

## **Precis of Neighbourhood Plans:**

Quentiock Neighbourhood Plan:

Policy H1: Housing Development

Small-scale housing development shall be permitted at a level that is commensurate with and will help to support social and community facilities available in the Parish. This shall be developed through:

A. Infill development of one or two dwellings in the village, hamlets and small settlements.

**B. Affordable Housing led exception schemes where there is a demonstrated local need for affordable homes.**

C. The conversion of suitable disused buildings.

D. Housing for a rural worker where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

New buildings should be designed to blend in with existing dwellings in the immediate area. The design of new housing should normally be in traditional Cornish style where that would be in keeping with existing buildings in the immediate area.

Roseland Peninsular Plan (PA15/00005):

Policy HO4 - New Affordable Housing. In the settlements with defined Settlement Boundaries(Gerrans/Portscatho, Portloe, St Just In Roseland, St Mawes and Veryan/Veryan Green), permission will be granted for Affordable-led Housing proposals on infill sites within the designated boundaries where:

(i) priority will be given to the use of previously developed land;

**(ii) the proposals are consistent with demonstrated local (Roseland) need** (see Action HO5), and occupation of the dwellings is controlled to ensure that the benefits of Affordable Housing are enjoyed by all subsequent as well as initial occupiers;

(iii) the proposed dwelling(s) are of a type and density appropriate to the character of the settlement with particular regard to traditional building styles, scale, local features, materials, finishes, colour and characteristic patterns of settlement;

(iv) adequate parking is provided, in line with the adopted sections of the Carrick Design Guide.

Any proposals for dwellings outside the settlement boundaries will be an exception to this Policy and should comprise 100% Affordable Housing only.

Bude-Stratton Neighbourhood Plan (PA16/00010):

Policy 1 Affordable Housing Led Schemes.

**1. Housing schemes which meet an identified local affordable housing need will be supported where they are in accordance with Cornwall Council's Local Plan and Affordable Housing Policies and guidance.**

2. All new affordable homes should take steps to comply with the guidance set out within Cornwall Council's Design Guide.

Affordable housing may differ from open market provision where it is demonstrated to meet an identified local need.

Policy 2 Mixed Development Schemes.

The development of mixed tenure schemes (affordable and market housing) will be supported and encouraged where;

**i) it can demonstrate it meets a local need for housing; and**

**ii) designs are tenure blind ensuring that one type of tenure could not readily be identified from its design and quality.**

Where mixed tenure schemes are delivered in full or in part on brownfield sites, a reduced proportion of affordable housing provision will be supported where justified by evidence of prohibitive abnormal costs (for example, decontamination works). Cornwall Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish.

Roche Neighbourhood Plan (PA16/00008):

#### A1 Roche Village

The plan establishes a new settlement boundary for the Village of Roche (Fig. 2.1).

- i) Small scale infill development and development on previously developed land within the settlement boundary will be supported where such development conforms with other policies in this Plan;
- ii) Development outside the Roche development boundary will not normally be permitted. Exceptions may be made for:
  - new agricultural worker buildings where a clear case of need has been established and subject to suitable controls for future occupancy;
  - the redevelopment of existing previously developed land;
  - the conversion of agricultural buildings subject to evidence that such buildings are structurally sound and capable of conversion;
  - a replacement dwelling that is not materially larger than the original dwelling
  - development comprising 100% affordable housing (a lower proportion may be acceptable subject to viability considerations to meet an evidenced local need);
  - development which strictly accords with policy B2.

St Minver Parishes Neighbourhood Plan (PA15/00026):

#### STMNDP 3.7. Proposals for Affordable Residences shall be supported, where:

- (i) The proposals contribute to meeting the affordable housing needs of the local community in terms of type and size of dwelling, levels of affordability, and mix of tenures
- (ii) The dwellings shall be occupied by local persons in housing need in accordance with the Qualifying Criteria defined in STMNDP 3.9.
- (iii) For owner occupied properties, the net internal floor space shall not exceed 110 square metres
- (iv) The owner and successive owners of an Affordable Residence, if they decide ever to permanently let the property, shall only be allowed to charge an occupier a rent that is no higher than an affordable rent as defined by Cornwall Council.
- (v) If an Affordable Residence is sold the owner and successive owners shall be required to sell at an affordable value as defined by the Cornwall Council affordable housing policy.

Gwinear-Gwithian Neighbourhood Plan (PA16/00017):

#### GGP POLICY 2 – CONNOR DOWNS – RURAL EXCEPTIONS HOUSING SITES

Housing development outside of but adjacent to the settlement boundary of Connor Downs identified on 'Map 1 of the Proposals Map Insets' will be supported where the development would meet the following criteria:

- (a) The proposed development satisfies Policy 9 of the Local Plan as a Rural Exceptions Site and the guidance in the Cornwall SPD on Affordable Housing; the number, type, tenure and size of dwellings should help deliver local housing needs in accordance with the Local Connections Policy and as evidenced by an up to date Housing Needs Survey and the Homechoice Register;
- (b) There is a demonstrated local housing need for affordable homes

- (c) There is evidence that the need cannot be met by development within the settlement boundaries of communities in the plan area or adjacent parishes;
- (d) The site is immediately adjoining the settlement boundary of Connor Downs;
- (e) The site is not in an area at risk from flooding and would not increase the risk of flooding;
- (f) The site is within reasonable walking distance of an existing public open space provision or could make provision on site or a financial contribution to an alternative open space taking into account standards set out in the 'Gwinear-Gwithian Open Spaces Study'; and
- (g) The provisions identified in GGPP 1 have been met.

North Hill Neighbourhood Plan (PA17/00002):

#### POLICY

The NDP will support development over the Plan period of:

##### H1. Location and scale of housing development

Small scale housing development, including self-build to meet local needs over the plan period will be permitted through:

- a) In Coads Green and North Hill, additional infill development and rounding off of up to ten dwellings in each village, on sites each of up to five dwellings in size;
- b) In the hamlets and smaller settlements, development of no more than five houses, preferably as single dwellings.

##### H2. Rural Exceptions sites

**Development proposals on sites outside of but adjacent to the existing built up area of villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.** The number, size and tenure of the affordable dwellings should reflect demonstrated local needs.

**The current (May 2017) level of affordable housing need on the Housing Need Register is 12; this represents a low level of need. Development to meet this need will be provided through affordable housing contributions, in line with policy 8 of the CLP and rural exceptions sites, in line with policy 9 of the CLP and policy H2 of the NDP.**

South Hill Neighbourhood Plan (PA17/00012):

#### Policy H1: Housing Development

- a. Small-scale housing development shall be permitted at a level that is commensurate with, and that will help to support, social and community facilities available in the Parish. This would entail a growth of approximately 10% of the current housing stock (214 dwellings) over the period of the plan. This shall be developed through:
  - i. Infill development of typically one or two dwellings in the village, hamlets and small settlements.
  - ii. **Small-scale affordable housing on the edge of existing settlements where there is a demonstrated local need.** In accordance with the Cornwall LP:SP Policy 9; The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register.
  - iii. The conversion of redundant buildings.
  - iv. Housing for a rural worker; where there is an essential need to the business for a rural worker to live permanently at or near their place of work in the countryside.

Lanreath Neighbourhood Plan (PA17/00011):

**Lanreath Parish NDP: Policy H1 - New Housing Development**

Small-scale incremental housing development of an appropriate scale, density, character and appearance that reflects and enhances the village and Parish of Lanreath shall be permitted at a level that is commensurate with and will help to support social and community facilities available in the Parish. This shall be developed through:

- i) One or more affordable housing led, non-contiguous minor developments of 10 or less houses, up to a total of approximately 25 additional dwellings on Rural Exception Sites on the periphery of, and on land adjoining, the current village of Lanreath, that provide(s) suitable infrastructure including safe access to adjacent main roads and with safe walking and cycling access to the village amenities.

**7.2.3 This Policy takes into consideration evidence of local need for affordable homes during the period of the NDP and additional open market housing that may be required to provide the commercial incentive to meet this need. The total number of houses approved for additional development in this Policy takes into consideration NPPF para 54 and Policies 6, 7, 8 and 9 of LP:SP in meeting the anticipated local requirement for affordable housing while minimising the impact of new development on the surrounding rural environment.**

**Feock Neighbourhood Plan (PA17/00016):**

**Policy H2: Small-scale affordable rural exception schemes**

**Proposals for small-scale, affordable housing led schemes to meet local housing needs on rural 'exception sites' dispersed throughout Feock Parish and in line with relevant policies within this Plan will be supported provided that:**

- There are no more than 15 dwellings on individual development sites;
- They comprise 100% affordable housing, unless it can be clearly shown that a scheme will not be viable without the inclusion of a limited amount of market housing to cross-subsidise the provision of affordable housing to meet local needs and in any event comprising no less than 50% affordable housing;
- The development is required to meet an identified local housing need for Feock Parish, as recorded by Cornwall Council;

**St Mewan Neighbourhood Plan (PA17/00030):**

**Policy 2 – Rural Exception Sites.**

The development of sites outside of the settlement boundaries identified in black on Appendices 1, 2, 3 and 4 may only be considered if the requirements of the Rural Exception Sites (Policy 9) of the Cornwall Local Plan have been met and:

- (a) the development proposal is for up to 20 dwellings;
- (b) where there is existing built development forming part of a drawn settlement boundary on at least one side of the development proposal;
- (c) the development proposal is for affordable housing led schemes (i.e. deliver the maximum viable amount as informed by the housing need register for the Parish of St Mewan only);

**Crantock Neighbourhood Plan (PA17/00034):**

**Policy H2 Affordable Housing**

**Current indications are that local affordable housing needs are likely to have been met in the lifetime of this plan, but any proposals for housing development must meet the affordable housing requirements of Policies 8 and 9 in the Cornwall Local Plan 2010-2030 and this policy.** Applications must demonstrate the following:

1. A tenure target of 70% affordable rented homes and 30% intermediate housing for

- sale or rent will be sought unless current evidence suggests this should change;
2. The type and size mix of affordable dwellings must reflect identified local needs as evidenced through the Cornwall housing register current at the time or any specific local surveys;
  3. Affordable homes should not be readily differentiated from the open market homes by their design, quality, location and distribution within a site;
  - 4. The dwellings will be occupied by people with a local connection in housing need in accordance with Cornwall Council's definition in the Cornwall Homechoice Scheme v1.6 June 2016 (para 4.4 ff) or any future Council document updating this definition.**
  5. All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

Mevagissey Neighbourhood Plan (PA17/00020):

**Policy HO2 Exception Sites – Affordable homes for Local People** Any proposals for dwellings, other than replacement dwellings outside the development boundary of Mevagissey and Portmellon will be classed as an exception to Policy HO1, and should comprise 100% Affordable Housing only for local people meeting the Cornwall Council affordability criteria.

Exceptions may be made where a development can be shown to be unviable without some proportion of open market homes. Policy 8 in the Cornwall Local Plan sets out criteria for developers to contribute to affordable housing and Policy 9 has specific criteria for the allocation of homes.

St Ives Neighbourhood Plan (PA15/00012):

#### Policy H1 Affordable Housing

Proposals for housing and mixed use developments, other than replacement dwellings, that result in a net increase of 10 or more units, as allocated on Map 7 will be subject to the following criteria:

- a) the proposals meet the target of 50% affordable housing set out in Cornwall Council's Affordable Housing Supplementary Planning Document (SPD);
- b) affordable housing should be provided on the same site as any open market housing which is necessary to provide cross subsidy (except where clause d applies);
- c) the dwellings will be occupied by people with a local connection in housing need in accordance with the definition in Cornwall Council's Affordable Housing SPD;**
- d) where it can be proven that the provision of affordable housing on the proposed site is not viable, developers contributions for affordable housing should be committed to specific schemes within the NDP area on sites as indicated on Map 7.

Passed referendum:

Landrake with St Erney Neighbourhood Plan (PA18/00006):

#### Policy 2: Locations for New Housing Development

A development boundary for Landrake village is delineated at Appendix 4. New housing development within the parish of Landrake with St Erney will be provided through:

##### 1. Infill within Landrake Village

New housing development will be supported within the Development boundary of Landrake Village shown on the development boundary map in Appendix 4.

##### **2. Rural exception sites adjoining Landrake Village**

New housing developments of around 10 dwellings, with a presumption for 100%

affordable housing provision, will be supported where they address local housing need and adjoin the settlement of Landrake as defined on the Development Boundary Map at Appendix 4. Where it is necessary to ensure the viability of the development, a minority of market housing will be allowed on such sites; such provision may not comprise more than 50% of the land area of the site or total dwellings.

- a. Development of the site between West Lane and the A38 i) should seek to retain the existing tree and boundary coverage, provide further planting to any roadside edge and provide visual screening for both existing and future residents; and, ii) should follow the existing contours on the site and relate well to its physical boundaries.
- b. Access to any site adjacent to the A38 should be subject to consultation with Highways England and appropriate pedestrian facilities should be provided to enable safe access to community facilities and services within Landrake.”

#### Policy 3: Size and Type of Housing of New Housing Development

The size and type of all new housing will respond appropriately to the identified needs in the Parish as evidenced in Cornwall Council's Homechoice Register or Help to Buy South West Register or its successor.

Going to Referendum Jan 2019:

Lanlivery Neighbourhood Plan (PA18/00004):

#### Policy LH1 - Rural Exceptions Housing for Local People

Rural exceptions sites outside of but adjacent to the built-up areas of villages and smaller hamlets for affordable housing to meet local needs will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. This may be acceptable in the case of either new build dwellings or conversion of traditional buildings. In each case ancillary works such as access, outbuildings, curtilage boundaries also should not have an unacceptable impact on the visual and landscape amenity of the area. These developments will need to consider how the balance of benefits such as any social, economic, environmental or community benefits for the intended occupier or wider local community justifies the proposal.

The following criteria will apply:

1. The proposal should be well-related to existing hamlets and houses
2. Applications to extend or otherwise enlarge these properties will not normally be supported.
3. Self-build, modular and other innovative low cost housing models are encouraged under this policy.
4. The number, type, size and tenure of the affordable housing should reflect identified local housing needs, supported by evidence from the Cornwall Housing Register or local surveys completed using an approved methodology

This policy applies to new build properties and to the conversion or re-use of existing buildings, including where appropriate the change of use of holiday units to permanent residential accommodation where the above criteria are met.

Polperro and Lansallos Neighbourhood Plan (PA18/00015):

**Policy 4 Intention** 8.20 NDP Policy 4 is intended to ensure that a reasonable proportion of any new houses built within the Parish will be made available to local people on a genuinely affordable basis.

NDP Policy 4: Affordable Housing

- 1) For any housing development of infill, rounding-off or brownfield sites as supported through NDP Policy 3 involving more than ten houses within the Parish, whether newly constructed or a conversion of an existing building, it must be demonstrated that the cost of purchase or rent of at least 30 percent of those houses will be within the financial reach of local people who are in need of and qualify for affordable housing. For housing developments of from six to ten houses within the Parish a financial contribution may be agreed in lieu of providing affordable houses. Occupation of the dwellings will be controlled to ensure that the benefits of Affordable Housing are enjoyed by all subsequent as well as initial occupiers.
- 2) All other housing development not supported through NDP Policy 3 will be required to be affordable housing led in accordance with Policies 8 and 9 of the CLP unless exceptional circumstances demonstrate otherwise. Proposals for affordable housing development on publicly owned sites on infill, rounding off or brownfield sites within the development boundary will be supported.

At Examination:

Lanner Neighbourhood Plan (PA18/00014):

**POLICY THREE: Proposals for the provision of affordable housing to meet genuine local needs to be delivered on rural exception sites outside but close to the existing settlement boundaries will be supported, particularly where 10 dwellings or fewer are to be delivered on any one site.**

St Agnes Neighbourhood Plan (PA18/00018):

#### Policy 2 – Community Homes

The provision of affordable homes on exception sites in accordance with Policy 9 of the Cornwall Local Plan is required. Any such development should be proportionate to the size of the settlement that it relates to and is subject to the following criteria:

- 1) Affordable homes should be well integrated with market housing
- 2) **The type and size of affordable homes should meet the specific needs identified for St Agnes Parish**
- 3) The proposal has a target of 100% affordable housing
- 4) **The dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions**

#### Policy 3 – Housing for Specific Needs

Specific proposals for building housing to meet the needs of the local elderly population, close to the main amenities of Blackwater, Mithian, Mount Hawke, Porthtowan, St Agnes and Wheal Rose, will be supported where they comply with the other policies of this plan.

This plan also supports the provision of homes for the elderly which are 100% accessible (Building Regulations Approved Document M4 - Category 2: Accessible or adaptable dwellings or successor documents) on exception sites to address a shortage of accessible homes for an ageing population. The accessible homes should be on the most level and easily accessed part of the site and meet local residence criteria.

Housing for the disabled to meet the needs of the community will be supported. Such sites should seek to maximise the delivery of affordable housing for older people and the disabled, but if market housing is required to make the scheme viable, then a minimum of 50% of the homes must be affordable.

**The affordable dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions.**

#### Policy 4 – Self Build and Custom Build

Proposals for self-build and custom build will be supported as infill and as part of the housing mix on exception sites where:

- the development is adjacent to and sympathetic to the existing settlement area and
- the applicant or group have valid local connections, as defined by Cornwall Council and intend to live in the self build property after completion.

Newquay Neighbourhood Plan (PA18/00012):

#### Policy: G1 Settlement Boundaries

a. A revised boundary for the town of Newquay is shown on Map G1a, proposals for development and redevelopment within this boundary are supported where they comply with other policies in this plan. Proposals for development outside the settlement boundaries will only be permitted around the Newquay Town boundary to meet a clearly evidenced local need for affordable homes and treated as exception sites led by 100% affordable housing.

b. New settlement boundaries for the settlements of Tregurrian and Whipsiderry are shown on Map G1a. Development on previously developed land within these boundaries will be supported where such development conforms with other policies in this Plan. Proposals for exception site development at Tregurrian and Whipsiderry will not be supported.

Lostwithiel Neighbourhood Plan (PA18/00019):

#### Policy HH2. The Development Boundary and Requirements

The development boundary of Lostwithiel is defined in Fig 2.1.

(a) Development in accordance with our planning policies will be supported when it helps to deliver the housing requirement of 15 dwellings.

(b) Development outside the Development Boundary will be supported on Rural Exception sites only where evidence is provided that the scale and need for the development responds directly to the local affordable housing needs of Lostwithiel Parish.

(c) Proposals for development within the development boundary will be permitted where they include at least 35% affordable housing on sites of more than 10 dwellings or where dwellings would have a combined gross floorspace of more than 1000 square metres.

(d) Proposals outside of, but adjoining the development boundary will be permitted where they are small scale and necessary to meet evidenced local housing need and provide a majority (starting at 100% and not less than 50% of the total number of dwellings or site area) of housing as affordable housing in accordance with policy 9 of the Cornwall Local Plan.

(e) All affordable housing to be delivered in the Parish should be visually indistinguishable from the full market-priced housing and of a type, size and tenure that meets the local housing needs of the Parish.

Illogan Neighbourhood Plan (PA18/00016):

#### Policy PH 1b Rural Exception Sites

Development proposals on sites outside of but adjacent to the settlement boundaries, whose primary purpose is to provide affordable housing to meet local needs will be supported where such developments conform with the policies in this plan and Cornwall Local Plan Policy 9.