

## ***Briefing Note***

Working Party for planning consultations

24 January 2022

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### **1.0 Background**

#### **1.1 14 May 2018**

Since Neighbourhood Development Plans (NDP) were first introduced, St Ewe Parish Council has periodically discussed whether an NDP was needed for the parish. The last time this was discussed in detail was at the Annual Parish Meeting in May 2018 when the Community Link Officer attended with the Cornwall Council Rural Housing Enabler. At the Annual Parish Council Meeting on the same day, the council resolved to uphold the Parish Meeting's decision that an NDP was not needed because the CC Local Plan had sufficient protections for the rural nature of St Ewe Parish. (Minute 18/22)

It was agreed at the same time, that the topic of a St Ewe Neighbourhood Development Plan should be revisited occasionally.

#### **1.2 10 January 2022**

At the council's ordinary meeting in January 2022, it was agreed to hold a Working Party meeting to discuss the CC Local Plan and National Planning Policy Framework (NPPF) in relation to the parish and see whether St Ewe Parish Council could still rely on these documents for appropriate development in the parish.

### **2.0 Attendees**

Will Richards (Chairman), John Dickinson (Vice-chairman), Peter Cox, Mick Howell, Janet Lockyer, Peter Shannon and Philip Vellenoweth.

Also attending: Cornwall Councillor Michael Bunney. Christine Wilson, Parish Council Clerk.

Apologies: Finlay Luke, Adam Getliff, Terrye Teverson.

### **3.0 Affordable Housing**

Currently there are no identified sites for affordable housing in the parish.

There are many providers that could offer affordable houses in the parish if a site becomes available.

Different organisations offer affordable houses within a range of about 80% of market value to about 50% of market value, depending on the organisation/company.

#### *SEAHL*

SEAHL (St Ewe Affordable Housing Limited) was formed approximately ten years ago to deliver affordable housing. The team was very successful in developing a terrace of particularly affordable houses, affordable in perpetuity. Two are rented properties and four are owned.

If another site were found, SEAHL could in future develop other affordable properties in St Ewe Parish, but SEAHL would be looking for new members to take on the majority of the work.

### **4.0 Legal precedent**

Legal precedent can play a strong role in planning.

The most relevant legal precedent known is that which does not allow 'expressions of interest' in affordable housing to be counted as 'local need'. It appears that an expression of interest is not sufficiently strong because it does not reflect whether the person(s) is eligible or financially capable of participating in an affordable housing scheme. The St Ewe Parish Housing Need Survey, Oct 2018, registered 'interest'.

### **5.0 National Planning Policy Framework (NPPF)**

The NPPF had a direct influence on planning in Cornwall when the Local Plan was not yet adopted. The NPPF was not discussed at length because the Cornwall Local Plan incorporates its policies. The Local Plan is now the most immediate document for planning in Cornwall.

## **6.0 Cornwall Local Plan 2010-2030**

Cornwall Councillor Michael Bunney is on the Planning Committee at Cornwall Council. He emphasised how important it is for parish councils to use the Local Plan and refer to its policies when submitting consultee comments.

When analysing a particular planning application, relevant policies may conflict. The weight given to each policy with regard to a particular application could be affected by the parish's comments, only if the PC ties its comments to the Local Plan policies and focuses on the material considerations within those policies.

### **6.1 Particularly relevant policies in the Cornwall Local Plan**

Policy 01 – Presumption in favour of sustainable development

Policy 07 – Housing in the countryside

Policy 08 – Affordable housing

Policy 09 – Rural exception sites

Policy 23 – Natural environment

A link to the [Cornwall Local Plan 2010-2030](#)

## **7.0 Conclusions**

This Working Party: 1) revisited the planning documents that affect development in St Ewe Parish 2) refreshed the parish councillors with regard to the most important planning policies for St Ewe Parish.

### **7.1 Neighbourhood Development Plan**

No one saw a strong need for an NDP at this point in time. There was general agreement that the Local Plan policies are sufficient to protect and guide development in St Ewe.

### **7.2 St Ewe Parish Council**

St Ewe PC should continue to use the Cornwall Local Plan to inform and underpin its planning submissions. The council should support local need whilst respecting and reflecting the character of the parish.