

Milly Southworth

From: Michaela Pollard <michaela.pollard@cornwall.gov.uk>
Sent: 19 November 2025 14:46
To: clerk@torpointtowncouncil.gov.uk
Subject: Parish Call for Sites update November 2025

Dear Clerk

We are writing to update you on our Call for Sites as well as our new **Call for Large Sites**. The findings of both of these calls, together with other data sources such as planning records, will inform the next Local Plan including strategic options for the distribution of development and site allocations – as well as what development may take place meanwhile.

The work we are doing at the moment is evidence gathering. We are awaiting confirmation of when we can make a formal start on the next Local Plan which will include full public consultations on policy, distribution options and allocations.

Call for Sites Update

Thank you very much for any site submissions and any site feedback you have already contributed towards our Call for Sites. There are now further sites and draft site assessments have taken place.

Each site put forward for development which has passed our screening tests has been given a high level assessment. This includes a traffic light score for location, suitability, availability and achievability (viability) as well as an indication of the potential use, amount of development and timeframe for development.

Our assessment methodology can be viewed on our [Call for Sites](#) page. It follows Government advice and has been informed by the Housing and Economic Land Availability Assessment (HELAA) Panel (a body of development industry experts – this is standard practice). It is “policy-off” e.g. in terms of scale and location, allowing future policy options to be informed by what sites are known to be available. Given the very large number of sites, individual site assessments at this stage do not consider landscape constraints in any detail for example.

The Call for Sites will be reported in the Housing and Economic Land Availability Assessment (HELAA) which will be a technical evidence document for the next Local Plan. The HELAA does not change the planning status of any land or suggest that planning permission will be granted if we receive an application. Evidence built through the process will however be used to support allocations where appropriate and may support the submission of planning applications.

Individual draft site assessments and a link to the map of sites are available to review on our [Call for Sites](#) page. If you have previously commented on a site this will have been considered in the site assessment.

Further comments on any sites and their development potential are welcome via the [Local Council Call for Sites Survey](#). This includes whether you would support the site coming forward/being allocated and whether there are practical constraints you are aware of. You can also comment on individual site assessments through the form. We are asking for this feedback by **30th January 2026** please.

We are also continuing to welcome new sites from local councils, landowners, residents and other stakeholders via our [Call for Sites](#) page. Where you are proposing a site through a Neighbourhood Priorities Statement or allocation it is not necessary to submit the land through the Call for Sites as well although you are welcome to do so e.g. if you have particular details or an update to include such as the site's availability.

New: Call for *Large Sites* – new settlements and strategic scale growth options

As part of our evidence gathering we are also carrying out at a further call specifically looking for larger scale sites. These are sites which could accommodate over 800 homes. Such sites tend in practice to include 1,500 to 3,000 dwellings. By their definition these sites will be large. They will need to comprise a mix of housing, employment and recreation uses and facilities, and be served by adequate infrastructure. Proposals could be extensions to existing settlements or new communities. In all cases they need to be masterplanned to show how they integrate into their location.

We will be encouraging schemes which are not solely about building houses but will reflect their scale and location, with an ethos on creating thriving communities; each featuring a distinct sense of place and tailored to local challenges and opportunities. We will be focussing on the importance of careful design for the creation of high quality places, supported by long-term stewardship. Early investment in social and economic infrastructure, good transport connections and environmental resilience will also be required to create sustainable communities.

Below are some examples of new communities that have been approved in Cornwall in the last 10 years and which are now being developed:

- Treledan (Broadmoor Farm) Saltash – approx 1000 homes
- West Carclaze Garden Village St Austell – approx 1500 homes
- Langarth Garden Village Truro – approx 3500 homes
- Nansledan Newquay – approx 4000 homes

Submissions need to include the completion of the Call for Large Sites form and an illustrative masterplan (one per site) that set out how the sustainable development principles will or can be achieved.

We do not envisage there to be many opportunities for this scale of development however if you are aware of any sites in your area with landowners who may be interested in making a submission to us of this nature we would be grateful if you could forward them our [Call for Sites](#) page which contains further details. Large site submissions received by **30th January** will be reviewed in February 2026.

We will consult you on the findings of the Call for Large sites in the spring.

If you have any queries on our calls for sites please do not hesitate to contact us.

Local Plan Team

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.