



CORNWALL
COUNCIL
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Cornwall Housing Growth Prospectus



2026-2027



www.cornwall.gov.uk

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Foreword

Cornwall is unique, a rural authority that matches and exceeds the delivery of housing, including affordable housing, in many of the UK's larger cities; plus has the second highest housing target of any local authority in England.

With an ambition for growth, we recognise that an acceleration of Cornwall's housing delivery will not only provide the homes desperately needed for many of our residents, but it will also help fuel our economic ambitions; positioning Cornwall uniquely to support the nation to become a clean energy superpower.

Cornwall has a rich history of innovation and delivery, spanning our economic, environmental and housing ambitions. We want to both accelerate the delivery of housing, to meet **Cornwall's new housing target of 4,421 homes per year;** alongside securing a significant uplift in the number of **homes that people can afford.**

Cornwall Council can bring expertise, land and investment to ensure we are doing everything in its powers to support the acceleration of delivery needed – but Cornwall cannot do this alone.

Cornwall has an 8 point plan, which is underpinned by creating a well-resourced Partnership between Cornwall Council and Homes England; which has sustained capital and revenue support from government, to address cost to value challenges and social infrastructure needs, to unlock and accelerate priority projects and programmes. This partnership can also act as a conduit to harness the potential of the private sector, which will be critical to accelerating delivery.

With the right partners and our collective commitment, Cornwall can go further and faster within our administration, to tackle the housing crisis and deliver against our collective housing ambitions, to build the homes that our residents need.



Cllr Peter La Broy
Portfolio Holder for Housing

Eight point plan

1. Development of a Place Partnership between Cornwall Council and Homes England
2. The Partnership works to accelerate delivery on prioritised projects and programmes; with the intention of securing loan, equity and infrastructure grant investment, to address cost to value challenges
3. Creating a pipeline of public sector land assets that can be utilised for additional housing delivery
4. Accelerating the delivery of affordable housing and low cost market housing to address housing need
5. Enabling the delivery of the next programme of new communities
6. Supporting the expansion of Cornwall's construction industry
7. Enabling the acceleration of housing delivery via the private sector through targeted interventions
8. Supporting and investing in Cornwall's strategic infrastructure to enable housing and economic growth

Accelerating housing delivery

Cornwall had a Local Plan target to deliver **52,500 homes** between 2010 and 2030 (representing 2,650 homes per year), which it was on course to achieve, and exceed. Furthermore, over the last ten years Cornwall has delivered more affordable homes than many of the UK’s larger cities, outperforming places like, Sheffield, Leeds, Bristol and Liverpool. This was achieved through good public private partnership working; creating an enabling environment; whilst also having a local authority that was prepared and able to invest its own money and land to support delivery.

Whilst **Cornwall has an excellent track record of delivery**, there are still **approximately 23,000 households that are registered as being in housing need**. Furthermore, there are over **800 households at risk of homelessness** that the Council supports with temporary and emergency accommodation (a 200% increase in the past 5 years); but down from its near 1,000 household peak in 2024, due to a Council task force delivering a range of new initiatives, such as the Council making a £17m investment in acquiring homes for temporary accommodation.

Despite our excellent record of delivery, we recognise that we need to do more.

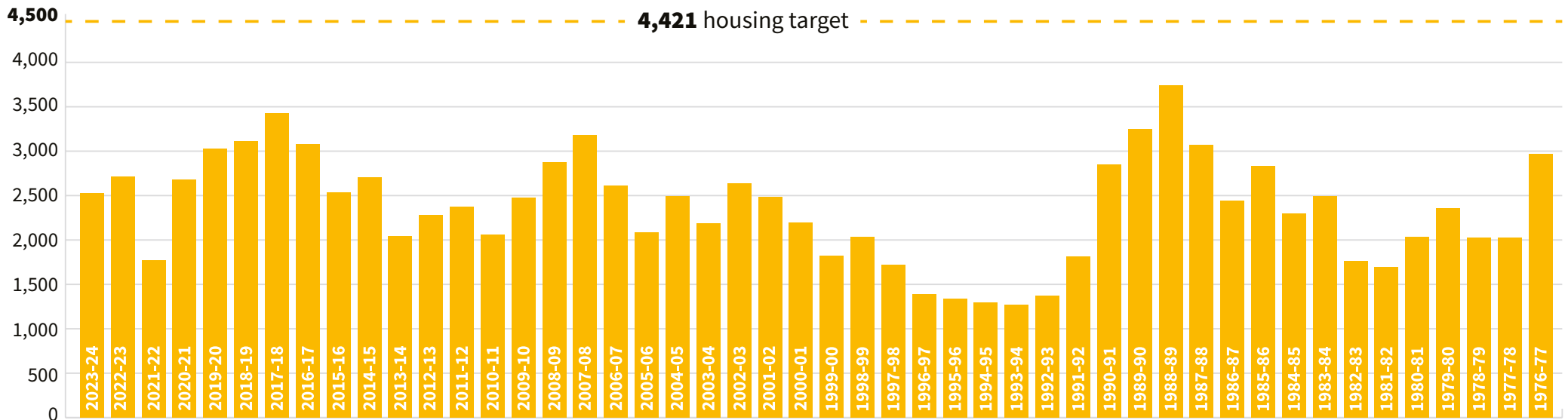


Cornwall has now been given a housing target of 4,421 homes per year, which is the second highest of any local authority in England, plus it is more than several of the combined mayoral authorities.

The target represents the requirement to deliver 88,420 homes over the course of a 20 year Local Plan period – a 68% increase on our previous target. Over the last 40 years, Cornwall has only delivered more than 3,000 homes in a single year on 8 occasions and it has never delivered more than 3,800.


The target represents a significant challenge – but it is one that Cornwall is up for. However, it can only be achieved with additional support from public sector partners. To achieve a significant uplift in delivery within the next 4 years, it will require dedicated resource from all public sector partners, alongside a significant uplift in grant and investment by the Government into Cornwall.

Housing completions in Cornwall






Fuelling our economy



Accelerating the delivery of housing will also fuel Cornwall's economic potential. Cornwall has a rich history of innovation that helped power the industrial revolution and Cornwall is now uniquely placed to help the UK deliver against its Industrial Strategy.

Cornwall Council has developed the 'Cornwall Good Growth Plan', which sets out a combination of Distinctive and Core sectors that are ripe for investment, which can power Cornwall and the UK's future growth. This is supported by a set of Foundational sectors that make our lives safer, healthier and richer, such as Health & Care, Education, Transport, Construction, etc.



The Distinctive growth sectors position Cornwall uniquely to support the nation to become a clean energy superpower; utilising its natural assets and infrastructure to develop sectors relating to Critical Minerals, Renewable Energy, Space and Marine. This will help produce the lithium for electric vehicles; powering the UK from Floating Offshore Wind (FLOW); and connecting the world to deep space through Goonhilly Earth Station.

Cornwall's Core sectors are the heartbeat of the existing economy and are part of how the rest of the world sees us. The Visitor Economy, Agri-food and the Creative and Cultural sectors employ thousands of people, and with targeted support can increase productivity to realise their growth potential; such as leading the way on decarbonising food production. Furthermore, RNAS Culdrose, HMS Raleigh and RAF St Mawgan, along with HMNB Devonport in Plymouth, all play a pivotal role in the UK's defence infrastructure.

The Good Growth Plan recognises that Cornwall's economic prosperity will only be achieved with the accelerated delivery of more homes:

“Increasing jobs and prosperity in Cornwall has to go hand-in-glove with building more homes, of the right types and tenures, in the right places, so that businesses can hire and retain local people in good jobs here in Cornwall. Cornwall has a strong track record of building affordable homes for local people and these efforts, alongside building a wider range of homes for working people will need to be redoubled if the economy is to fulfil its true potential of a more prosperous Cornwall.”

Key:

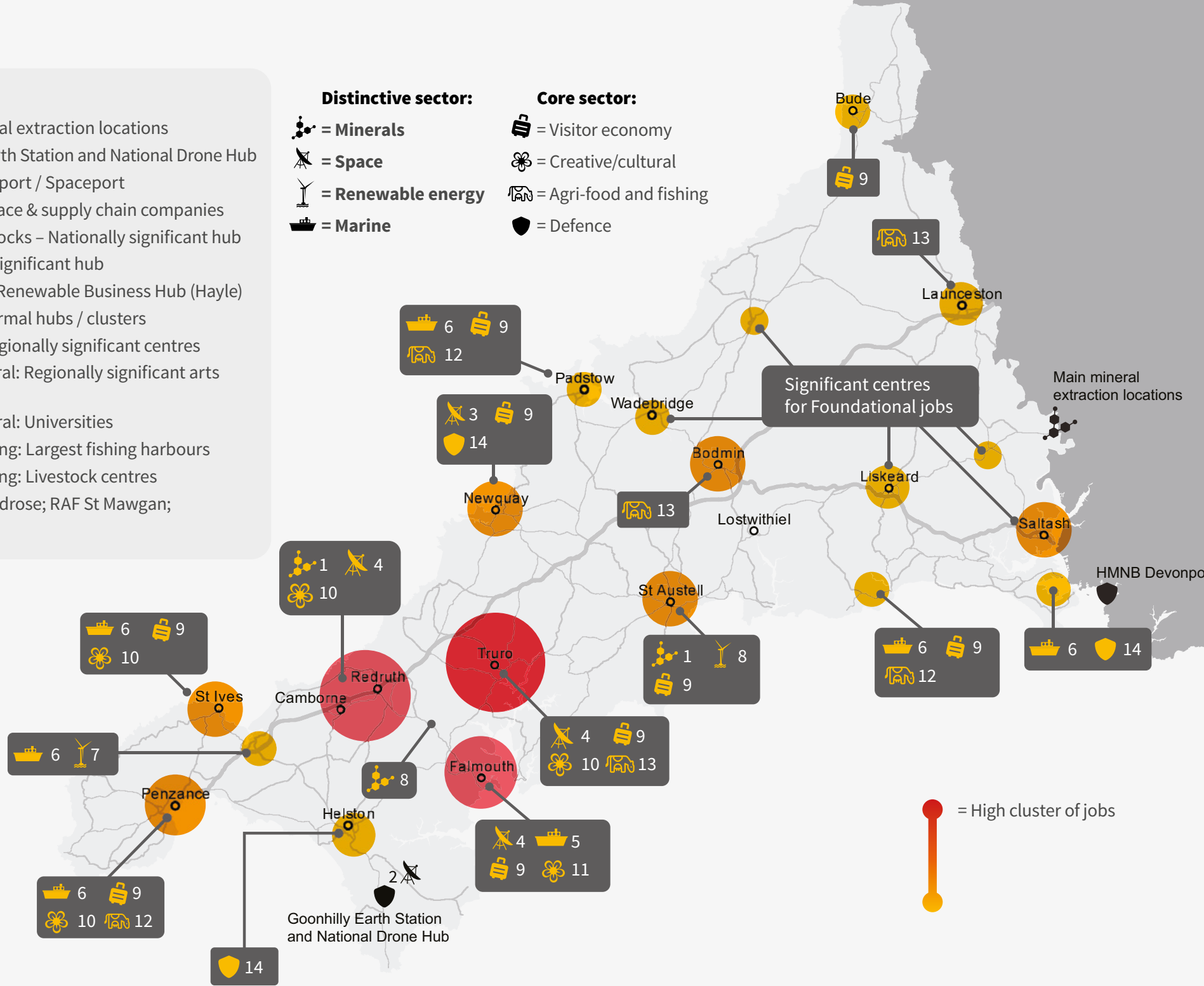
- 1. Mineral: Main mineral extraction locations
- 2. Space: Goonhilly Earth Station and National Drone Hub
- 3. Space: Newquay Airport / Spaceport
- 4. Space: Cluster of space & supply chain companies
- 5. Marine: Falmouth Docks – Nationally significant hub
- 6. Marine: Regionally significant hub
- 7. Renewable: Marine Renewable Business Hub (Hayle)
- 8. Renewable: Geothermal hubs / clusters
- 9. Visitor economy: Regionally significant centres
- 10. Creative and cultural: Regionally significant arts centres/clusters
- 11. Creative and cultural: Universities
- 12. Agri-food and fishing: Largest fishing harbours
- 13. Agri-food and fishing: Livestock centres
- 14. Defence: RNAS Culdrose; RAF St Mawgan; HMS Raleigh

Distinctive sector:

- = Minerals
- = Space
- = Renewable energy
- = Marine

Core sector:

- = Visitor economy
- = Creative/cultural
- = Agri-food and fishing
- = Defence



Housing priorities and objectives

Cornwall Council priorities

Cornwall Council's new administration has set 6 priorities for the authority, which were endorsed by its Cabinet meeting in August 2025; amongst them, three are directly or indirectly related to housing delivery:



Strong, safe, vibrant communities, with more decent and affordable homes



A resilient economy creating good jobs and fair opportunities



Healthy and active people supported to live well at every stage of life



Housing objectives

To achieve these priorities, Cornwall Council's housing objectives are:

1. **To accelerate housing delivery, so that we can meet the government's housing target for Cornwall of at least 88,420 homes, during our next Local Plan period**
2. **To act as a leader through the convening of public and private sector partners to ensure a holistic and coordinated response to the housing crisis**
3. **To utilise the Council's own resources, including land assets, to lead the way and unlock opportunities for additional housing delivery**
4. **To significantly increase the number of homes that our residents can afford, by:**
 - Cornwall increasing delivery of affordable homes by at least one-third, so that we are regularly delivering at least 1000 affordable homes per year
 - Increasing delivery of intermediate tenures and low cost market housing
5. **To provide a range of homes that ensures our residents have the right type of accommodation, in the right places, to support their needs and help fuel Cornwall's economy**
6. **Use housing delivery as a stimulus for the regeneration of our communities and town centres, particularly our derelict and underutilised brownfield land and buildings**

Conditions to accelerate delivery

There are a range of conditions that need to be put in place to deliver **at least 88,420 homes** during Cornwall's next Local Plan period. Some are within the direct control of Cornwall Council, while others need the support of public sector partners.

Cornwall Council controlled conditions:

The political leadership is already in place. Cornwall is already gearing up for the development of its next Local Plan, which will provide the supportive policy context for the new housing target. The Council has also recently updated its discretionary Proactive Planning Services, which offers developers intensive support in the identification of sites and the preparation of planning applications, so that they can efficiently navigate the planning system. The Council is also instigating a review of all its assets, so that it can work with the private sector to utilise surplus land and buildings to deliver additional housing (discussed in more detail on page 18).

Wider public sector support:

Cornwall has a range of public and privately owned sites that need support to unlock & accelerate delivery; some of which are discussed later in the document. Furthermore, securing accelerated sustainable growth will also require further investment in Cornwall's social infrastructure, whether that is health, education, sustainable transport etc – to ensure infrastructure doesn't represent an impediment to delivery.

Private sector – supported by the public sector:

The construction industry needs to expand to enable delivery of the new housing target. This challenge is exacerbated by Cornwall's peninsula economy, which means the industry is less transient than other parts of the UK. Cornwall Council is actively engaging with Registered Providers and the wider development industry to promote Cornwall as a great place to do business, or in the case of existing businesses, conditions they need to expand their activity. Wider public sector support in this process will also be critical.



8 Point Plan

To achieve the conditions for accelerated housing growth, Cornwall Council has an 8 Point Plan that it is seeking the support of public sector partnership to bring forward, together with some specific asks of government for a first wave of activity. This is summarised within the table, whilst more detail on the associated projects and programmes, can be seen on the subsequent pages.

Eight point plan

Outputs/outcomes

1.	To develop a Partnership between Homes England and Cornwall Council, to work collaboratively on the prioritised projects and programmes within the Prospectus	Circa 30,000 homes from the projects and programmes within the Prospectus
2.	To accelerate delivery of the prioritised Council led projects and programmes by securing loan, equity and infrastructure grant investment to address cost to value challenges. A first phase of projects set out within the prospectus include: Langarth; Link Road; Pydar and Newquay Station Quarter. Furthermore, Homes England continue to explore debt/equity investment into Treveth to help accelerate annual delivery rates	<ul style="list-style-type: none"> ● Circa 4,400 homes from Langarth, Link Rd, Pydar and Newquay Station Quarter projects ● Treveth accelerate delivery to achieve at least 200 homes per year
3.	To identify a pipeline of public sector land that can be released for housing delivery; with the Partnership providing feasibility funding in 2026-27 to support site appraisal and disposal activity	Aim to identify at least 400 acres of land that could deliver 4,000 homes
4.	To work with Cornwall Housing Partnership to accelerate delivery of affordable and low-cost housing; through a programme of activity including: Increasing RP capacity; Addressing cost to value challenges; Funding to regenerate existing stock; etc	Increasing affordable housing delivery by one-third, to at least 1,000 affordable homes per year + Increase delivery of low-cost market housing
5.	To develop a new and larger programme of new communities; providing intensive support to prospective landowners / developers, to help de-risk and accelerate delivery timescales	Circa 10,000 – 15,000 homes
6.	To support the continued expansion of Cornwall's construction skills programmes; which includes DfE providing revenue and capital funding to sustain and expand the Construction Skills Hub; Deliver On-site Academies; and Embed the Construction Skills Hub within Cornwall's long-term skills infrastructure	Delivers construction training to 440+ learners; Expands outreach; Integrates funding; and Establishes on-site academies
7.	To unlock delivery of a prioritised set of private sector led schemes that need grant, loan or equity investment to accelerate delivery (with a first set of prioritised projects highlighted later in the prospectus)	First phase of prioritised projects will help unlock and/or accelerate delivery of circa 11,300 homes
8.	Continued investment in Cornwall's strategic infrastructure to ensure growth can be accommodated sustainably	88,420 homes over 20 years (4,421pa), plus delivering economic growth

Project: Place Partnership

Background: Cornwall Council and Homes England have a good working relationship, which has supported a number of projects in recent years to unlock delivery and increase provision of affordable homes in Cornwall.

The new housing target for Cornwall is the second highest given to any local authority in England, plus is more than several of the current combined mayoral authorities.

Strengthening this stakeholder partnership will be critical to addressing the challenges and conditions needed to accelerate delivery; whilst further embedding a regionalised delivery model within Cornwall, to achieve our collective ambitions.



Asks:

Initially develop a 'Place Partnership' that can cement the relationship between Cornwall Council, Homes England and MHCLG – with the Council's aim of elevating this partnership to a 'Strategic Place Partnership', recognising the scale of housing delivery to be achieved in Cornwall; which is above all but one local authority in England.

The Partnership is recognised by Government as a conduit to increase the support into Cornwall, including full access to its loan, equity & grant programmes, to accelerate the delivery of housing; based upon prioritised projects and programmes, with a first phase articulated within this document.



Cornwall Council accelerating delivery

Cornwall Council is ambitious, an innovator and proactive - with a track record of delivery:



Substantial financial investment

into land, planning and infrastructure to reimagine and unlock the delivery of **a 3,400 home** high quality new community – Langarth (See page 13 for more information)



A track record

of using **its own land assets** and **creating public-private partnerships** to deliver more homes (see page 18 for more information)



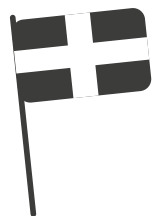
A growing portfolio of over 10,000 affordable homes,

managed by its ALMO, Cornwall Housing Limited



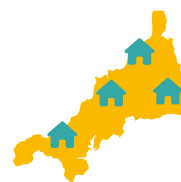
Delivered 634 new affordable homes

in the past 4 years through the Council's own acquisition and new build investment programmes, via its HRA and General Fund - plus further delivery via its wider enabling activity



Chosen as one of just ten pioneering local authorities

to lead the Government's new Council Housebuilding Support Service - a major initiative to boost council-led delivery of affordable homes across England



Has an arms length development company, Treveth,

which creates much needed additional capacity within Cornwall, including build-to-rent investment – with the aim of **delivering at least 200 homes per year** (see page 17 for more information)

Cornwall Council, together with its wholly owned company, Treveth, are actively working on a portfolio of Council owned projects to deliver the growth and regeneration of our communities; some of which are discussed on the following pages



Site: Langarth Garden Village

Location: Truro

Ownership: Cornwall Council

Homes: circa 3,400

Planning status: Outline permission + Reserve Matters for key infrastructure

Background: Langarth Garden Village, located on the edge of Truro, will become a pioneering green community delivering at least 3,400 homes, with an infrastructure-led ethos. Langarth incorporates eco-friendly design features such as energy-efficient buildings, renewable energy sources and water management methods, with potential for a district heat network, to achieve net zero carbon and 20% biodiversity net gain. With plans to create a power and utilities system wholly reliant on locally sourced renewables, Langarth is set to become a world class flagship scheme.

Once a set of fragmented, stalled planning permissions, Cornwall Council's intervention has created a single integrated vision for a new community benefiting from planning permission. The Council is working with its wholly owned development company Treveth, to deliver the scheme. Work on the initial infrastructure, including its spine road, which has benefitted from a HIF grant, will be complete by Spring 2026. Work to secure development partners is in progress.

Opportunity: Cornwall Council has already made a significant investment in land acquisition; securing new permissions and upfront infrastructure works; plus the project has benefited from a HIF award to support the delivery of the spine road. Further investment into the project would be used to deliver additional preparatory infrastructure works, which will further enhance the attractiveness of the scheme to the development industry and help accelerate housing delivery.



Site: Pydar Gardens

Location: Truro

Ownership: Treveth Development LLP

Homes: 320

Planning status: Outline planning permission secured

Background: Pydar Gardens is a Treveth led development scheme close to the centre of Truro, which will transform a 4.5-hectare derelict brownfield site, into a high quality, high density, residential led mixed use, multigenerational scheme. The proposal, which benefits from outline planning permission, will offer a range of homes of various sizes, types and tenures, with inclusively at its core, catering for the needs of individuals and families. The scheme aims to deliver 35% affordable housing and 75% will be accessible or adaptable homes. The intention is for Pydar Gardens to create a flourishing new neighbourhood, reinvigorating the heart of the city, enabling economic and social regeneration, aimed at transforming lives and breathing new life into this community.

As one of the Southwest region's flagship property developments, Pydar Gardens will also deliver up to 8,000 sqm of commercial space, including employment, retail, leisure, hotel and education spaces. In addition, Pydar Gardens will provide an enhanced public realm of shared landscaped spaces including a central garden square, together with a riverside walk, extensive new pedestrian and cycle links, improving access to the High Street.

Opportunity: The proposal has attracted institutional investment, but recent construction inflation, together with current borrowing costs and regulatory changes means the scheme requires some amendments. The masterplan is currently being updated by Treveth to reflect the latest regulatory and market changes. With the support of grant funding to support further upfront infrastructure investment, together with affordable housing grant, it will ensure it maximises the community gain, whilst ensuring the scheme's attractiveness to the development industry.



Site: Link Road

Location: Launceston

Ownership: Cornwall Council

Homes: 259

Planning status: Outline & Reserve Matters permissions secured

Background: An urban extension on the edge of Launceston, benefiting from an extant, full permission, to deliver 259 homes, including up to 40% affordable housing; plus a small commercial hub. Cornwall Council invested in the acquisition of the housing land and committed to enabling the delivery of core transport and utility infrastructure, to open up both the housing and commercial land, making it market ready. Once the enabling infrastructure is complete, the Council's intention is to dispose of the site, to enable its delivery.

Opportunity: The site is in an attractive edge of town location, benefiting from extensive views and it is located within one of Cornwall's more affordable communities. Grant funding will support delivery of the enabling infrastructure, making it more attractive to the development industry to deliver at pace.



Case study: Newquay Station Quarter

Ownership: Cornwall Council and Private Sector

Homes: 300 – 450 homes

Background: Newquay Station Quarter will be a dynamic, high density mixed-use commercial and residential quarter anchored around a multi-modal transport hub. The transformational £56m Mid Cornwall Metro scheme has delivered new rail infrastructure and enabled enhanced rail services, which will lead to a much-anticipated boost in economic activity in Newquay. This has bought forward long-standing local ambitions to regenerate the area around Newquay station. Cornwall Council is looking to work with partners to deliver a first phase of regeneration to create a vibrant Station Quarter for Newquay that will boost the High Street economy and provide high-quality residential and commercial property to meet local needs.

Opportunity: With the benefit of Shared Prosperity Fund, Homes England and One Public Estate Funding, Cornwall Council are leading on the next phase of the feasibility work for the site, which will progress the vision for an initial phase of mixed-use development; de-risk the scheme from a planning and delivery perspective; and position this exciting opportunity for developer market engagement.

The site currently has multiple landowners, which would benefit from an innovative and experienced master developer to bring together. With support of grant funding to address ground conditions, it will offer a great opportunity to work with the private sector to develop an ambitious but sensitive design solution for the site.



Programme: Treveth

Homes: Targeting at least 200 per year

Background: Treveth is an investment company owned by Cornwall Council, which delivers new homes and commercial development. Treveth is an organisation created, with a remit and focus, that is relentlessly about Cornwall. With a drive to deliver high quality, environmentally conscious homes for the residents of Cornwall, a key component of Treveth's model is the delivery of open market rental homes; supporting a key, but under-represented, sector within Cornwall.

In the short time the company has been in place, Treveth has grown significantly, with a growing portfolio of projects, but with the aim of further accelerating delivery.

Treveth is pursuing a coordinated investment strategy that supports growth into a truly sustainable business that has the capacity and capability to continue to make significant contributions to Cornwall's future, through a robust legacy of high-quality developments and the ongoing stewardship of assets.

Opportunity: Treveth is keen to work with partners to expand its operation, with the aim of delivering at least 200 homes per year in the medium term.





Trevow Kernow Homes Cornwall

Location: Throughout Cornwall

Ownership: Cornwall Council (and wider public sector)

Homes: 4,000

Background: Cornwall Council has a background in delivering local homes, as well as stimulating delivery utilising its own land. An example includes a public-private partnership that was developed between Cornwall Council, Vistry and LiveWest, with the support of Homes England, to deliver the ‘Cornwall Land Initiative’; which delivered 396 homes (incl. 55% affordable) across 8 Cornwall Council owned sites. Furthermore, Cornwall Council has a strong track record of delivery utilising its own investment, via both the HRA and General Fund, to buy and build affordable homes – which has delivered 634 homes through the Council’s own programmes over the past 4 years – but we want to do more.

Through Cornwall Council’s new administration, there is a renewed commitment to ensuring it is maximising the use of its own land to support further housing development for local people – ‘Homes Cornwall’. The project aims to deliver homes our residents can afford; including both affordable homes and other low-cost market products, incl. build to rent. This will create an additional pipeline of homes to what the market would otherwise be delivering.

Work has already started on identifying land that can be utilised for this future Homes Cornwall pipeline. Before the end of 2025-26 the Council will have a prioritised set of sites identified. The Council will then look to work in partnership with a range of private sector partners, particularly SMEs and RPs, to help bring them to fruition over the next 2-3 years.

The aim is to extend this work to also encapsulate this pipeline search to all public sector partners’ redundant assets.

Asks:

1. Feasibility funding in 2026-27 to undertake initial due diligence work on some of the prioritised sites identified; to help ensure they are ready and appropriate to market to private sector partners for delivery.
2. Homes England & LGA to support Cornwall Council with its aim of extending the housing pipeline review to encompass the wider public sector’s asset base.



Programme: Affordable and low cost housing

Location: Throughout Cornwall

Ownership: Cornwall Council and private sector

Homes: 1,000 homes per year

Background: Cornwall has an excellent record of delivering affordable housing, with over 3,600 delivered in the past 5 years, which exceeds rates of delivery within many of the UK's larger cities. The support received from Homes England, particularly through its Affordable Housing Grant programme, has been a critical component of this success. Delivery is also helped by having a small but very active set of Registered Providers, who come together to work on strategic matters through the Cornwall Housing Partnership.

Opportunity: Despite the excellent record of delivery, Cornwall still has 23,000 households in housing need and over 800 households at risk of homelessness in temporary or emergency accommodation. Cornwall needs to accelerate the delivery of homes people can afford. With the Government wanting to “deliver the biggest expansion in social and affordable housing in a generation”, which is addressed by the 5 step plan within MHCLG's ‘Delivering a decade of renewal for social and affordable housing’ document – Cornwall is primed to play its part.

Our aim is to increase affordable housing delivery by at least one-third over the next 4-5 years, so that Cornwall is regularly exceeding delivery of 1,000 affordable homes per year. Furthermore, we want to deliver more intermediate and low-cost market homes.

Cost to value is an issue in many parts of Cornwall where social housing is needed, which is exacerbated for brownfield regeneration projects. Furthermore, whilst regulations are rightfully being implemented to ensure the safety of social housing, this does put pressure on budgets to ensure existing stock is compliant and can remain available for use, which can put downward pressure on current and future supply.



Asks:

The Place Partnership works with Cornwall Housing Partnership to support the development of its affordable and low-cost housing programmes, including:

- To explore how wider cost to value challenges can be addressed, including preparation of dedicated affordable housing grant programmes for Cornwall
- Supporting the Council in seeking to grow the capacity of Registered Providers within Cornwall; as well as Build to Rent Investors
- Help unlock stalled sites through working with the LPA and developers to secure additionality within schemes, so affordable housing is maintained (or even increased) whilst viability challenges are being addressed through the planning system
- Grant funding to support the regeneration of our existing stock
- Explore ways in which smaller, particularly 1 bed units, can be delivered in rural / low value areas



Programme: Supported and specialist housing

Location: Throughout Cornwall

Ownership: Cornwall Council & Private Sector

Background: Cornwall has the need to deliver over 48,000 new and improved supported homes across the region by 2050, which is set out within the Council's 'Supported & Specialist Housing Strategy' (adopted by the Council in 2024). The strategy fosters a stable and attractive environment for institutional investors seeking long-term, social impact investments. We are committed to creating more inclusive and prosperous communities and are keen to prioritise energy efficient and environmentally responsible housing developments.

The Council is creating an approved provider framework for investors, developers and providers to deliver CQC regulated supported living services, non-CQC regulated daily living services and young people services.

Cornwall Council is also working closely with various existing providers to support them to accelerate delivery. Furthermore, Cornwall Council is utilising its own land and investment to deliver a programme of Extra Care schemes, which includes securing planning permission and then working with the private sector to deliver.

Challenge: A key challenge includes increasing the capacity of the developer / investor market within Cornwall to deliver the uplift in supported and specialist housing needed. Furthermore, grant funding, particularly Affordable Housing Grant, is critical to enabling the delivery of schemes.

Asks:

For the Place Partnership to work with Cornwall Council and supported housing delivery partners to look at a programme approach to accessing affordable housing grant for prioritised supported housing projects



Public sector enabling delivery

Whilst the public sector plays an important role in delivering new homes, our ambitions can only be truly achieved when working in partnership with the private and third sectors, including our Registered Providers.

Public Sector enabling delivery

90% of Cornwall's delivery comes from the Private sector and Third sector, including Registered Providers. Therefore, a critical role for the public sector and the Place Partnership is supporting and harnessing their potential to deliver more. For example, Cornwall has 26,000 homes with planning permission, but only 10% are currently delivered each year.

Cornwall Council maintains a database of all permitted and allocated sites, together with their activity status; so that it can maintain oversight of where and how it can best utilise its resources to support delivery.

There are 322 permitted, allocated, or urban infill sites within the database that could deliver 10+ homes, which have the potential to deliver 35,000 homes. 28% of these sites, with the potential to deliver 9,900 homes, are either stalled or are likely to stall without intervention. Moreover, there are other sites that need continued support to maintain or accelerate delivery.

A selection of these sites have been prioritised for intervention by the Place Partnership, due to their ability to deliver strategic interventions quickly – some of which are highlighted later in the document.

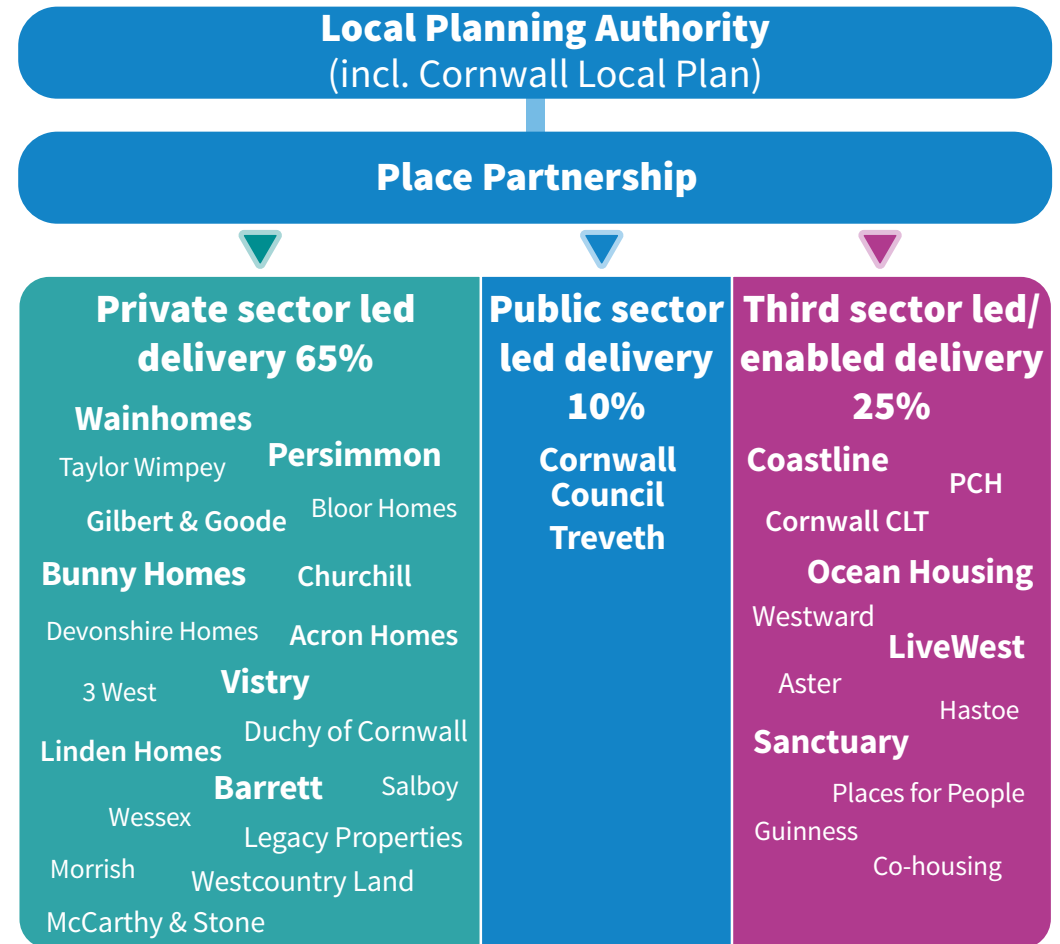
Cost to value challenges are becoming an increasing issue that is inhibiting delivery. Increased access to loan and grant investments will be critical to supporting them to unlock and accelerate further delivery.

Alongside supporting existing schemes, we must also prepare the next pipeline of projects and accelerate their progress. **Key actions include:**

- Operating our new Proactive Pre-application Service to help developers navigate the planning system.
- Identifying public land suitable for delivery in partnership with SMEs.
- Advancing the creation of a new wave of New Communities.
- Supporting the construction industry to upskill and expand, ensuring the capacity exists to meet Cornwall's ambitious building targets.



Delivery of 4,421 homes per year



The following pages outline additional enabling activity that can help unlock and accelerate delivery through the private sector.



New Communities Programme

Location: Throughout Cornwall

Ownership: Private Sector and Cornwall Council

Homes: 10,000 – 15,000

Background: Cornwall has experience of developing and delivering new communities; with Langarth, West Carclaze, and Nansledan in development. These schemes will deliver over 9,000 homes, including at least 30% affordable homes. With intensive support from Cornwall Council (and investment in the case of Langarth), together with grant funding support from Government, all three are on-site delivering.

As part of the suite of activity that will be needed to deliver 4,421 homes per year, Cornwall is looking to deliver the next, more ambitious, wave of New Communities.

Opportunity: New communities are complex and therefore traditionally have a significant gestation time before homes are delivered – with schemes across the country regularly taking more than a decade from inception to occupation of the first homes. If Cornwall is to achieve the delivery of 88,420 homes during the course of its next Local Plan, new communities need to play its part in supporting this target as soon as possible. Intensive support for the landowners / developers of the site will be needed to help them promote their schemes successfully through the Local Plan policy process, as well as support their preparation of planning applications. However, Cornwall Council needs further capacity to be able to offer this intensive support.

Asks:

To offer dedicated and more intensive support to developers and landowners that are promoting the development of Cornwall’s next wave of New Communities. This will ensure they can navigate the planning system as quickly and efficiently as possible, so that delivery on site can be accelerated.



Programme: Construction skills

Background: To facilitate a 68% growth in housing delivery, there will need to be a significant increase in the capacity of Cornwall's construction industry.

Cornwall Council worked in partnership with our Further Education Colleges to develop a Construction Skills Hub (CSH), with the support of Shared Prosperity Funding. CSH offers the DfE a fully operational, community-embedded model that directly supports the ambitions of the Construction Technical Education Centres (CTECs). With shovel-ready infrastructure, employer-led curriculum, with deep engagement in deprived communities. The CSH mirrors CTEC's goals of tackling construction skills shortages, embedding green technologies and accelerating housing delivery. It delivers T Levels, apprenticeships and Skills Bootcamps, plus is supported by strategic partnerships with Tier 1 contractors and SMEs. This has already supported 220 learners; 30 qualifications gained in high-carbon sector retraining; Created strong partnerships with Tier 1 contractors, SMEs and local colleges; and enhanced facilities and outreach in Cornwall's most deprived communities



Opportunity: With Shared Prosperity Funding ending in March 2026, Cornwall is in danger of having to end the CSH, at the time when efforts need to be increased significantly to accelerate housing delivery. Cornwall Council proposes that the CSH be recognised as a pilot or regional partner for the CTEC programme, with capital and revenue investment to scale its facilities and integrate into the national network – helping DfE meet its housing and skills targets while ensuring inclusive, future-proofed technical education in a rural region with acute labour market needs. These proposals will accelerate housing delivery by ensuring the construction sector has the skilled workforce it needs – now and in the future.

Asks:



- 1. Funding for 26-27 & 27-28 to sustain and expand the Construction Skills Hub** – this will retain specialist staff at the Colleges; Expand outreach activity to 14-16 yr old learners; Support T Levels & apprenticeships in key skills; and deliver more Skills Boot Camps.
- 2. Funding for On-site Academies** - Working with industry, this will enable Cornwall College and Truro & Penwith College to partner with developers to create facilities on their construction sites; provide real-world experience and create a sustainable pipeline of talent for the construction sector.
- 3. Strategic Integration and Long-term Sustainability:** Secure Government support to embed the Construction Skills Hub within Cornwall's long-term skills infrastructure by:
 - Integrating the Construction Skills Hub with the Adult Skills Fund devolution, ensuring flexible funding for adult learners.
 - Securing future Skills Bootcamp waves; targeting emerging skills needs in green construction and site management.
 - Fund employer-led curriculum development, ensuring training remains relevant and responsive to sector demands.

Case Study Site: Nansledan, Newquay

Ownership: Private sector (Duchy of Cornwall)

Homes: 3,700

Planning status: Local Development Order in place

Background: Nansledan is a market leading mixed use, mixed-income development being delivered by the Duchy of Cornwall. The development benefits from a Local Development Order, which grants consent for up to 3,700 homes (30% affordable); 87,000sqm of non-residential/employment space, a GP Surgery, Primary School, care homes; and a range of public transport infrastructure. The scheme will provide significant opportunity for employment and enterprise, through the delivery of a new aspirational High Street, called “Market Street”. Market Street will offer a range of commercial units, from smaller incubator spaces to flexible office desks, to larger offices, restaurants/cafes and retail units. It will host annual cultural events and markets, to bind community and business and promote the region’s best producers. Nansledan is pioneering new technologies and construction techniques in its drive towards Net Zero.

At the centre of the vision for Nansledan is the health of residents, through the provision of frontline services such as a proposed GP surgery and a wide range of preventative health measures. The community is designed around walkability and use of other forms of sustainable transport. The development’s Green Infrastructure Strategy forecasts over 20% Biodiversity Net Gain at completion, with sustainability being at the core of the Duchy’s approach.

Opportunity: Delivering a high quality new community requires concerted investment over time. The Duchy remains committed to delivering 30% affordable housing, but with support there is an aspiration to exceed this level; for example, through the delivery of specialist and supported housing projects including those tackling homelessness. Furthermore, delivering an aspirational amount of employment space within Nansledan also requires significant investment and risk, at a time when commercial values are significantly lower. Initiatives, such as investment zones or other fiscal incentives for business, would support and accelerate delivery.



Case study site: Hayle North Quay

Ownership: Private sector

Homes: 530 (plus a mixture of commercial, leisure and community space)

Planning status: Full Planning Consent

Background: Hayle North Quay represents one of Cornwall's largest long-term regeneration projects. When complete, it will deliver 530 private and affordable homes, together with new shops, restaurants, office and industrial spaces, a hotel and community facilities. The development will also support the town's fishing and tourist economy. Set within the stunning scenery of Hayle Harbour and Estuary, within the World Heritage Site, 58 homes have been completed, with infrastructure on the next phases partially built. The landscape and public realm will celebrate the site's industrial past, whilst opening up the land for the local community and visitors to enjoy, while exploring the renowned Cornish Coastline.

Opportunity: Work is ongoing to review certain elements of the permitted scheme, to ensure all phases are attractive to the development industry. By working with public and private sector partners, the aim is to complete the scheme within the next 5-6 years; enabling the regeneration of this significant site in Hayle.



Case study site: West Carclaze, St Austell

Ownership: Private sector

Homes: 1,500

Planning status: Outline and reserve matters permission secured

Background: West Carclaze Garden Village is a new community, located near St Austell, which is regenerating a former mining landscape. Sustainability, biodiversity, and integration into the wider community are at the core of the vision. A new primary school has recently opened and going forward there are proposals in development for community facilities as well as 350-acre country park. All homes are delivered to EPC-A rated with the latest units being carbon positive in operation. There is also on-site solar power generation. Delivery is ongoing and at the time of writing, 220 homes were complete and 38 under construction.

Opportunity: With continued support it will ensure phase 2, which contains the village centre and many of the community assets, can continue to come forward at pace; ensuring the vision and sustainability of the new community is maintained.



CPR Brownfield Programme

Location: Camborne-Pool-Redruth

Ownership: Private Sector

Homes: circa 900

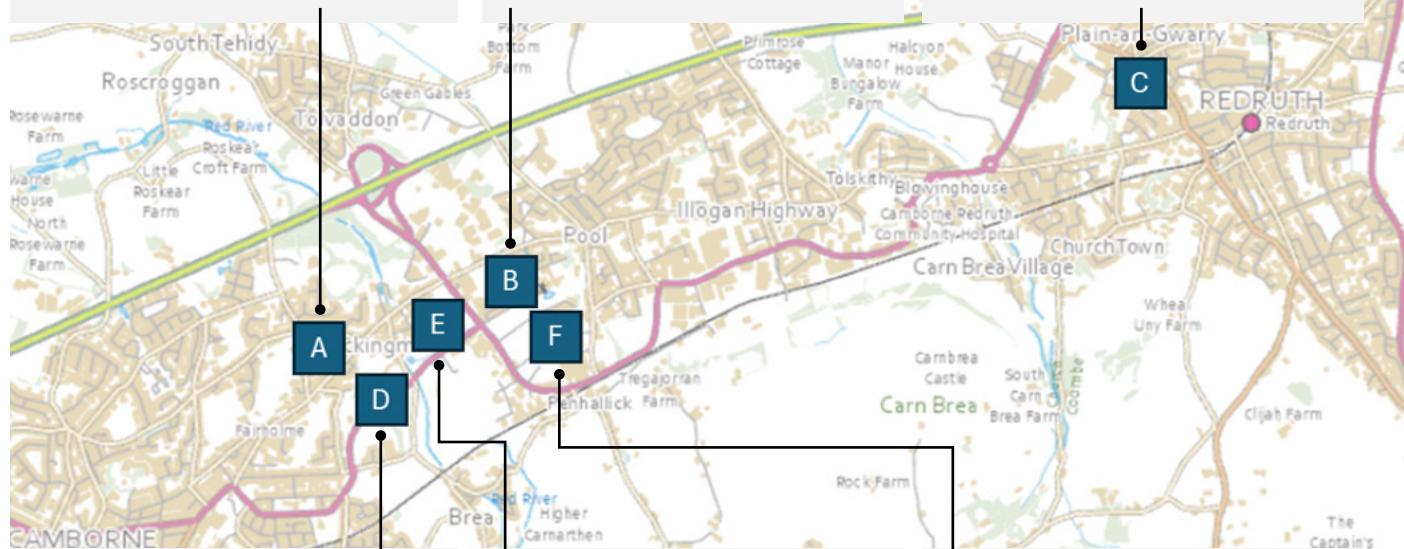
Background: Maximising delivery on Cornwall's brownfield sites represents a priority. One example is focused on Cornwall's largest conurbation, Camborne, Pool & Redruth (CPR). CPR ranks poorly on the Indices of Deprivation and has significant amount of brownfield derelict land; making it a regeneration priority. 6 sites are prioritised for action, due to their ability to deliver circa 900 homes and their wider regeneration potential. 2 sites have extant planning permissions; a further 3 sites had permission that have expired – all sites are stalled and in need of acceleration. One site, Station Rd, is already identified in the Cornwall devolution deal as a priority for joint working with Homes England to bring forward.

Opportunity: A common link between all 6 projects relates to the need for gap funding due to lack of viability. CPR has low sales/rental values combined with high build cost/risk associated with ground conditions from past mining activity. Recognising the importance of the site to the regeneration of the area, and its housing potential, Cornwall Council has set aside a small grant funding pot to support private sector delivery of the sites; but further grant funding will be required to unlock the schemes. With additional support, it will ensure the sites are attractive to private sector developers; accelerating delivery of a significant programme of additional housing on long-term derelict brownfield sites; which will support the wider regeneration of the area.

A. Roskear: 2.7 acre brownfield derelict site with full permission for 53 homes. The developer started on site with initial ground works undertaken; but activity stopped due to discovery of underground mine workings, which makes the scheme unviable.

B. Heartlands: 2.6 acre brownfield derelict site, owned by Homes England, in a prominent location adjacent to Heartlands Park. Proposal from Places for People to deliver 47 homes. Cost of addressing land contamination stalling delivery.

C. Redruth Brewery: 3.5 acre derelict brownfield site on the edge of the town centre. Proposal for high density, housing led mixed use scheme, including 70+ homes. Remediation costs and low values make scheme unviable.



D. Tuckingmill Urban Village: 21 acre derelict brownfield site on a gateway route into Camborne/Pool; incorporating historic derelict 'Northlights building'. Site permitted for 293 homes. Phase 1 under construction; phase 2 (incl. historic building) yet to commence.

E. East Hill: 2 linked sites, which are collectively 15 acres of brownfield derelict land, in a highly visible gateway location. Two permissions granted for 198 homes (one extant, one expired). Cost of work to address contamination has stalled delivery.

F. Station Road: 14 acre derelict brownfield site. Opportunity to deliver a high-density mixed-use scheme, incorporating 200+ homes, including Extra Care + community / commercial space. Ground conditions means the site remains stalled.

Strategic infrastructure delivery

Background: The timely delivery of infrastructure will be critical to ensuring we can deliver against Cornwall's economic and housing growth ambitions; in doing so ensuring we are delivering sustainable communities.

To ensure that strategic infrastructure does not become a blockage to our ambitions for growth, Cornwall Council will continue to work with infrastructure providers, internally and externally, to develop an updated Infrastructure Delivery Plan, which will sit alongside our new Local Plan. This will identify the infrastructure needed to support our growth ambitions; understand the barriers to infrastructure delivery; and set out a methodology for prioritising the allocation of our limited resources, with the intention of supporting the delivery of infrastructure when and where it is needed.

Cornwall has worked in partnership with various government departments to help deliver a range of strategic infrastructure projects in recent years, including: the Mid-Cornwall Metro scheme; the upgrade to the A30; Expansion of Royal Cornwall Hospital in Truro; new primary schools; etc.

Challenge: Cornwall Council will continue to work with developers through the planning system to ensure upgrades to infrastructure are provided as part of their schemes, or via financial contributions. However, we recognise that it is not possible to place all of the cost of delivering strategic infrastructure upgrades on to developers.

Asks:

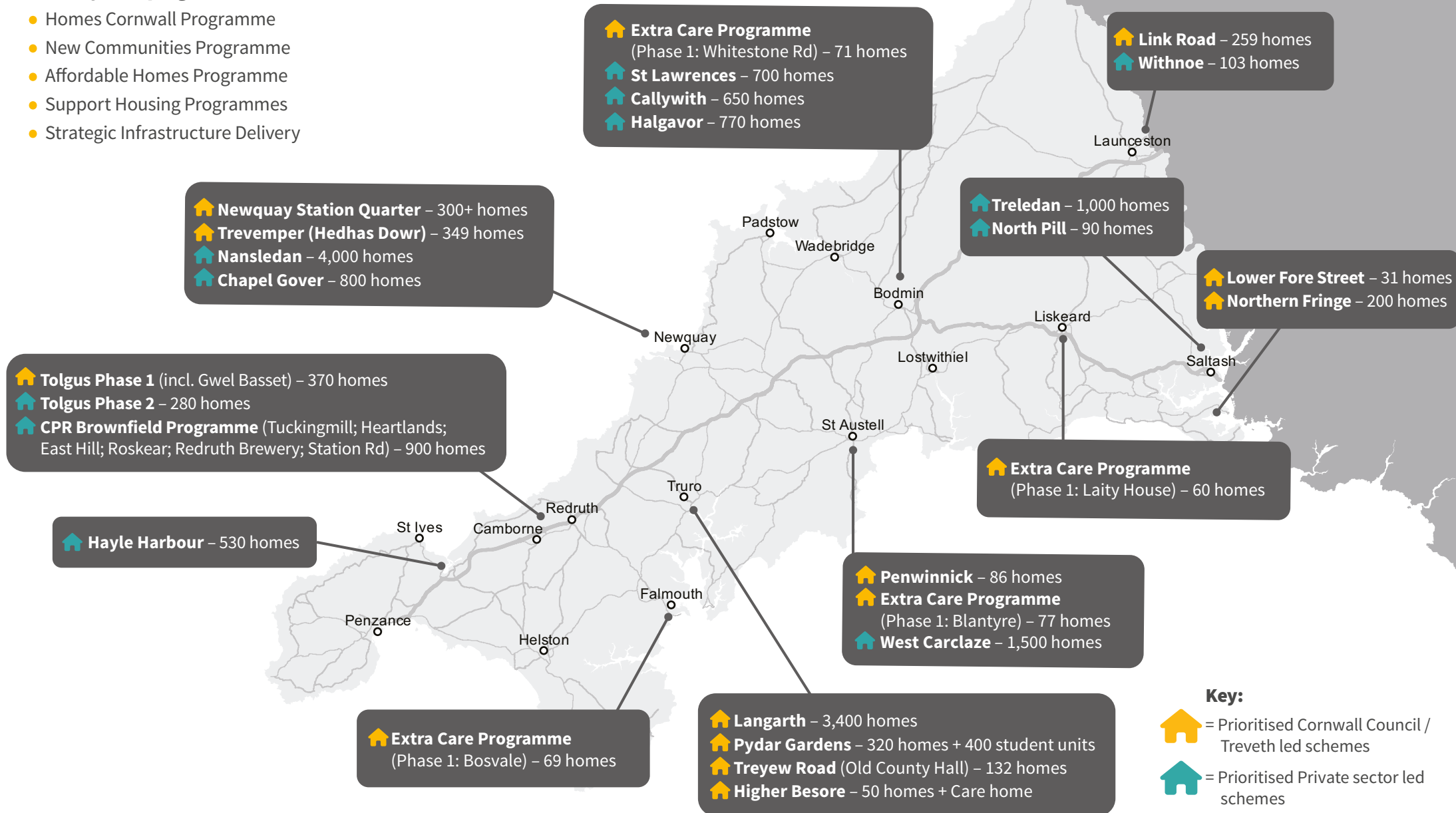
- Continued financial support and coordination from government departments to ensure strategic infrastructure can be delivered in a timely manner to enable growth.
- Supporting efforts to ensure utility providers can accommodate our economic and housing growth, so that it does not put a break on delivery.





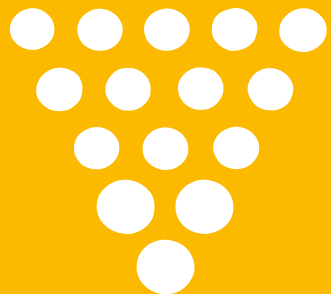
Summary of prioritised projects and programmes

Countrywide programmes:

- Homes Cornwall Programme
- New Communities Programme
- Affordable Homes Programme
- Support Housing Programmes
- Strategic Infrastructure Delivery



Key:
 = Prioritised Cornwall Council / Treveth led schemes
 = Prioritised Private sector led schemes



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