

Briefing Note

Call for Sites update – feedback before 19 March 2025

3 minute read

1.0 Background

1.1 As part of its preparations for a new Local Plan, Cornwall Council needs to collect evidence of need for land use. This includes land that may be made available by landowners for development during the lifetime of that new plan (20230-2050). CC started that process last year with a 'call for sites' that asked a range of people, including local councils to nominate land that they thought could potentially be developed.

1.2 This council agreed to promote awareness of the exercise and individual landowners were encouraged to respond to the consultation to the CC Planning team, who have now published all the proposals they received. The initial assessment of environmental issues has already been carried out, but now CC are looking to Local Councils to provide them with comments about the deliverability and suitability of the land that has been suggested.

2.0 Proposals for St Keyne & Trewidland

2.1 Cornwall Council have written to ask that parish councils consider to consider the proposals and scrutinise against these criteria:

- Looking at constraints – we (CC) are considering submitted sites against constraints such as landscape designations.
- A practical review of whether sites can be delivered – we (CC) have a panel of development experts helping us to consider sites in terms of the Government criteria of suitability, availability and achievability. The use of such panels is standard practice within Cornwall and other planning authorities to make sure that sites can be delivered by developers.
- Understand local perspectives on developability and whether there are other sites that you or others think should be considered in terms of the Government criteria.

2.2 Because this is an early stage of considering sites, CC are not yet ready to ask whether people support or oppose the sites This is because there are many further steps before they progress towards formal allocation of sites.

3.0 Specific questions

3.1 Firstly, we (CC) are keen to hear if you think that the sites that have been submitted through the call for sites have potential to come forward in the next 3 years. *Where applicable, please let us know whether sites can be delivered (regardless of whether or not you might support the site or location) by filling out the survey. We appreciate your council's support may be subject to quality or infrastructure expectations and we will be collecting that information later in the process.*

3.2 Secondly, are there any sites shown that you think could come forward ahead of your next Neighbourhood Plan or the next Local Plan with your support to help meet housing needs?

There may be sites that landowners have submitted through the call or that you have identified that your Council might wish to support for development sooner to meet housing needs. Even if that site might not be specifically supported by current Local Plan or Neighbourhood Plan policy, we would like to help if the site is suitable and can help meet housing needs. The Portfolio Holder for Planning and Housing, Cllr Monk is particularly interested in conversations with parishes who wish to explore sites which have potential to come forward in the short term.

3.3 Thirdly, we would be grateful if you can flag any particular risks or issues you think that may impede deliverability of individual sites shown on the map.

This is about practical observations, and issues that may not otherwise be obvious to us from a map. At this stage we are purely considering practical challenges and opportunities that sites might have – we are not asking you to support or object to these sites like a planning application and cannot take those type of comments into consideration at this stage. Some of your feedback may need to be banked for later stages in our evidence preparation.

3.4 Finally, we invite you to identify land which has not yet been put forward to the call for sites:

If you think that there is further land that should be considered (either in addition or instead of the mapped sites) and where you could work with landowners to bring the land forward please let us know through the survey. We will be grateful for your much more detailed knowledge of your area, landowners and opportunities for suitable growth. Where possible, please indicate when you think these sites can come forward, especially where you consider this is possible within the next 3 years.

4.0 Links & Appendices

4.1 You can view the proposals by following this link. Search for 'boundaries' to identify the parish name.

<https://consultations.cornwall.urbanintelligence.co.uk/public-web-map?eventId=42>

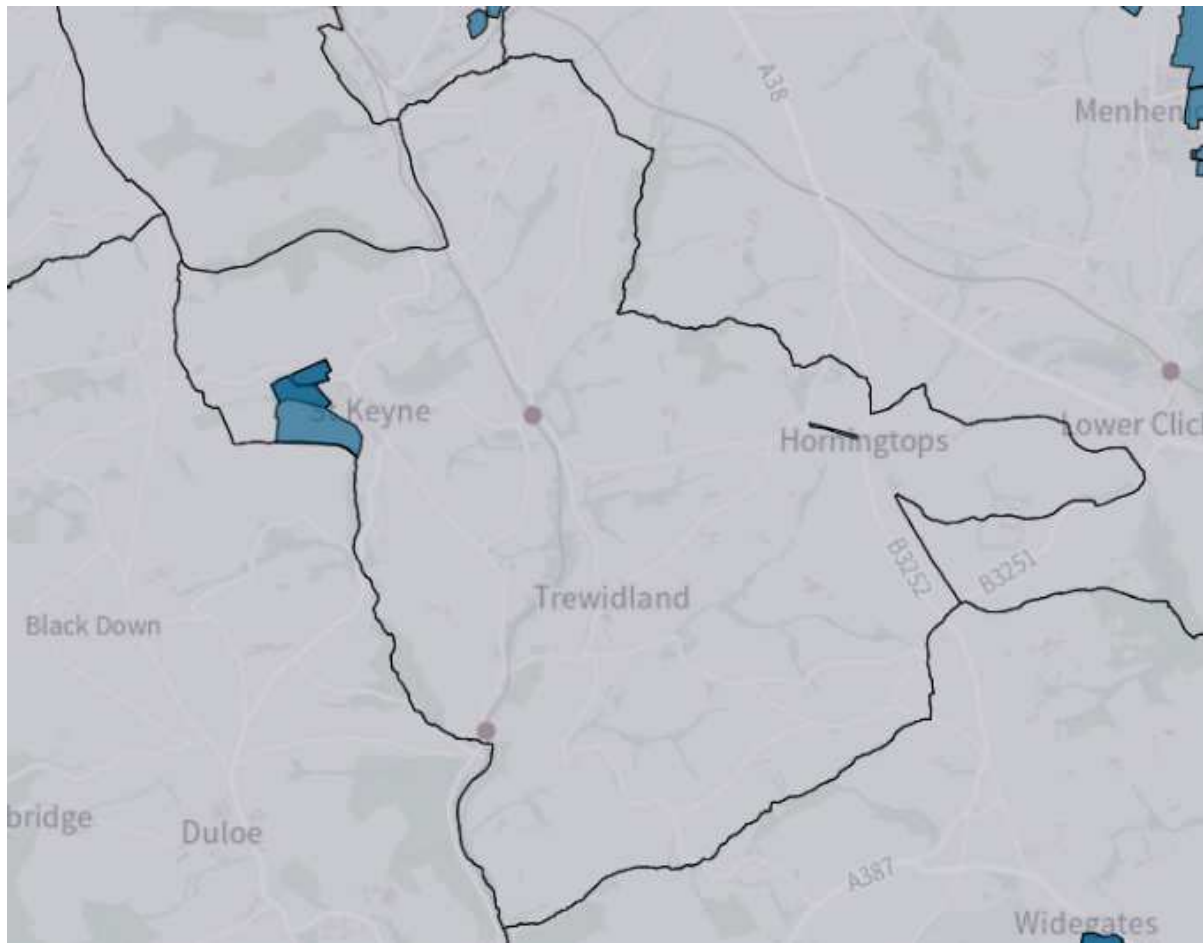
4.2 Maps of the areas in question are contained in Appendix 1. These will be presented at the public meeting.

Author: John Hesketh, Parish Clerk

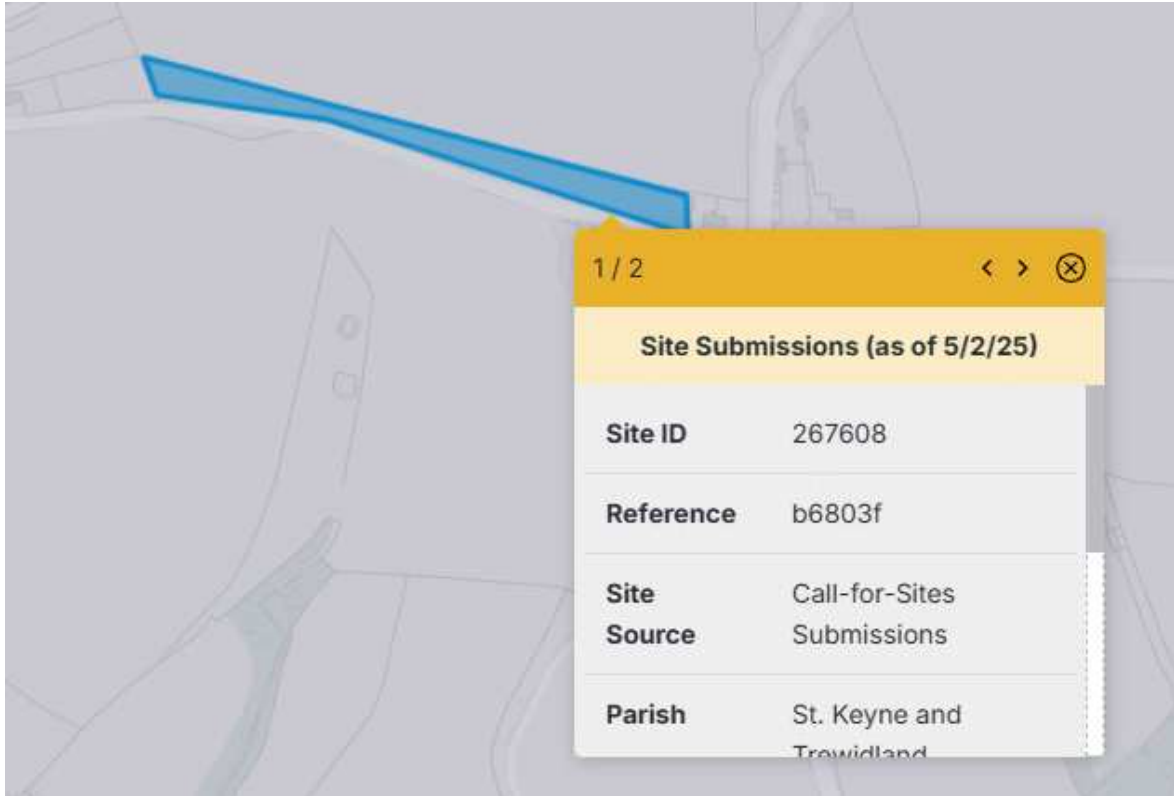
Date: 5 March 2025

Parish Map

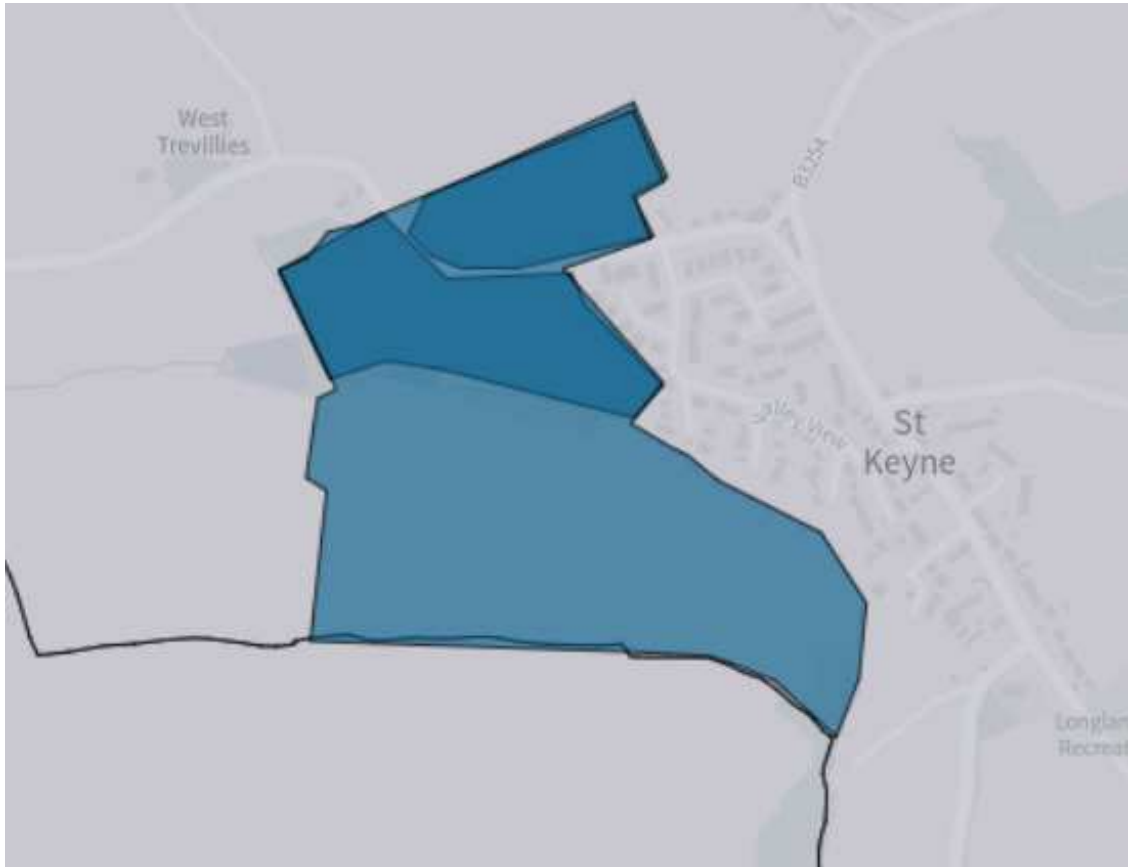
Appendix 1



Horningtops



St Keyne

A small map snippet showing a portion of the blue highlighted area. A yellow popup window is overlaid on the map, displaying site information.

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Site Submissions (as of 5/2/25)

Site ID	269016
Reference	76656b
Site Source	Call-for-Sites Submissions
Parish	St. Keyne and Trevellick

A small map snippet showing a portion of the blue highlighted area. A yellow popup window is overlaid on the map, displaying site information.

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