

HOUSING

ACCOMMODATION &

PLANNING

VISION

**A parish with affordable
accommodation available for young
families where most building work is
undertaken by local builders and
planning decisions are made in
accordance with the law**

STAGE 1 RESULTS

The Parish needs more housing that is affordable for ‘locals’. Much support for 100% social housing development allowed outside settlement boundaries and an appetite to limit building more second homes. Need for sheltered housing/care homes.

Key for pie charts:

Strongly disagree

Disagree

Neutral

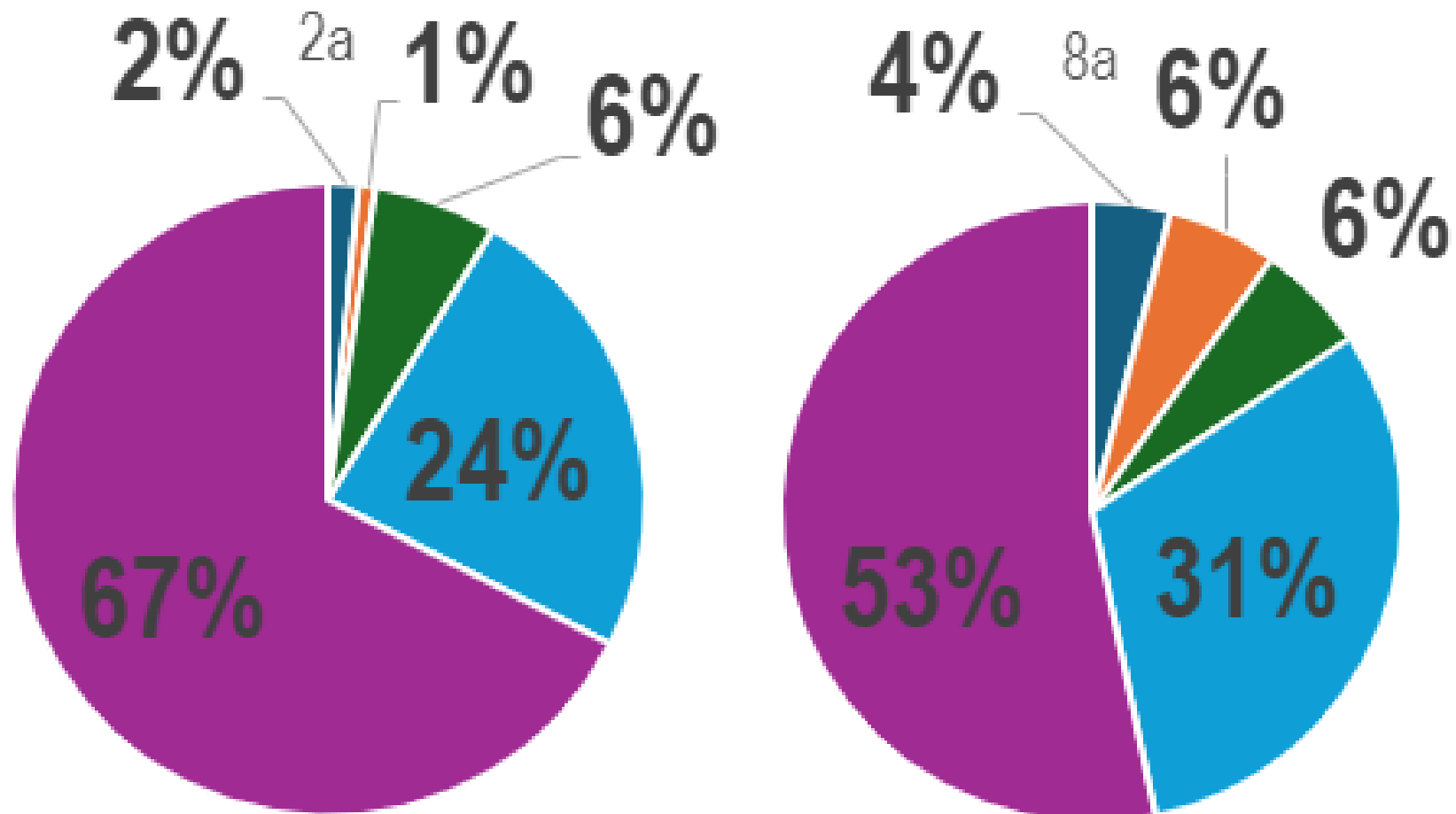
Agree

Strongly agree

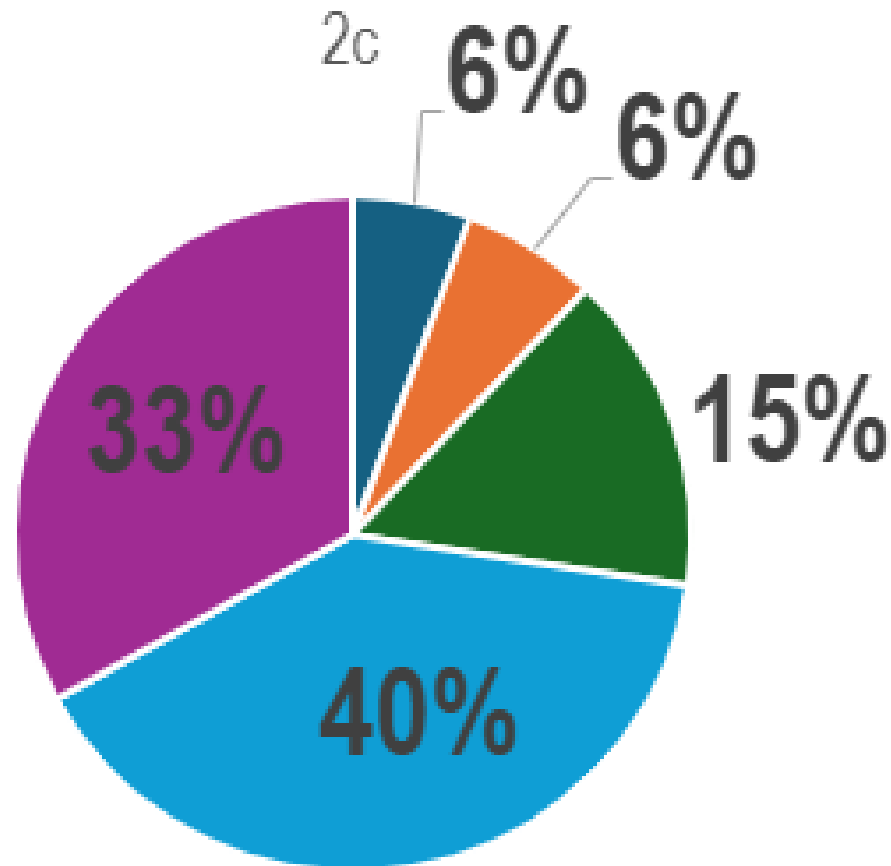


We asked: (2a) Is more social housing needed in the Parish for young families and local workers?

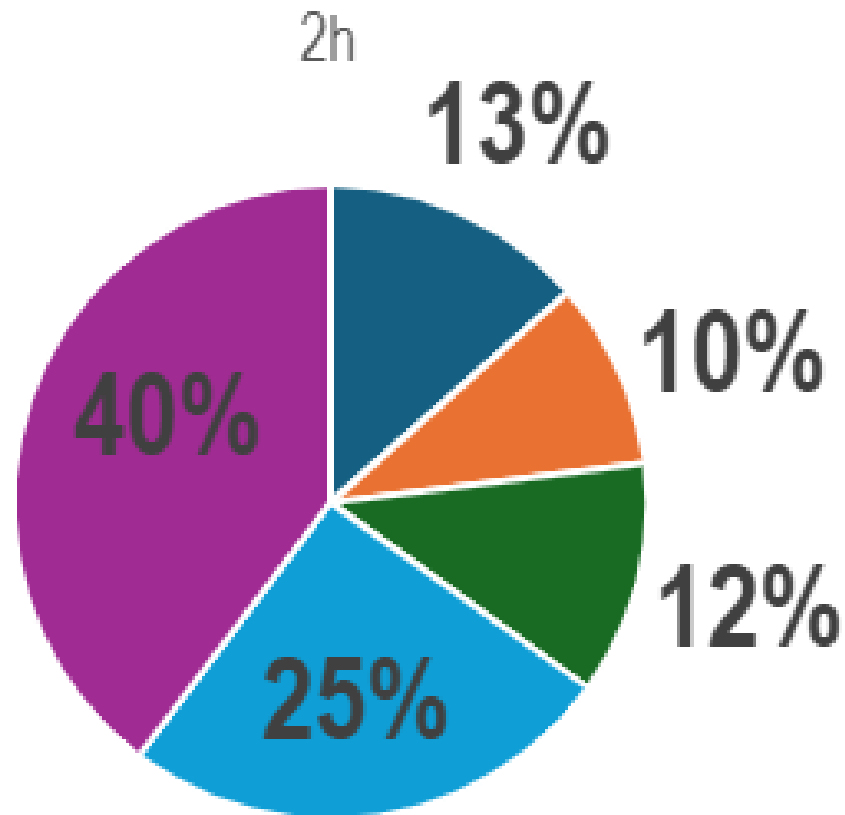
(8a) Is more social housing needed to bring employment aged families into the community? You said:



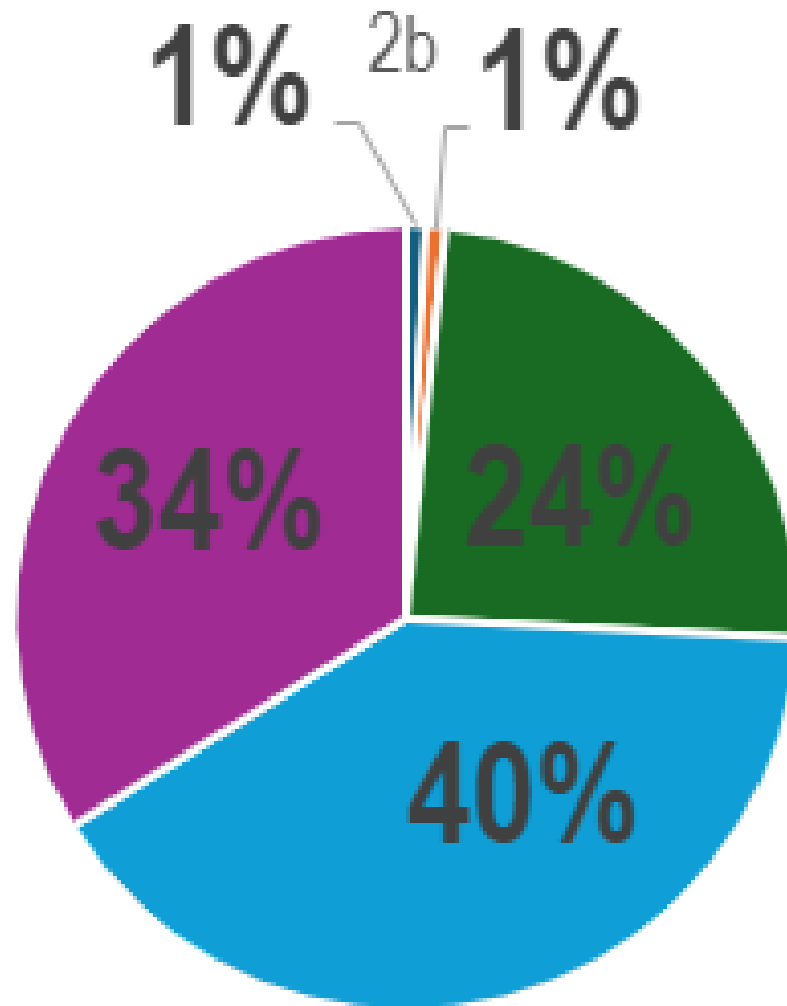
We asked: Should some developments outside the settlement boundary be acceptable in selected locations for 100% 'affordable' housing? You said: (detailed responses on website)



We asked: Should the Parish should follow the example of St Ives by adopting a planning policy that any new open market house can only be occupied as a main residence? You said (and aired some concerns over implementation):



We asked: Are sheltered housing/care home facilities needed in the Parish? (10% of responses identified someone needing it in the next 5 years.) You said:



STAGE 2 CONSULTATION

Care Homes/Sheltered Housing. Several providers have been approached but are only interested in large facilities (60-80 residents). Some interest from a small-scale provider in a 24-bed facility but, unless we can find a property suitable for conversion and a funding partner, progress is unlikely.

Proposal 1 - 'Community Led Housing' Principles

The Way Forward Housing Team is working based on the following principles.

- Intent: deliver local solutions to meet local needs
- Location: Delivery on Cornwall Council owned land with a charitable organisation retaining a covenant to ensure the property remains affordable
- Funding Model: Construction, including any land purchase and fees, funded through 0% interest bonds available to all with repayment in circa 2 years on 'sale' of the properties

- Construction: independent project manager to lead a team of local tradesmen
- Property Ownership: ‘Discounted cost sale’ to new owners to cover only construction costs, including any land purchase and fees. Members and trustees of the charitable organisation to be unpaid volunteers

Do you support a Team working on these principles?

Proposal 2 – New Builds must be Main Residences

Concerns in Stage 1 about the effectiveness and unintended consequences of this policy in St Ives (adopted in 2016). To date 110 new homes built subject to this restriction (with circa 300 others not restricted as approved pre-2016). St Ives Town Council do not believe this policy has either reduced development in the town or affected property prices but has ensured more families living there.

Do you support the Parish pursuing such a policy?

Proposal 3 – Support for the Roseland Neighbourhood Development Plan (RNDP)

The law requires planning applications to be decided “in accordance with the Local Plan unless material considerations indicate otherwise”. Local Plan includes both RNDP and Cornwall Local Plan. This often appears to be overlooked in Cornwall Council planning decisions and RNDP is seldom cited in submissions. Should we reinforce our support for the RNDP and use it? (Rather than lose it)