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# Briefing Note

## Call for Sites update

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 Menheniot

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 Menheniot Neighbourhood Plan**

4.1 The current Neighbourhood Development Plan runs to 2030 when it would be reviewed and updated to include the sites to be supported for development post 2030. This will ensure that appropriate and relevant policies are developed and adopted.

#### **5.0 Links & Appendices**

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

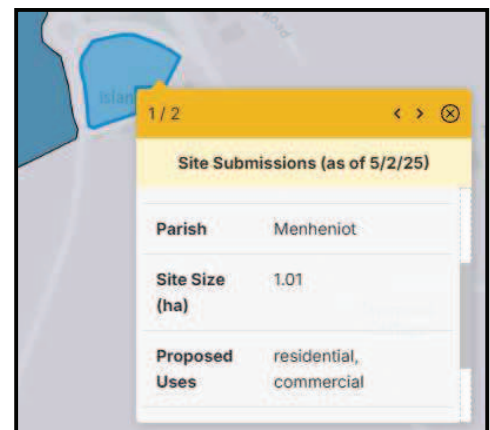
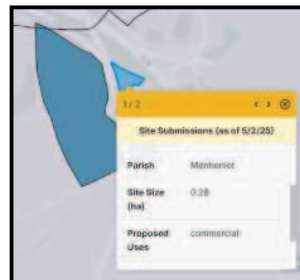
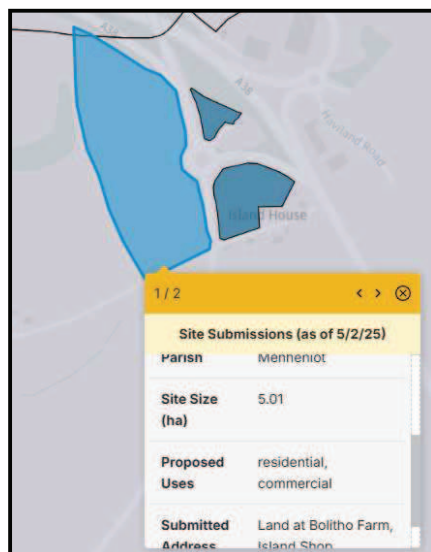
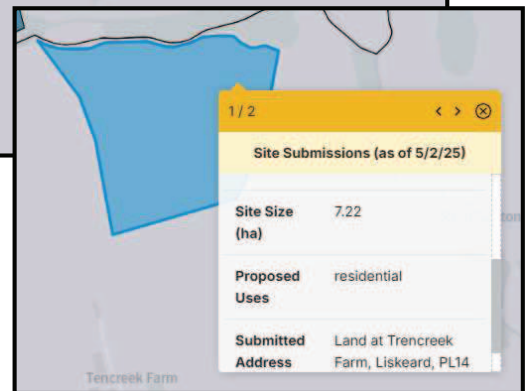
<https://consultations.cornwall.urbanintelligence.co.uk/public-web-map?eventId=42>

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

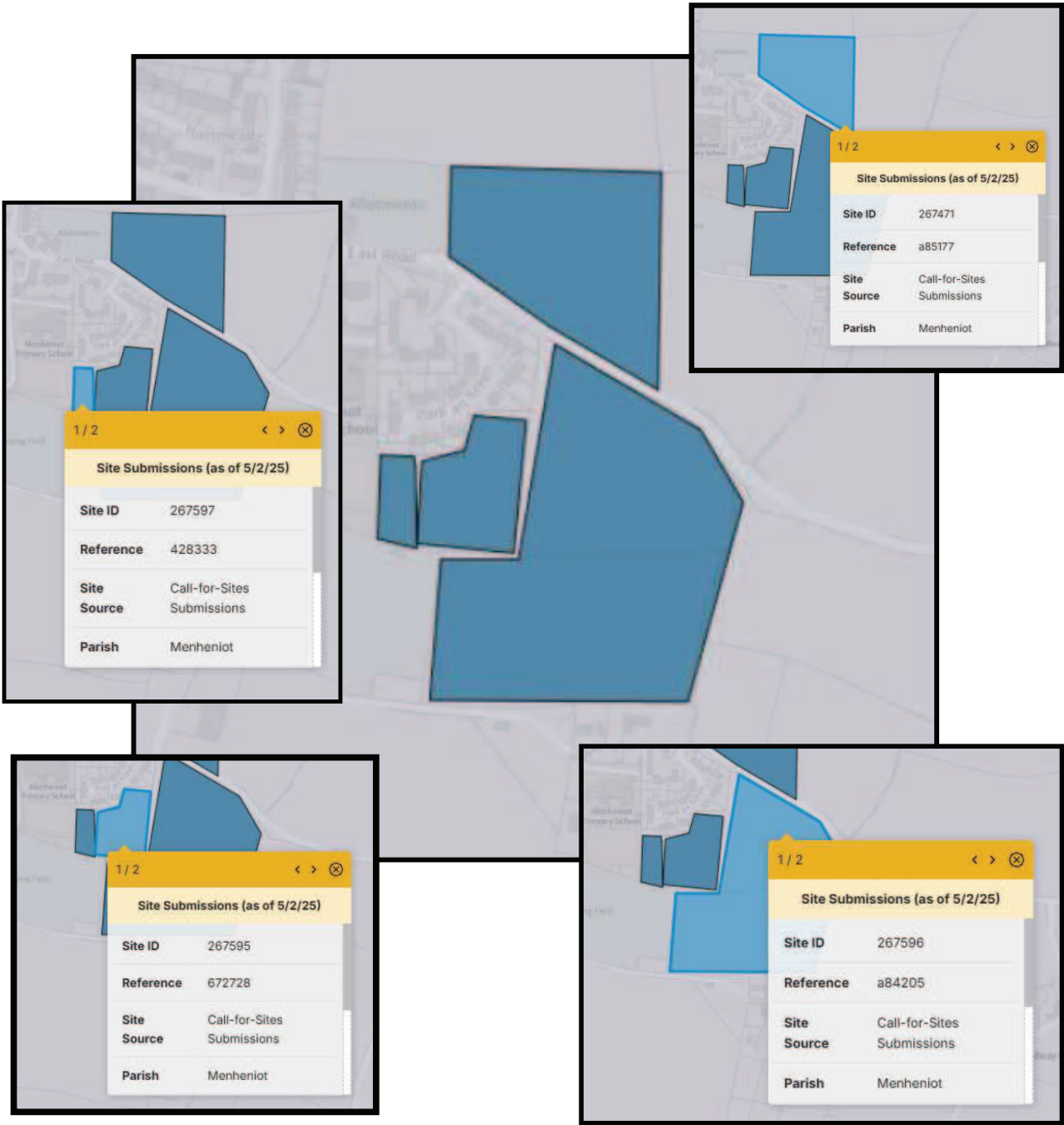
5.3 Commentary on the sites that have been submitted are in Appendix 2.

Author: John Hesketh, Parish Clerk  
Date: 12 March 2025

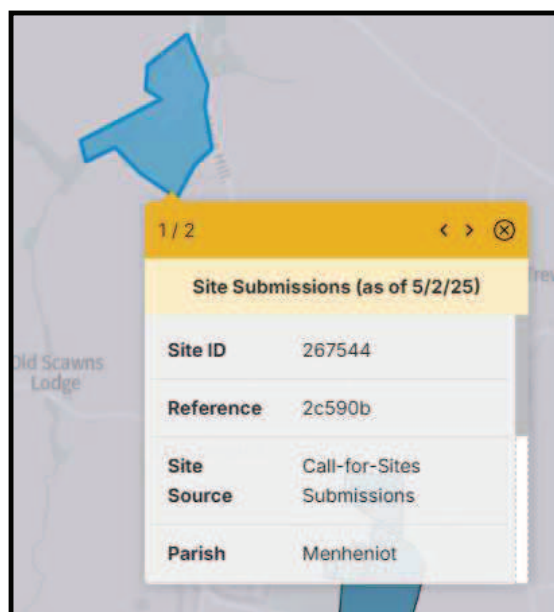
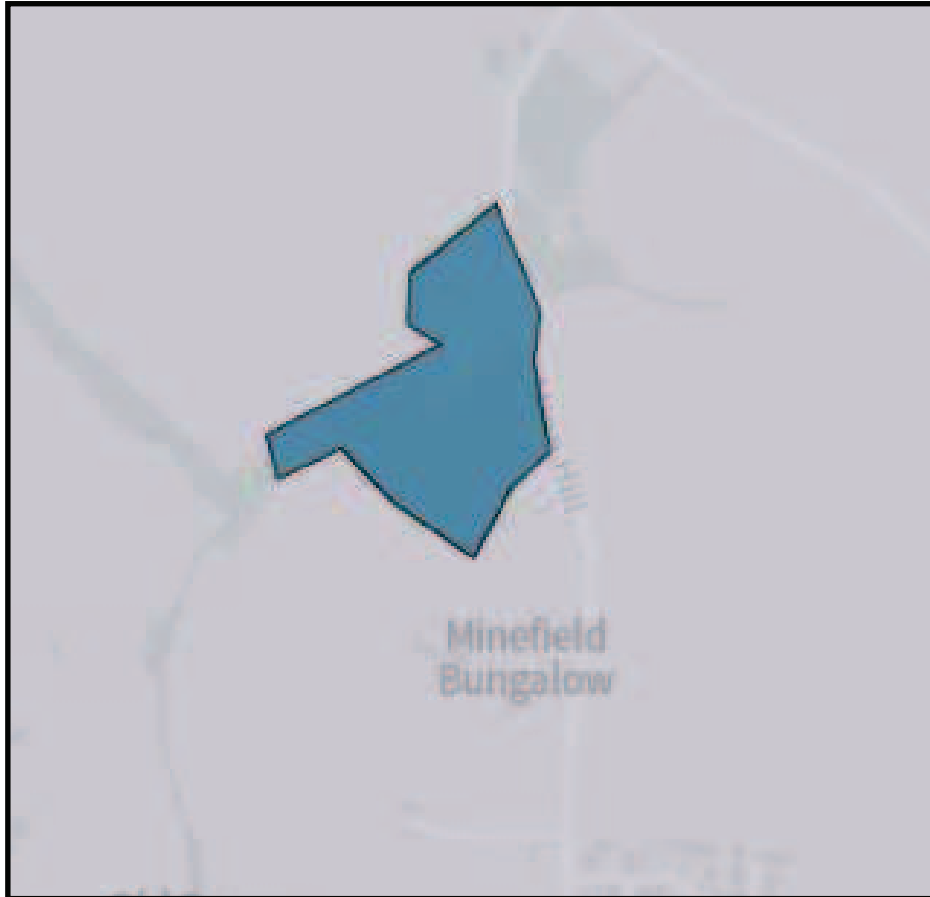
# Liskeard boundary



# East Road



# St Mary's Leadworks



## Sites Schedule

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### **Site ID 267595 and ID 267597 South of Parc Keres and East of Primary School**

The sites are 0.45 and 0.13ha and proposed residential and “other” respectively.

- Current NDP designation Policy 3 P26 site 1; New housing development to meet the needs of Parish supported with certain provisions made including the boundary to the east to be a clear edge to the village.
  - This allocation covers both sites and is for about 15 dwellings
  - The land is owned by the Diocese who have expressed an interest in bringing forward affordable housing.
  - Comment: These sites are capable of development within 3 years
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### **Site ID 267596 East of Park Keres.**

The site is 2.84 ha and proposed residential and nature.

- Current NDP shows no designation, as it is outside the Settlement Development Boundary.
  - It is understood that to viably develop the adjoining sites (ID 267595 and 267597 as shown in the NDP), additional housing land is therefore required on some of this adjoining site to be included. This will extend the settlement boundary to the East.
  - The land is owned by the Diocese.
  - Comment: This site will support the adjoining site to provide additional affordable homes for rent or shared ownership. The allocation of land conditioned or designated as nature to the west, would soften the impact of extending the development boundary to the village. This site is capable of development within 5 years and would be included in a review of the NDP in 2030 to ensure necessary policies are in place to protect the settlement development boundary here from future pressures.
  - Alternatively this site could be jointly developed with site ID 267471 to achieve the viability and maintain a clear new Settlement Development Boundary that would not be under pressure to “round off” later.
  - The site is capable of development post 2030.
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### **Site ID 267471 Opposite Wm Laundry Close.**

The site is 7.0ha and proposed residential.

- Current NDP shows no designation, as it is outside the Settlement Development Boundary.
- Part of this site to the west has received Planning consent for housing. As the development is outside the Settlement Development Boundary a higher percentage of affordable houses is applied. The additional land would extend the currently approved development.
- The land is owned by P and R Rowe who farm the surrounding land.
- Comment this site could be jointly developed with site ID 267596 to achieve a clear new Settlement Development Boundary that would not be under pressure to “round off” later. This site is capable of development post 2030.

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**Site ID 267544 St Marys Leadworks**

The site is 5.09ha and proposed Commercial.

- The current NDP shows no specific designation for this site however Policy 21 is applicable.
  - The land is owned by St Marys Leadworks.
  - Comment The site currently occupied by a series of commercial uses that have become established since the land ceased to be used operationally by SML on a piece meal basis. The opportunity subject to detailed planning consent to develop would benefit the site create the opportunity to improve the access and rationalise the uses.
  - The land is capable of development post 2030
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**Site ID 267904 Tencreek**

This site is 7.22ha and proposed residential

- The land is not included in the land shown in the NDP Policy 4 or the granted outline and lies to the east of the current development of 202 dwellings. It was included in the previous call for sites in 2011 and has the approved sw drainage passing across it on the north boundary.
  - Ownership unclear but likely has an option to buy in favour of Wain Homes.
  - The additional residential area will highlight many of the concerns previously expressed under Policy 4 regarding that approved. For the principles given in Policy 4 not suitable.
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**Site ID 267691 and 267693 and 267694 Bolitho Farm and Island Shop**

These sites are 5.01, 0.28 and 1.01 ha and proposed residential/commercial, commercial, residential /commercial respectively.

- They effectively form a potential for mixed development focussed around Island shop and the Bolitho Estate who are land owners.
- Comment Previously proposals had come forward for an agri-hub to be located in this location including rural workspaces, distribution and services. The mixture of residential and commercial is no doubt for financial viability reasons. The NDP Policy 22 applies here as regards Rural Workshop space and in the case of small sites adjacent to settlement boundaries Policy 5.
- The site is capable of development post 2030

Author: Cllr Adrian Cole, Chair

Date: 12 March 2025