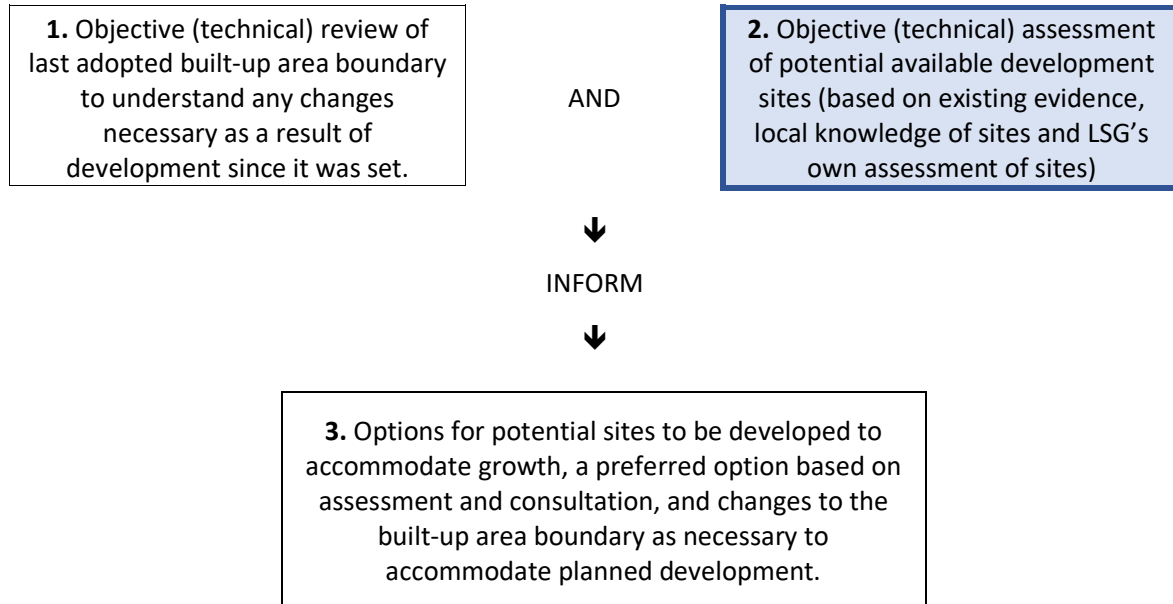
The work undertaken by the LSG has included the tasks set out in Figure 1 below. The figure sets out the three key stages of work required to review the built-up area boundary and consider appropriate locations for growth to meet the requirements for development set out in the emerging Cornwall Local Plan. This report sets out the findings from task 2 highlighted in the diagram.

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<sup>1</sup> The Land Supply Group has comprised the following members during the work it has undertaken [insert names]. There has been some change in the group's membership during the time the work has been done and the following people are the named representatives of the group at the time that this report has been published: [Tony Faragher, Dr Mike Kent, Stephen Knightley BSc, PG dip, MCIAT. Philip Mutton and Grenville Stanbury MRICS]. There has been some change in the group's membership during the time the work has been done and the following people are the named representatives of the group at the time that this report has been published: [Grenville Stanbury and Peter Collis].

<sup>2</sup> A built-up area boundary or BUAB is often also referred to as the "settlement limits", "built extent" or "town or village envelope". It is a defined area within which the principle of allowing development is acceptable. Outside of this type of boundary, development is often restricted to certain specific types of scale of development. The BUAB therefore helps to provide a clear distinction between the urban area, where certain forms of development are likely to be appropriate, and the countryside, where protection and enhancement are more important. In effect, such a boundary can play a key role in helping to prevent urban sprawl and managing growth to take place in the most appropriate locations. In doing so it can, alongside any related policies in the plan, provide the basis for decisions made in response to planning applications by setting out clear and unambiguous guidance as to where development is likely to be permitted.

**Figure 1**



### **Why are we reviewing land supply?**

Following the review of the existing built-up area boundary, set out in a parallel report to this (as per task 1 in Figure 1), we are looking forward to explore the potential in the plan area to accommodate the scale of development required by the Local Plan over the period to 2030. Once we understand the potential areas that could come forward to accommodate development and the process for allocation, we can consider how best to revise the built-up area boundary to encompass this development.

### **What have our key milestones been?**

Our key milestones for this work have been as follows:

- Jan – March 2014 - Review topic evidence, the land identified in 2012 Town framework exercise, the 2013 SHLAA & identify all potential available land within and near to the 1999 Town development boundary.
- March – June 2014 – Appraise all potential sites referring to planning applications in progress and discussions with landowners, members of Town and Cornwall Council (CC) regarding the issues and suitability of various sites for development.
- June – November 2014 - Discussions with CC regarding strategic land allocation finally agreed at 1100 minimum houses for WNP area, further site appraisal and preparation detailed map for public consultation 14/15<sup>th</sup> November. Steering Group review and approval to proceed with consultation.



- November 2014 – January 2015 – Analysis of public feedback including potential developers, land owners and various organisations. Refine map and appraisal information and prepare updated appraisal map and notes for further consideration for plan and proposed policies preparation.
- January 2015– February 2016 - Continuing review and monitoring pre application development proposals from potential developers resulting in the issue of an updated 'Consolidated Land Supply Appraisal' (dated February 2016) with recommendations for a revised built up area boundary (BUAB) for consideration by the Steering group, planning consultants and informal review by Cornwall Council.
- February 2016 Date – Consultations with Steering group, Consultants and CC and preparation of further technical reports and recommendations for consideration and approval by the Steering Group as evidence to support policies related to the development boundary

This work has been ongoing alongside the development of the Neighbourhood Plan itself.

### **How have we reviewed land supply?**

In order to understand the future of land around Wadebridge, we need to do two things:

1. Understand the existing role and function of land adjacent to and within close proximity of Wadebridge and the contribution it could make to achieving sustainable growth and change in the plan area; and,
2. Understand the scale of development, focused on housing numbers and employment area, required in the period to 2030 (the timescale for the emerging Local Plan).

In order to achieve 1, we have used the Wadebridge Town Framework study, produced by Cornwall Council, which provides us with a wealth of information about land use and potential in the area.

To achieve 2, we have explored a number of sources of information:

- i. The scale of housing numbers and employment land requirement set out in the emerging Local Plan;
- ii. The number of completions and commitments to develop since 2010 from Cornwall Council records of planning permissions;
- iii. The Cornwall Council Strategic Housing Land Availability Assessment (SHLAA);
- iv. The Cornwall Council Employment Land Review (ELR);
- v. Our own local knowledge of potential sites (both the LSG and those arising from local consultation) which have some potential to come forward for development which were not submitted for consideration as part of the SHLAA process.

Each of these is explored in the following pages.

## **Wadebridge Town Framework study**

In 2012 Cornwall Council produced a draft Wadebridge Town Framework (the documents for which are available on our website assessing the town's potential for future development. This study (which was not completed nor published in full by Cornwall Council) was technical in nature (i.e. not making decisions) and was focussed specifically on the Town. It did not include an assessment of land across the broader Neighbourhood Plan area (including the parishes of Egloshayle and St Breock). These parishes are mostly outside the town's last designated built-up area boundary (BUAB) defined in the North Cornwall Local Plan 1999.

The study considered:

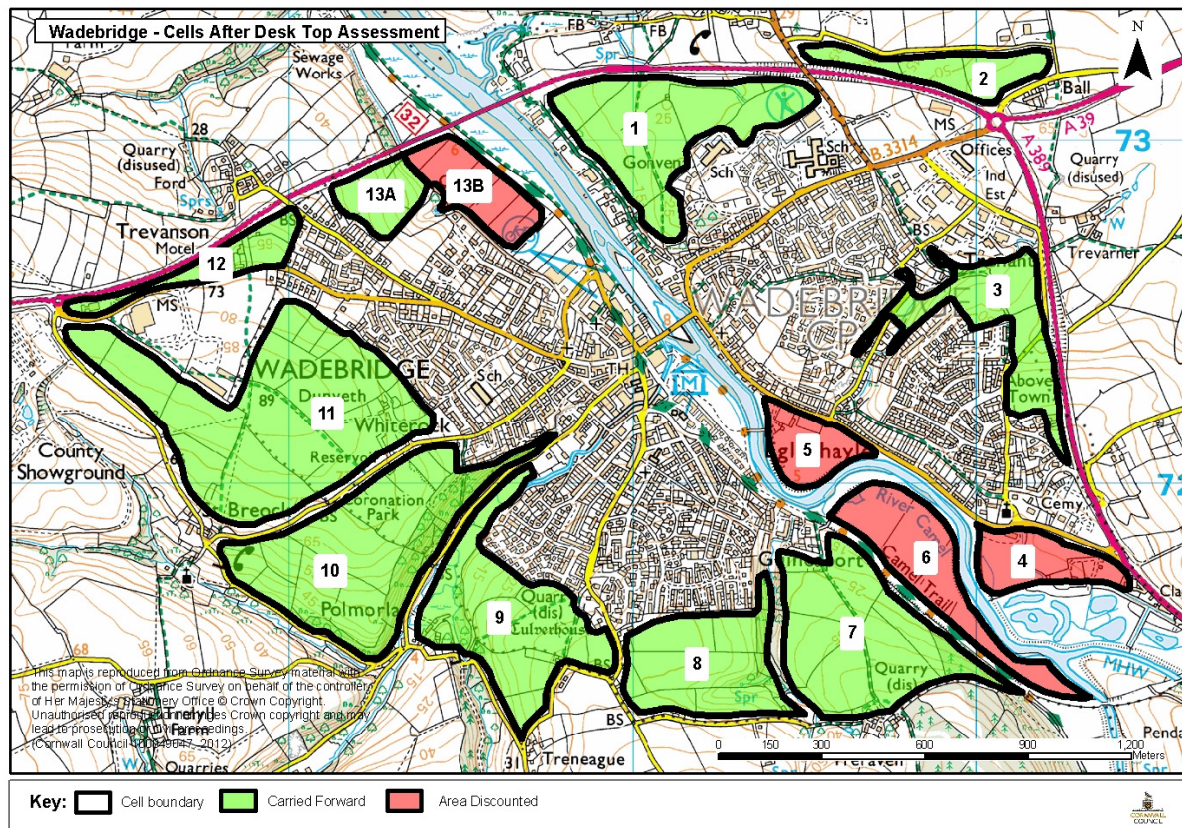
- A. Site accessibility factors relating each cell to the town's various services (schools, health, shops etc.);
- B. Landscape survey and development assessment;
- C. Environmental matters related to special areas of significance (i.e. woodlands, AONB, topography, agricultural grade and habitats etc.);
- D. Urban design identifying areas with good or little potential for development;
- E. Ecology and flood risk issues;
- F. Sustainable movement routes and strategic open space assessments.

Following a desk-top exercise on land use designations and constraints, thirteen cells of land were selected around the outer edges of the town where land-use constraints and opportunities for possible alternative uses (such as housing development, employment land, recreational use, etc.) were explored.

Map 1 shows these cells. The areas are:

- 1. Gonvena - Along inside of A39 west of Rock road to Trevilling
- 2. Ball land North A39 to Bodieve
- 3. Trevarner East of Egloshayle village
- 4. Rugby Club plus adjacent field towards Clapper
- 5. Egloshayle Playing fields and sports facilities
- 6. Flood Plain land (field) east bank River Camel
- 7. Land East of Guineaport (Treraven fields)
- 8. Trevanion Road South/East Cell
- 9. Trevanion Road (Off Mowhay Meadow)
- 10. Coronation Park & Polmorla
- 11. Dunveth (Adjacent to County Showground)
- 12. Trevanion Road South A39 (Garage, hotel, Linden etc)
- 13. Trevanson Road (south A39 escarpment down to Camel)

**Map 1**



## Summary of Study Findings

A summary of the key findings for the cells, as a response to each of the study's considerations listed above follows.

### A. Site Accessibility Assessment

Each site was reviewed in terms of ease of pedestrian and vehicle access to the town centre, schools, public open space, health facilities, shops, employment sites, vehicular access & connection. Each element was measured on a point scoring basis of 1 = good through to 5 = bad and the results for each site were averaged.

Given that the various cells circled the town with a developed road structures the average cell ratings spread ranged from 1.78 (the best) to 3.75 (not so good).

The more significant accessibility difficulties were Health facilities, supermarkets, vehicular access & connection and the secondary school.

**The best groups** for access on average for all reasons were cells on the east side of the town

Cell 5 Egloshayle Playing fields	1.67
Cell 1 Gonvena	1.78
Cell 13 Trevanson Road	2.33
Cell12 Trevanion Road (Linden etc)	2.56
Cell 2 Ball Land North A39	2.76
Cell 3 Trevarner	2.89
Cell 4 Rugby Club	3.00

**Sites on the south west side of town were rated less favourably**

Cell 11 Dunveth	3.11
Cell 9 Trevanion Road	3.22
Cell 10 Coronation park/Polmora	3.22
Cell 6 Flood plain east bank	3.56
Cell 7 Land East of Guineaport	3.56
Cell 8 Trevanion Road (South east)	3.78

## **B. Landscape Survey information**

A general overview of the cell features, landscape value and character with an assessment of potential for development.

Cell	Features	Landscape		Dev -Assessment
		Value	Character	1=good/5=bad
1	Gentle sloping fields	Low	Moderate	2
	School playing fields	Moderate	Moderate	3
2	Light sloping arable	Low	Moderate	2
3	Sloping arable & scrub	Low	Moderate	2
4	Flood Zone	-	-	5
5	Flood Zone	-	-	5
6	Flood Zone	-	-	5
7	Gentle slope adj Nature Res	Moderate	Moderate	3
8	Sloping arable	Moderate	Moderate	3
9	Slope west trees /flood plain	Moderate	Low	2
10	Slope, trees, park, hamlets	High	Moderate	4
11	Dunveth – flat land	Low	Moderate	2
	Dunveth – remainder	High	Moderate	4
12	AONB wedge by A39	Low	High	3
13	NE slope bottom flood zone	Low	Moderate	2

## **C. Environmental Assessment**

Each cell was assessed for development potential and possible constraints including most significantly woodlands, conservation areas, and flood zones.

Cells 1, 2, 3, 8, 9, 11,12 & 13 **were all considered to have development potential** in topography terms with various constraints as detailed above.

Cells 4, 5, 6, 7 & 10 - **mainly recreational areas** were not considered suitable for development being in flood zone, conservation or including important woodland areas.

#### **D. Urban design potential**

The cells assessed for urban design potential are classified as follows:-

Good potential urban design value	Cells 1, 3, 11, 12
Constraints exist to urban design	Cells 7, 8, 9, 13
No potential urban design value	Cells 2, 10
Flood Zone	Cells 4, 5, 6

Note part of cell 13 is defined as flood zone.

This information is extracted from map reference SJ dated May 2012.

#### **E. Ecology and Flood risk issues**

##### **Ecology**

A report provides some context and supporting information to support the map which identifies:

- The existing ecological resource and important habitat corridors.
- Opportunities for enhancing the existing resource and corridors.
- Indicative opportunities for creating new habitat corridors.
- Problems areas where breaks in corridors exist

##### **Flood Risk**

Full report is included on fluvial, tidal and surface water issues with recommendations for an integrated surface water management study.

The areas mentioned for further investigation include Ball, East of the showground, Dunveth Business Park, Trenant/above town, Trevanson road, Dunveth northwards towards the road at North Hill, West of Trevanion road and east of Trevanion road.

#### **F. Sustainable movement routes**

There are maps that identify the key existing sustainable movement routes and indications of new or aspirational routes.

## Emerging Local Plan Numerical Requirements

### Housing Numbers

The emerging Cornwall Local Plan sets a strategic plan for the provision of housing to meet the demand and needs from a changing population across Cornwall for a 20 year period from 2010 -2030. This has relevance for the Neighbourhood Plan because the amount of development specified in the Local Plan sets the minimum amount of development that should be accommodated in our area

The plan requires a minimum of 1100 dwellings (increased from 1000 in 2014) which annualises at an average rate of 55 dwellings per year across the Wadebridge, Egloshayle and St Breock area.

Commitments and completions between 2010 and August 2016 have reached 440 dwellings meaning that at this point, the residual amount to be committed and completed across the neighbourhood area between now and 2030 is a further 660 houses.

A full list of housing completions and commitments at September 2016 is appended to this report.

### Employment Land Area

Similarly, for employment, the emerging Local Plan sets out how much employment land (classes B1, B2 and B8) is required as a minimum for the neighbourhood area. Definitions of the various Classes can be found at [https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use).

In the broader Wadebridge & Padstow Community Network Area (CNA) the target is 8000m<sup>2</sup> with net completions during 2010-2014 being 2229.9 m<sup>2</sup> and commitments totalling 9012m<sup>2</sup>.<sup>4</sup> This means that the residual figure is -3242m<sup>2</sup> and so the CNA as a whole has already over-provided against the Local Plan requirement.

The 2010 Employment Land Review for the Wadebridge, Egloshayle & St Breock Neighbourhood Area identified 4 employment sites of approximately 11-12 hectares in total area suitable for employment developments included in the 1999 Local Plan.

The sites at Trevilling and West Hill continue to be utilised for employment opportunities. The two other sites allocated in the 1999 Local Plan, including the current Wadebridge Football Club site off Bodieve Road and land adjacent to the former Cornwall Council Office at Trenant, are both subject to potential residential development applications. No other planning applications have been received for these sites since 1999 other than the aborted Sainsburys and Morrisons applications for Supermarkets, which are not employment uses in terms of the planning system.

Even though, as stated above, there is an over-provision of land designated for employment use in the Cornwall Local Plan the Land Supply Group recognised that if the current Wadebridge Football Club site off Bodieve Road and land adjacent to the former Cornwall Council Office at Trenant, receive residential

planning consent other than a small section of the land off West Hill adjacent to Tesco's there would not be any other land zoned for employment use in the immediate vicinity of Wadebridge.

The Land Supply Group are aware there are at least two businesses currently situated along Trevilling Road employing around 50 people who would be interested in relocating to a site on the outskirts of the town if the opportunity arose and it would be a significant loss to the town if an alternative employment site was not provided in the Neighbourhood Plan to accommodate such relocations.

The Land Supply Group have therefore concluded that suitable areas of land for employment use should be identified and should extend to approximately the current area of the sites at the Football Club, Higher Trenant and part of Trevilling .

It is calculated by the Land Supply Group by measuring the sizes of the sites at the Football Club, Higher Trenant and part of Trevilling that an area of about 10 hectares is required.

## **Strategic Housing Land Availability Assessment**

### **Potential Housing Sites**

Cornwall Council's Strategic Housing Land Availability Assessment (SHLAA) is an assessment of potential land (supply) available for housing development.<sup>3</sup> The last SHLAA exercise was undertaken in January 2016 and the results for sites that the assessment considers are suitable for development in Wadebridge are appended to this report.

The SHLAA is a technical assessment of sites which land owners and developers are invited to submit for consideration as to their suitability, availability and achievability<sup>4</sup> for housing based on a long list of criteria against which sites are scrutinised. These criteria and indicators are reproduced below from the SHLAA report.<sup>5</sup>

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<sup>3</sup> Further information about the Cornwall SHLAA is available to view here <https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/cornwall-topic-based-evidence-base/strategic-housing-land-availability-assessment-and-register-of-brownfield-land/> .

<sup>4</sup> This follows requirements set out in the National Planning Policy Framework. Footnote 11 states that "To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five 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."

<sup>5</sup> p.24, Cornwall Strategic Housing Land Availability Assessment January 2016, <https://www.cornwall.gov.uk/media/17232324/cornwall-shlaa-report-january-2016.pdf>



**Table 6: Suitability, Availability and Achievability of Sites**

<b>Suitability</b>	<b>Availability</b>	<b>Achievability</b>
<p><b>- Policy restrictions</b> Designations / protected areas / existing planning policy / sustainable community policy</p> <p><b>- Physical problems or limitations</b> Access / infrastructure / ground conditions / flood risk / hazardous risks / pollution / contamination</p> <p><b>- Potential impacts</b> Effect upon landscape features and conservation</p> <p><b>- Environmental conditions</b> Which would be experienced by prospective residents</p>	<p><b>- Planning application/allocation</b></p> <p><b>- No legal or ownership problems</b> Multiple ownership / ransom strips / tenancies / operational requirements of landowners</p> <p><b>- Interest to develop</b> Land owner expressed an intention to develop</p>	<p><b>- Market factors</b> 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><b>- Cost factors</b> 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><b>- Delivery factors</b> Developers phasing / realistic build out rates on larger sites / likely start and completion dates / single or multiple developers / size and capacity of developer</p>

The SHLAA report states that sites on the following areas or types of land are not considered in the process: 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. It states that while sites submitted completely within these areas have not been progressed within the SHLAA although the submissions have been held on record for future reviews.<sup>6</sup>

The SHLAA process is not the same as the planning application process and does not make a decision on whether or not development should go ahead. It simply provides an indication, in planning terms, of whether a site is suitable or not for housing (and if so when it could come forward for development), and therefore gives an indication of what the land supply situation is across Cornwall. The Council has to follow national guidelines set out by the Government to ensure that the process and outputs are robust, and Councils are advised by Government to maintain an up-to-date record of sites to ensure a 5 year supply of housing land.

<sup>6</sup> p.20, Cornwall Strategic Housing Land Availability Assessment January 2016, <https://www.cornwall.gov.uk/media/17232324/cornwall-shlaa-report-january-2016.pdf>

## **Employment Land Review**

### **Potential Employment Land Sites**

The Cornwall Council Employment Land Review<sup>7</sup> (ELR) is a study which seeks to understand the future demand and supply of employment land. The study informs the policies and land identified for employment need in the emerging Local Plan.

The study focuses on the B1, B2 and B8 use classes but also provides a brief analysis of other employment uses such as retail, tourism, healthcare and education. The study:

- explores current and recent economic trends;
- reviews the commercial property market;
- provides an overview of the future economic drivers;
- analyses the extent to which they may or may not impact on the demand for employment land;
- reviews 269 employment sites across Cornwall, including an assessment of the quality and suitability of existing and potential employment sites; and,
- explores scenarios for employment growth and corresponding employment land needs over and above existing supply of land and premises.

As with the SHLAA process, the ELR is only technical in nature and does not give planning permission to any sites assessed.

In Wadebridge, the ELR identified three sites suitable for employment development (which were not developed at the time of the ELR study) and these are set out in an appendix to this report.

### **Local Knowledge of Additional Potential Sites**

In addition to those sites identified through the SHLAA and ELR, we have augmented this evidence with our own local knowledge and feedback from the local community in November 2014 on sites known locally which could become available for potential development in the future. Comments received on site specific issues are summarised in an appendix to this report.

11 sites were identified additional to those identified in the SHLAA and ELR. The list and assessment of these additional sites are set out in an appendix to this report. Our approach was to use similar criteria and indicators to those used by Cornwall Council in the SHLAA assessments so that we could easily compare the comparative merits of the local additional sites with the SHLAA sites and to also help ensure that the requirements of the NPPF for sites to be deliverable (i.e. achievable, available and suitable) are met. Sites suggested which are in open countryside, similarly to the SHLAA reasoning, were discounted from the assessment.

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<sup>7</sup> See <http://www.cornwall.gov.uk/employmentreview>

## Sites Summary

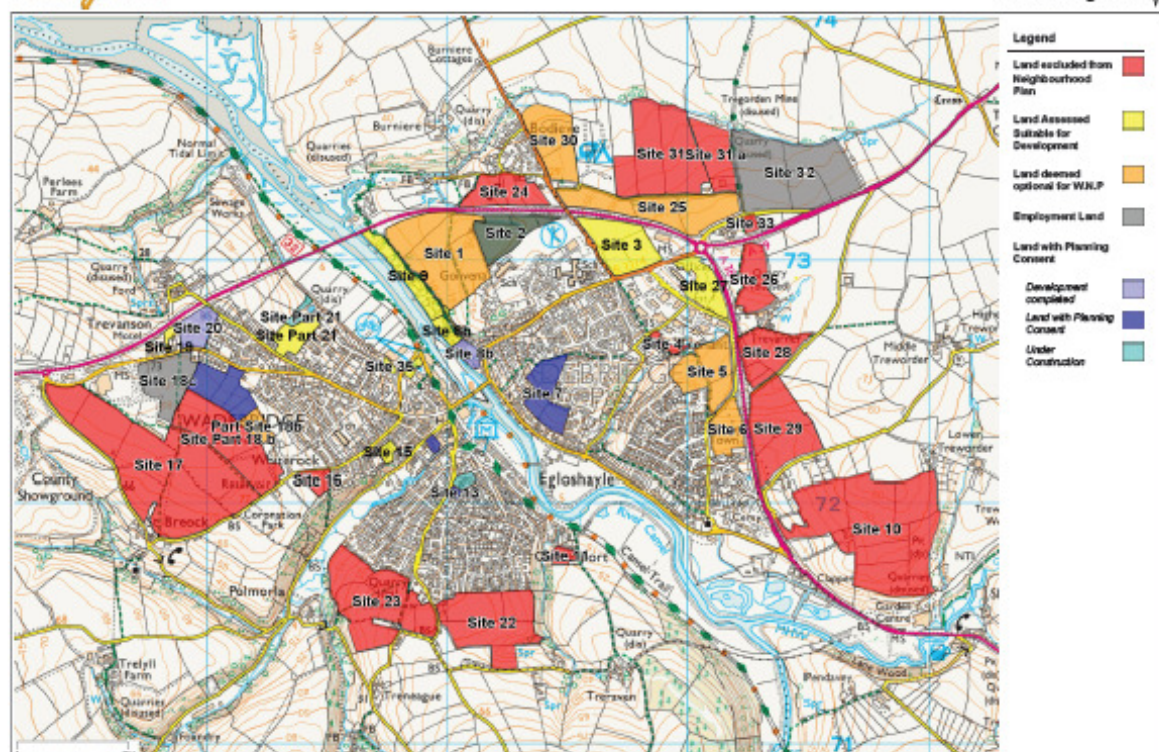
From the above assessments (Town Framework, assessment of completions and commitments, SHLAA, ELR, assessment of additional local sites) and taking into account public consultation comment from November 2014 on site specific issues, the list of sites with potential for housing and employment development are set out below on Map 2 and in Table 2. Employment land sites are identified by grey shading. Figure 2 precedes these and sets out how the LSG sites assessed relate to the cell references applied in the Town Framework.

**Figure 2**

Town Framework Study Cell Number and Name (Map 1)		Corresponding LSG Site Number Assessed (Map 2)
1.	Gonvena - Along inside of A39 west of Rock road to Trevilling	1 ,2, 8a
2.	Ball land North A39 to Bodieve	25
3.	Trevarner East of Egloshayle village	5, 6
4.	Rugby Club plus adjacent field towards Clapper	Rec
5.	Egloshayle Playing fields and sports facilities	Rec
6.	Flood Plain land (field) east bank River Camel	Meadows
7.	Land East of Guineaport (Treraven fields)	11
8.	Trevanion Road South/East Cell	22
9.	Trevanion Road (Off Mowhay Meadow)	23
10.	Coronation Park & Polmorla	14, 15, 16
11.	Dunveth (Adjacent to County Showground)	17, 18a, 18b, 18c
12.	Trevanion Road South A39 (Garage, hotel, Linden etc)	19, 20
13.	Trevanson Road (south A39 escarpment down to Camel)	21

### LEGEND FOR TABLE 2

Land deemed Optional for Development	
Land deemed suitable for development	
Land deemed Unsuitable for development	
Land developed since 2010	
Land with Planning Consent not developed	
Land currently being developed	
Land deemed suitable for Employment	
Land adjacent to School Playing Fields	



Data Created: 2-11-2016 | Map Centre (Easting/Northing): 196243 / 72474 | Scale: 1:17500 | © Crown copyright and database right. All rights reserved (210005253) 2016 © Contains Ordnance Survey Data : Crown copyright and database right 2016

**Table 2**

	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
001	S1198	Cell 1	Gonvena Land	350  (420 SHLAA but included land in front of Gonvena House excluded from WNP)	2016-2021	Lies in area designated as Open Area of Landscape Significance in former North Cornwall District Council (NCDC) Local Plan. Lower section of site cannot be developed until metal working factory on Trevilling Quay re-sited	Access from Bodieve Road and along Trevilling Road will require enabling before development can commence.	
002	n/a	Included in Cell 1	Land adjoining Wadebridge Academy Playing Field and Wadebridge Academy Primary School	n/a		Planning permission sought for relocation of Wadebridge Town Football Club and provision of extra facilities for Wadebridge Academy School	Part reserved for Educational use in NCDC Local Plan	
003	254	Not included in Town Framework exercise	Bodieve Park  (Wadebridge Town Football Club current location)	140	2021-2026	Identified as Employment land in NCDC Local Plan.  Recent planning application and public presentation of revised plan for residential development including re-routing of Bodieve/Rock Road.	Alternative employment land will need to be identified.	
004		Not included in Town Framework exercise	Land adjacent to Trenant Industrial Estate		n/a	Forms barrier between residential and industrial /employment area. Lies within area designated as Open Area of Landscape Significance	Planning consent for residential development refused.	
005/006	S 339	Cell 3	Trevarner Farm described as Land North of Heather Cottage in Planning Application PA16/00721	204		Planning consent refused June 2016 because of increase in traffic from development using the already over capacity mini-roundabout at junction of Bodieve Road/Gonvena Hill and St Matthews Hill	Highway Officers report states there would be no objection if a Bodieve Road relief road was constructed	
007	140	Not included in Town Framework exercise	Bridge View	110		Planning Application PA14/12194 consent granted on 2nd Jun 2016		

	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
008		Not included in Town Framework exercise	MGC and Others	50		Identified as part WAD 11 in NCDC Local Plan for  Land owners agreement required for comprehensive planning application to be submitted.		
008a		Not included in Town Framework exercise	Land below Gonvena House and fronting Trevilling Road	12		Re-routing of Trevilling Road would mean this area likely to form part of development of Site 008		
008b		Not included in Town Framework exercise	Bradford's Quay	83			Development now completed	
009	S470 152 169	Not included in Town Framework exercise	Land abutting Trevilling Road and fronting River Camel. Mostly owned by Cornwall Council and leased to variety of enterprises	50		Identified as WAD 8 in NCDC Local Plan for Maritime Use.  Two sites answered 'Call for Brownfield Site and included in 2016 SHLAA document  Situated in flood plain	Access from Bodieve Road and along Trevilling Road will require enabling before development can commence	
010	S523	Not included in Town Framework exercise	Trevorder Land identified as Claire Rushworth's in SHLAA			Land in open countryside and outside of existing Built Up Area Boundary		
011	167	Cell 7	Land to rear of dwellings off Guineaport Road			Outside of existing Built Up Area Boundary.  Access over unmade track.		
012		Not included in Town	Former Cornwall Council Office Site	24		Planning Application PA 14/11479 Permission granted for 24 dwellings and currently under construction		

	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
		Framework exercise						
013		Not included in Town Framework exercise	Former St Mary's Church Site	5		Planning Application PA15/02220 for 5 dwellings including Vicarage approved		
014	U0068	Not included in Town Framework exercise	Land off Polmorla Road	37		Planning Application PA12/08595 for 37 Flats and 6 shops Approved June 2014		
015		Not included in Town Framework exercise	St Breock Care Home	30		Working Care Home near centre of town. Will be available for redevelopment when new Care Home completed on Site 18	Treated as a Brownfield site.	
016		Pt Cell 10	Land below War Memorial	10		Suggested location for Self – build development but considered optional site for this plan	Access from town along Whiterock Road limited.	
017		Pt Cell 11	Land at Dunveth part used for Car Parking at time of Royal Cornwall Show			Outside of existing Built Up Area Boundary. Considered use during time of Royal Cornwall Show outweighs any benefits from development in this location on edge of town.		
018a		Pt Cell 11	Land at Keston and Dunveth	75		Planning Application PA14/01844 consent granted for erection of 72 bed Care Home and care related residential dwellings		
Part 018b		Pt Cell 11	Land at Keston and Dunveth	50		Potential extension to Care Village	Development only achievable after provision of access through Site 18a	
Part 018b		Pt Cell 11	Land at Keston and Dunveth	150		Development only achievable after provision of access through Site 18a	Optional site because of likely length of time before access achieved	



	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
018c		Not included in Town Framework exercise	Land part Dunveth			Designated as Employment Land in NCDC Local Plan and partly developed. Planning consent granted August 2016 for Aldi and Home Bargain		
019	159	Cell 12	East of Travelodge	10				
020	159	Cell 12	Linden Homes Site	48		Site now developed and occupied		
Part 021		Not included in Town Framework exercise	Land off Trevanson, Treforest and Westerlands Road	40		Identified as WAD 2 in NCDC Local Plan.  Planning consent for 64 dwellings lapsed.	Junction between Trevanson Street and West Hill poor limiting number of dwellings	
Part 021		Not included in Town Framework exercise	Land off Trevanson, Treforest and Westerlands Road	3		Identified as WAD 2 in NCDC Local Plan.  Planning consent for 64 dwellings lapsed.  Planning consent for three dwellings	Junction between Trevanson Street and West Hill poor limiting number of dwellings	
022	S1192	Pt Cell 8	Land to South of Culvery and Meadowhead			Planning application refused for One Class Entry Primary School and 190 dwellings.	Access along Trevanian Road not considered suitable for development if unimproved.	
023	S1192	Pt Cell 9	Land South of Mowhay Meadow			Access along Trevanian Road not considered suitable for development of this size if not improved		
024		Not included in Town Framework exercise	Land between Wadebridge By- Pass and Bodieve Hamlet			Owner's property overlooks this area of land and has indicated no development would be allowed until owner vacated current dwelling.		
025		Cell 2	Land off Ball Roundabout	350 (including LSG Site 30)		Originally identified in aborted Wadebridge Framework Document as site for Employment development Currently Pre-app for residential development	Identified as area through which the potential Rock Road relief road could be built	
026		Not included in Town Framework exercise	Land by Allotments			Outside of existing Built Up Area Boundary.		



	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
027		Not included in Town Framework exercise	Land at Higher Trenant	95		Outline planning application for 95 dwellings  PA16/07913	Former Sainsbury Supermarket site	
028		Not included in Town Framework exercise	Land North of Trevarner Farm			Outside of existing Built Up Area Boundary.		
029		Not included in Town Framework exercise	Land North of Trevarner Farm			Outside of existing Built Up Area Boundary.		
030		Not included in Town Framework exercise	Bodieve North of B3314	350 (including Site 25)		Planning consent for Football Training Pitch elapsed. Included in PA16/02613/ PREAPP  Optional site because on extremity of town	Provision of roundabout at second entrance to Bodieve would be significant benefit	
031		Not included in Town Framework exercise	Higher Bodieve			Employment Land but now not deemed necessary in current plan period		
031a		Not included in Town Framework exercise	Higher Bodieve			Originally Employment Land but now not deemed necessary in current plan period		
032			Higher Bodieve/Ball			Area included in PA15/02263/ PREAPP for Commercial and Employment use		
033			Land adjacent Ball			Outside of existing Built Up Area	Site would be directly opposite	

	SHLAA / ELR site ref	Town Framework Cell / Parcel Ref	Site name / address	Potential capacity (dwellings) / area (employment)	Potential Phasing	Summary of key constraints (if any)	Other comments and issues which would need to be overcome for delivery to take place	Broad deliverability (based on assessment of technical indicators and summary score)
			Cottages )			Boundary.	proposed Employment Land	
034			Goldsworthy Way			Planning consent granted but tenants bought Freehold and no longer going to be developed for residential purposes		
035	North Cornw all 65		Wyndhurst Orchard	11		Within existing N CDC Built Up Area Boundary		

## **Housing and Employment Land Delivery Options**

Having assessed the potential around Wadebridge to accommodate development, we have a number of options to consider, with regard to how development could be planned for. These are:

1. allow Cornwall Council, through the Local Plan process, to allocate housing and employment development where necessary to the scale identified in the emerging Local Plan. Between now and the time that such allocations are made, there is a risk that planning applications could come forward in locations less favoured by the assessment process (although these would have to be assessed for appropriateness against the Local Plan policies and our neighbourhood plan policies when adopted or “made”); or,
2. allocate development sites in the Neighbourhood Plan, which would give us a greater degree of certainty that the sites we have assessed and choose for development are those which do come forward for housing.

If we decide to allocate sites for development, we will also need to decide the scale of development we should plan for in and around Wadebridge. Planning laws prevent us from allocating less housing development than that set out in an adopted Local Plan. Therefore, for example, should we:

1. allocate housing development simply to the minimum amount required to meet the Local Plan residual amount?
2. allocate development to a scale of more than the Local Plan residual amount, and if so, by how much?
3. allocate employment land at all, given that the Local Plan scale proposed has already been exceeded?
4. allocate additional employment land (where we have the quantifiable evidence of demand and viability) above the amount already brought forward, but risk it being developed for housing should it not be developed for employment?

These questions will be considered in the subsequent report of the LSG findings, where recommendations will be made to the NPSG with regard to future development in the neighbourhood plan and the resulting built-up area boundary changes.

## **Conclusions**

We have assessed the sites already known alongside sites raised locally as having some potential for development. We have also set these assessments alongside the Town Framework information and set out a list of sites with potential for development based on a technical assessment of key planning indicators.

Having also explored the Local Plan’s required scale of development and set this alongside completions and commitments since 2010 (the Local Plan base date) we have a residual number of dwellings that Wadebridge should deliver between now and 2030. This will act as the minimum number that we either

need to plan for in the Neighbourhood Plan, or accept that the Local Plan process will deliver in the future. This number is around 660 dwellings.

We have an understanding of the employment land requirement and know that Wadebridge has already over-provided against the Local Plan figure. We will need to decide if we need additional land for more employment uses or not. This decision will need to be based on up-to-date assessments of economic projections and employment sector demand and need from both local business and inward economic investment.

## **Appendices**

## **Appendix 1**

### **Housing Completions and Commitments since 2010**

#### **Housing Completions and Under Construction of sites of 10 and over dwellings**

E1/2009/01772 | Residential development of 83 units of accommodation (which will include 22 affordable units) including covered parking, highway improvements, flood defence works and other associated site works [ card 0202 wad ] | Land At Bradfords Quay Bradfords Quay Wadebridge Cornwall (83)

E1/2010/00142 | Construction of 10 no. Affordable homes and associated works [ card 0291 wad ] | Land At West Hill Wadebridge Cornwall (10)

PA12/01665 | Residential development comprising 48 dwellings, highway access and other incidental development. | Land At West Hill Trevanson Road Wadebridge Cornwall (48)

PA14/11479 | Development of 24 dwellings, landscaping, open space and associated access infrastructure. | Land At Trevanion Road Wadebridge Cornwall (24)

**Total 165**

#### **Housing Completions and Under Construction of sites of 9 and under dwellings**

E1/2009/00314 | Erection of a dwelling following demolition of a garage [card 1287 wad] | Rear Of 105 Egloshayle Road Wadebridge Cornwall PL27 6AN (1)

E1/2009/00714 | Demolition of existing dwelling and erection of 2 no. Dwellings [ card 0116 wad ] | Land At Greenacres Trenant Vale Wadebridge Cornwall PL27 6AL (1)

E1/2009/00835 | Construction of dwelling [ card 0706 wad ] | The Retreat Bodieve Wadebridge Cornwall PL27 6EG (1)

E1/2010/00183 | Construction of a detached four bedroom dormer bungalow [card 0168 wad] | The Beeches Gonvena Wadebridge Cornwall PL27 6DP (1)

E1/2010/00453 | Construction of dwelling [card 0887 wad] | Pendana Trenant Vale Wadebridge Cornwall PL27 6HH (1)

E1/2010/00556 | Construction of three new dwellings [card 0259 wad] | Land South West Of Coombe Florey Gonvena Hill Wadebridge Cornwall (3)

PA10/00017 | Construction of a detached two storey dwelling house with parking space [ card 0590 wad ] | 12 Kay Gardens Wadebridge Cornwall PL27 6AX (1)

PA11/02908 | Demolition of building and construction of four apartments and associated works | Brooklyn Nursery Fernleigh Road Wadebridge Cornwall PL27 7AX (4)

PA11/03301 | Construction of a single 2 storey dwelling and removal of derelict barn | Land South East Of 9 Keston Gardens West Hill Wadebridge Cornwall (1)

PA11/04625 | Construction of a 2 storey 3 bedroom dwelling within the existing curtilage of Kenna Park (works will also include the demolition of part of Kenna Park) | Kenna Park Gonvena Hill Wadebridge Cornwall PL27 6DH (1)

PA11/07374 for Erection of a block of 4 residential apartments following the demolition of existing double garage together with the construction of a replacement garage and alterations to the existing vehicular access arrangements; namely to omit the front entrance porch servicing the 4 apartments and provide an entrance canopy instead | 25 Trevanion Road Wadebridge Cornwall PL27 7NZ (4)

PA12/07697 | Outline application (all matters reserved) for the construction of 4 dwellings | Above Town Higher Lane Egloshayle Wadebridge Cornwall (4)

PA12/10282 | Erection of detached 3 bedroom dwelling with car parking area to front | 1 West Park Wadebridge Cornwall PL27 6AN (1)

PA14/05291 | Proposed residential development of land to the north of Trevanson Lane (part SAW1) Wadebridge, namely the construction of two detached dwellings. | Land North Of Trevanson Road Trevanson Road Wadebridge Cornwall (2)

**Total - 26**

## **Development sites with planning consent for 10 and over dwellings but not constructed**

PA12/08595 | Application for mixed development of 37 flats (1, 2 and 3 bedroom), and 6 shops with car-parking on the ground floor | Old Bakery Polmorla Road Wadebridge Cornwall PL27 7ND (37)

PA14/01844 | Outline application with all matters reserved for a new 72 bed nursing home and 75 extra care units in a care village (C2 use class). The scheme will include allotments, bowling green and other leisure facilities including a gym and bistro. | Land At Keston South Of West Hill West Hill Wadebridge Cornwall (75)

PA14/12194 | Construction of 110 dwellings, associated infrastructure, public open space and car parking | Land East Of Bridge View Wadebridge Cornwall (110)

**Total - 222**

## **Development sites with planning consent for 9 and under dwellings but not constructed**

PA12/10825 | Proposed dwelling within the curtilage of Warren Mead and demolition and re-siting of existing garage | Warren Mead Gonvena Hill Wadebridge Cornwall PL27 6DH (1)

PA13/06827 | Construction of a dwelling | Plot Adj The Cyclamens Gonvena Wadebridge Cornwall PL27 6DL (1)

PA13/09213 | Construction of 4 two storey flats | 11 Egloshayle Road Wadebridge Cornwall PL27 6AD (4)

PA13/10324 | Erection of detached dwelling with integral garage at rear of 22 Trevanion Road to replace existing double garage | Land West Of 22 Trevanion Road Wadebridge Cornwall (1)

PA14/00258 | Erection of pair of semi-detached 3 bedroom dwellings. | Land East Of 43 Queens Park Wadebridge Cornwall (2)

PA14/01564 | Proposed new dwelling on land at Rose Cottage and demolition of old single storey garage. | Rose Cottage Higher Lane Wadebridge Cornwall PL27 6HW (1)

PA14/04000 | Construction of new dwelling | Land North Of 3 Tower Hill Wadebridge Cornwall (1)

PA14/11540 | Construction of a detached two storey dwelling and creation of vehicular access to provide a parking bay | Land North Of Pippins Cottage Tower Hill Wadebridge Cornwall PL27 6HR (1)

PA15/02220 | Construction of new vicarage (including office) with parking and construction of 4 semi-detached houses with garages with landscaping works associated with the above. Improvements to New Park Road (widening at junction with Trevanion Road) | St Marys Church New Park Wadebridge Cornwall PL27 7BA (5)

PA15/07453 | Residential development comprising of one detached dwelling | Land North East Of Trevanson Road Wadebridge Cornwall (1)

PA16/02223 | Erection of Dwelling House and double detached garage | Land South Of Ball Cottages Egloshayle Wadebridge Cornwall (1)

PA16/03372 | Construct a dwelling house to the rear of the property above the existing single storey extension. | 17 Molesworth Street Wadebridge Cornwall PL27 7DD (1)

PA16/03750 | Change of use of use, extension and alteration of the building from classes A1 and B1 to 5 offices (A2/B1), 3 shops (A1) and 4 residential units (C3) | Building Adjacent To Julian Foye Gonvena Hill Wadebridge Cornwall PL27 6DA (4)

PA16/04341 | Development of two residential apartments and a commercial unit for A1 use to complete Harbour House. | Harbour House Harbour Road Wadebridge Cornwall PL27 7AH (2)

PA16/05818 | Outline application for the construction of a dwelling-house | Land North East Of Hayes Cottage Bodieve Wadebridge Cornwall (1)

**Total – 27**

**Total Housing Completions and Commitments - 440**



## Appendix 3

### 2016 SHLAA Sites with Potential for Housing Development

#### Summary of Cornwall 2016 SHLAA Sites in Wadebridge with Potential for Housing Development

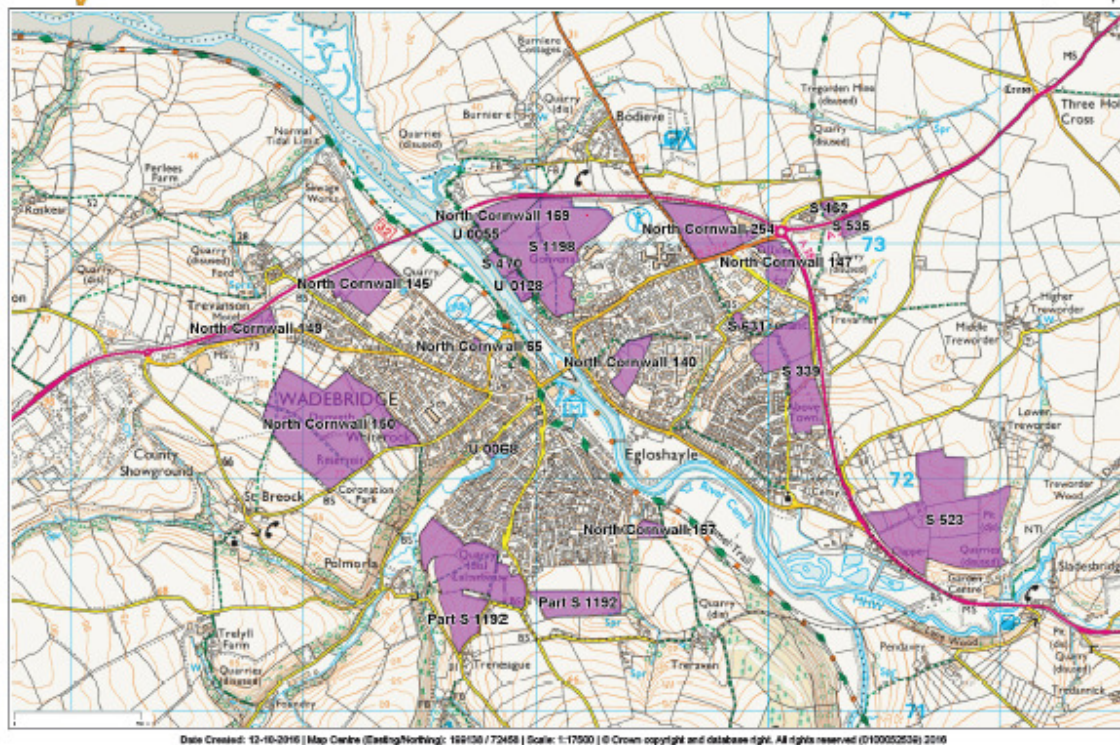
##### 6.2.22 Wadebridge

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	Bradforas 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

63

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
<b>Total</b>			<b>2938</b>	<b>1600</b>	<b>769</b>	<b>569</b>	

Source: Appendix 6, pp.63-64, Cornwall Strategic Housing Land Availability Assessment January 2016, Cornwall Council, <https://www.cornwall.gov.uk/media/17232324/cornwall-shlaa-report-january-2016.pdf>



The full details of each site's assessment is available to view here

<https://www.cornwall.gov.uk/media/17232333/cornwall-shlaa-site-assessments-2012-to-2015-spreadsheet.xlsx> . The numerical values / codes used in the assessment are set out here <https://www.cornwall.gov.uk/media/3639215/SHLAA-Site-Assessment-Codes-2011.xls> .

The table below summarises key indicators from the full analysis done by Cornwall Council and enables us to compare the SHLAA assessment results with our own assessment of additional local sites.

Sites which have been completed (built out) since the assessment are not listed but are included in the completions and commitments data set out in another appendix.

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
<i>SHLAA indicator reference<sup>8</sup></i>	<i>n/a</i>	<i>Site Ref</i>	<i>Address</i>	<i>Site size</i>	<i>n/a</i>	<i>Capacity</i>	<i>S20-S21</i>	<i>P1-P4 &amp; AV6-AV9</i>	<i>n/a</i>	<i>S1a-S5</i>	<i>S7-S17</i>	<i>S22-SX</i>	<i>S24-S38</i>	<i>AV1-AV2</i>	<i>AV3-AV5</i>	<i>AC1</i>
	Part 08	U0128	Bradfords Quay, Wadebridge	0.852	Tenanted Cornwall Council Land	33	Brownfield	20	None	90	130	-45	260	40	40	180
	010	S523	Claire Rushworth's Riding Stables	18.671	Agricultural land near Sladesbridge	500	Greenfield	20	None	90	100	0	235	40	40	315
		S462	Land adj Ball Cottages, Egloshayle	0.417	Land opposite potential Employment Land	18	Greenfield	20	None	90	110	0	420	40	40	180
	011	North Cornwall 167	Land adjacent to Guineaport Road	0.751	Agricultural land behind small residential estate	26	Greenfield	20	None	80	100	0	245	10	10	385
		S535	Land at Ball	0.783	Agricultural land East of Ball Roundabout	30	Greenfield	20	None	90	110	0	190	40	40	180

<sup>8</sup> See <https://www.cornwall.gov.uk/media/17232333/cornwall-shlaa-site-assessments-2012-to-2015-spreadsheet.xlsx> for indicators used in column headings and <https://www.cornwall.gov.uk/media/3639215/SHLAA-Site-Assessment-Codes-2011.xls> for interpreting the scores given for each indicator on the site.

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
<i>SHLAA indicator reference<sup>8</sup></i>	<i>n/a</i>	<i>Site Ref</i>	<i>Address</i>	<i>Site size</i>	<i>n/a</i>	<i>Capacity</i>	<i>S20-S21</i>	<i>P1-P4 &amp; AV6-AV9</i>	<i>n/a</i>	<i>S1a-S5</i>	<i>S7-S17</i>	<i>S22-SX</i>	<i>S24-S38</i>	<i>AV1-AV2</i>	<i>AV3-AV5</i>	<i>AC1</i>
	003	North Cornwall 254	Land at Bodieve Park	6.187	Wadebridge Football Ground	173 (140)	Brownfield	20	Currently zoned Employment Land.  Withdrawn Outline Application PA/04453 for Residential	80	100	0	385	10	10	525
	004	S631	Land at Trenant Vale	0.211	Amenity land between residential and employment areas	10	Greenfield	20	Planning consent for residential development refused.	90	100	0	330	40	40	180
	027	North Cornwall 147	Land east of Trenant Industrial Estate	2.873	Former Sainsburys site	83	Greenfield	20	Planning consent for aborted Sainsbury Supermarket	80	100	0	280	25	10	435
	Sites Part 17/18a and 18b	North Cornwall 150	Land formerly part of Dunveth Farm	17.711	Agricultural Land	549 (75)	Greenfield	20	Planning consent granted for Car Home and Care Village on part	80	100	0	230	25	10	385
	Pt 001	S1198	Land off Bodieve Road	13.343	Agricultural land	420 (350)	Greenfield	20	Screening advice PA15/03583	60	90	0	235	40	40	315

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
SHLAA indicator reference <sup>8</sup>	n/a	Site Ref	Address	Site size	n/a	Capacity	S20-S21	P1-P4 & AV6-AV9	n/a	S1a-S5	S7-S17	S22-SX	S24-S38	AV1-AV2	AV3-AV5	AC1
	Pt 022 and 23	S1192	Land off Trevanion Road	19.701	Agricultural land Grade 3a	500	Greenfield	20	Planning consent PA16/02955 for 190 dwellings and One Class entry primary school on Part 22 refused	90	110	0	250	40	40	315
	007	North Cornwall 140	Land off Bridge View	3.1	Isolated agricultural land surrounded by residential development	42 (110)	Greenfield	70	Planning consent PA14/12194 granted	80	120	0	165	10	10	355
	019 and 020	North Cornwall 149	Land south of A39 and north of West Hill	0.315	Part already developed as Hayle View	53 (48) (10)	Greenfield/ Brownfield		Part Linden Home site which is complete. PA11/09674  Withdrawn application PA15/06998 on Site 19	80	100	0	150	25	10	305
	Pt 009	S470	Land to west of Trevilling Road	0.500	Daftens Factory	22	Brownfield	20	None	90	110	-45	235	40	40	180

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
<i>SHLAA indicator reference<sup>8</sup></i>	<i>n/a</i>	<i>Site Ref</i>	<i>Address</i>	<i>Site size</i>	<i>n/a</i>	<i>Capacity</i>	<i>S20-S21</i>	<i>P1-P4 &amp; AV6-AV9</i>	<i>n/a</i>	<i>S1a-S5</i>	<i>S7-S17</i>	<i>S22-SX</i>	<i>S24-S38</i>	<i>AV1-AV2</i>	<i>AV3-AV5</i>	<i>AC1</i>
	014	U0068	Polmorla Road, Wadebridge PL27 7LA	0.286	Redundant site	11 (37)	Brownfield	40	Planning consent for 37 flats and 6 shops  PA12/08595	90	130	-45	420	40	40	180
		North Cornwall 145	South A 39	4.623	Agricultural land adjacent to LSG Site 21	134	Greenfield	20	None	80	120	0	390	10	10	530
	005 and 006	S339	Trevarner Farm, Land of Green Hill	7.772	Agricultural land	244 (204)	Greenfield	20	Refused planning PA16/00721 for 204 dwellings	80	100	0	120	40	40	315
	Part 001	North Cornwall 169	Trevilling Road	2.367	Agricultural land	67 (included in 350)	Greenfield	20	None	60	90	0	235	40	40	315
		U0055	Trevilling Road Wadebridge	0.320	Redundant Ashley Cranes Yard	14	Brownfield	20	None	90	120	-45	255	0	10	180
		North Cornwall 65	Wyndhurst Orchard	0.276	Scout Hut	11	Brownfield	20	None	80	120	0	305	25	10	460

Notes: The Land Supply Group examined the Cornwall SHLAA in detail however they concluded that in several cases the desktop exercise used to evaluate individual sites did not accurately provide a correct evaluation. For instance Site 22 of the Land Supply Appraisal was evaluated by Cornwall Council, based on the SHLAA assessment figure, as being suitable for development however this area has recently been subject to a planning application for residential development, recommended for approval by the planning officer although there were 80 objections but refused by the Planning Committee by 15:1 for the same reasons as those identified by the Land Supply Group why the site should not be included within the Neighbourhood Plan. Decisions to include or exclude areas suitable for development in the Neighbourhood Plan have therefore not put great weight on the guidance provided by the SHLAA.

\* = full, outline, pre-app, allocated, application registered, permission expired, permission refused, application withdrawn, appeal granted, appeal refused, appeal in process, none



## Appendix 4

### Cornwall Employment Land Review 2010 and Land Supply Group Review of Potential (Undeveloped) Employment Development Sites

A part of the Employment Land at West Hill, allocated in the 1999 North Council District Council Local Plan, is undeveloped although most of this land will be used in the development for an Aldi and Home Bargain Stores.

<b>Site Name</b>	West Hill, Wadebridge	<b>Site Ref.</b>	W/93
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Criteria	Detail			
Undeveloped Area (ha)	4.2			
Council's Score Assessment	33			
Site Description/ Characteristics	Part-developed, part undeveloped site			
Planning Status/Other Policy /Planning History	Several recent applications on the site including an extant consent for industrial units on the north and west of the site approved in 2009, an application for the now-developed industrial units in 2006 and an application for food retail warehouse which was refused in 2005			
Length of time site has been allocated/identified	Allocated in 1999 North Cornwall District Council Local Plan and part of the site has been developed since then			
Infrastructure Constraints	No apparent constraints – road access already constructed			
Environmental Constraints	No apparent environmental constraints to development – site is on a gentle slope that increases height from south to north			
General Market Attractiveness	Potentially attractive site for employment uses due to good road access, high profile (adjacent to A39) and good access to markets and labour			
Developer Interest/Owner aspirations (where known)	As far as is known, developer's intention is to develop the site for industrial uses			
Potential Employment Uses /Development Type	B1; Office / Business Park			
Delivery Timescale	Short (1-5 years) ✓	Medium (6-10 yrs)	Long (10+ yrs)	Undeliverable in Plan Period

Source: Appendix 4, Part 3, Cornwall ELR, [http://www.cornwall.gov.uk/media/3640800/30644-Appendix-4\\_Part3.pdf](http://www.cornwall.gov.uk/media/3640800/30644-Appendix-4_Part3.pdf)



Two other employment sites allocated in the 1999 Local Plan on the current Wadebridge Football Club site off Bodieve Road and adjacent to the former Cornwall Council Office at Trenant are both subject to potential residential development applications as no planning applications for employment use, other than that which would have been created if the Sainsbury development on the Trenant site proceeded, have been submitted since 1999.

It is calculated that an area of about 10 hectares of employment land are required to replace the Wadebridge Football Club site and the Land at Trenant as well as accommodate businesses currently occupying land along Trevilling Quay which have indicated during discussions they would like to relocate, if the opportunity arose.

### **Town Framework**

During the aborted Town Framework investigations it was considered the area of land, identified as LSG Site 25, being conveniently located just off the Ball Roundabout on the North East edge of the town, would accommodate potential employment development, if necessary.

However during the Land Supply Groups investigations this area of land was considered to provide the route for a new road from the Ball Roundabout and connecting with the Rock Road enabling a significant amount of traffic to avoid using the mini-roundabout at the junction of Gonvena Hill/St Matthews Hill and Bodieve Road. This mini-roundabout was the reason the planning application for LSG Sites 5 and 6 was refused. The provision of the re-routed Rock road would enable the LSG Sites 5 and 6 development to proceed as would the development of the Wadebridge Football Ground which also incorporates a re-routed Rock Road.

### **Planning**

Site LSG 32 is included in PA15/02263/PREAPP for Pre-application advice for mixed use to include residential, commercial and employment.

### **Conclusion**

It is considered that the area of land (LSG Site 32) adjacent to the site LSG Site 25 (identified in Town Framework process) and similarly accessed off the old A 39 at Ball would provide enough space to accommodate the potential employment development up to 2030.

**Appendix 5**  
**Assessment of Additional Local Housing and Employment Sites**

The tables below summarise the assessment of our local additional sites. The housing sites table is set out in a similar way to our summary of the SHLAA sites assessment to make comparison easy. Much of the data on the sites has been collated using local knowledge as well as key sources of evidence such as constraints and assets mapping. Dialogue with Cornwall Council has helped us to understand some of the critical impacts of development on key service infrastructure and facilities. We have undertaken consultation with local agents and with Cornwall Council to achieve a level of understanding on the viability of sites and also consulted with landowners directly where sites have been suggested which have not been part of the SHLAA process.

Sites which have been completed (built out) since the assessment are not listed but are included in the completions and commitments data set out in another appendix.

## Housing Sites

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
<i>SHLAA indicator reference<sup>9</sup></i>	<i>n/a</i>	<i>Site Ref</i>	<i>Address</i>	<i>Site size</i>	<i>n/a</i>	<i>Capacity</i>	<i>S20-S21</i>	<i>P1-P4 &amp; AV6-AV9</i>	<i>n/a</i>	<i>S1a-S5</i>	<i>S7-S17</i>	<i>S22-SX</i>	<i>S24-S38</i>	<i>AV1-AV2</i>	<i>AV3-AV5</i>	<i>AC1</i>
	008a		Land below Gonvena and off Trevilling Road	0.150	Tenanted Buildings and Yard	10	Brownfield	0	Planning application withdrawn	90	130	-45	260	40	40	180
	012		Former Cornwall Council Offices	0.350	Site under construction	24	Brownfield	20	Planning consent PA14/11479	90	130	0	260	40	40	180
	013		Former St Mary's Church	0.150	Church building demolished	5	Brownfield	20	Planning granted	90	120	0	260	40	40	180
	015		St Breock Care Home	0.75	Working Care Home to be replaced in near future	30	Brownfield	0	None	90	130	0	260	40	40	180
	016		Below War Memorial	0.75	Agricultural	10	Greenfield	0	None	90	120	0	260	40	40	180
	021		Land off Trevanson, Westerlands and Treforest	1.95	Agricultural	40	Greenfield		Planning for 64 dwellings elapsed	80	120	0	390	10	10	530
	024		Bodieve Hamlet	3.300	Agricultural		Greenfield	0	None	80	100	0	245	10	10	315
	026		Land by Allotments	2.95	Agricultural		Greenfield	0	None	90	110	0	190	10	40	180
	028 and 029		Land Trevarner Farm East of A39	8.10	Agricultural		Greenfield	0	None	90	110	0	235	10	40	315

<sup>9</sup> See <https://www.cornwall.gov.uk/media/17232333/cornwall-shlaa-site-assessments-2012-to-2015-spreadsheet.xlsx> for indicators used in column headings and <https://www.cornwall.gov.uk/media/3639215/SHLAA-Site-Assessment-Codes-2011.xls> for interpreting the scores given for each indicator on the site.

	DESCRIPTION							PLANNING		SUITABILITY / CONSTRAINTS				AVAILABILITY & DELIVERABILITY		
	LSG site ref	SHLAA site ref	Site name / address	Site size (ha)	Description	Potential capacity	Greenfield or brownfield	Planning status*	Significant planning history	Heritage Assets	Natural Environment Assets	Flood Risk Zone	Other constraints	Highways and Drainage issues	Ownership and legal issues	Deliverable / Viable
<i>SHLAA indicator reference<sup>9</sup></i>	<i>n/a</i>	<i>Site Ref</i>	<i>Address</i>	<i>Site size</i>	<i>n/a</i>	<i>Capacity</i>	<i>S20-S21</i>	<i>P1-P4 &amp; AV6-AV9</i>	<i>n/a</i>	<i>S1a-S5</i>	<i>S7-S17</i>	<i>S22-SX</i>	<i>S24-S38</i>	<i>AV1-AV2</i>	<i>AV3-AV5</i>	<i>AC1</i>
	030		Bodieve East of A3314	4.150	Agricultural	350 including LSG site 25	Greenfield	0	Pre-planning application PA15/02263/PREAPP	80	100	0	245	10	10	315

#### Notes

\* = full, outline, pre-app, allocated, application registered, permission expired, permission refused, application withdrawn, appeal granted, appeal refused, appeal in process, none