

ST JUST PENDEEN NEIGHBOURHOOD PLAN

MEETING WITH GEORGE LEWIS, CORNWALL COMMUNITY LAND TRUST, 29 January 2020

Present for NP: Steve Hall (Chair), Jo Forsyth, David Osbourne-Broad, Dave Stevens, Dot Stevens, Judith Summers

1. The aim of the meeting was for the NP to learn about ways in which the Plan might support affordable-led housing being brought forward, which the household survey and the housing needs survey had both shown to be a priority for residents. The team had decided for various reasons not to allocate sites but saw rural exception sites as the way forward.
2. GL explained that the purpose of CCLT was to bring forward community -led housing. They had built 250 dwellings so far, for both rent and purchase, all affordable in perpetuity (written into the deeds or a section 106 agreement). More recent schemes had been partnered with housing associations. Some properties were for discounted sale with a resale covenant, some shared ownership (with exemption from 100% staircasing), and some for rent via Housing Association partners. The rental properties are exempt from right to buy. There was therefore a range of options, relying on the willingness of partners to make it work. Typical costs: rentals based on local housing allowance or 80% of local market rent. Sale prices are below local market values and in some cases properties are sold for less than they cost to build and rely therefore on grant. CCLT worked on the basis of buying land at £10k per plot in line with guidance from Cornwall Council.
3. GL provided an extract from 'A Planners' Guide to Community Led Housing' (Jo Lavis) and worked through this.
4. Learning points (adding to the document contents):
 - importance of the Housing Needs Survey, but availability of provision may in itself raise demand
 - the NP cannot alter or further define the CC definition of 'local connection' but in specific cases the Land Trust can
 - to get the grant towards a scheme there needs to be full public consultation on a proposal prior to planning submission.
 - see Gwinear-Gwithian policy on rural exception sites, to the effect that the only acceptable developments are affordable-led and must demonstrate it's the best site for this
 - should houses be designed to enable expansion on site, flexibility? But this enlargement would affect resale value and hence affordability
 - see St Minver neighbourhood plan concept of 'moderately priced houses' -
 - see CC supplementary planning document on affordable housing. Rural exception sites should be 'tenure blind' in design. Does the NP need to strengthen this?
 - it is possible to include encouragement to work through Community Land trusts. But we cannot limit development opportunities to a Single provider.
5. Next steps: JF would convene a small group to draft policies, using the document and learning from this meeting.

JMS