



St Mewan Parish Council

Feedback on the Housing Supplementary Planning Document – Consultation Draft PA18/00003/SPD

Forward

We agree with the principles contained here but would suggest that local Neighbourhood Development Plans should also be referenced as a key part of the planning process.

Cornwall Local Plan – Strategic Policies

6. Draft document conflicts with the adopted Cornwall Local Plan Document Policy No 9
8. Draft reads “Whilst these policies specifically relate to housing, the Local Plan must be read as a whole, including any Development Plan Document and Neighbourhood Plan (where relevant)”. ***Adopted Neighbourhood Development plans are always relevant and must be consulted whenever planning applications are being considered. Improved linkage for pre-application and planning applications to adopted NDPs is required to ensure that relevant local NDPs are referenced by officers (this is currently not the case).***

52/53. Cluster Parish Approach

St Mewan Parish Council strongly objects to this approach. Through the development of NDPs (adopted), local residents want affordable housing for local people. This proposal allows for a much wider distribution of affordable housing, to other parishes and even other Counties which is totally unacceptable.

Any development should relate to the identified need in the specific parish/village to avoid sporadic and unnecessary development into the rural areas of predominately countryside.

The Cluster Parish Approach has been proven NOT to be enforceable and refer in the case of:

England and Wales High Court of Decisions Planning Court BETWEEN Old Hunstanton Parish Council (Claimant) v Secretary of State for Communities and Local Government, Hastoe Housing Association Ltd, Kings Lynn and West Norfolk Borough Council (Defendants).

67. Viability Assessments

Reference should also be made here to local Neighbourhood Development Plans. A Neighbourhood Plan attains the same legal status as the Local Plan once it has been approved at a referendum. The Government thinks that the local community should have a greater say in shaping the way their local area, the parish develops. This idea forms a key part of the Localism Act (2011).

91. Planning Applications

Pre-Applications: - Parish and Town Councils should be considered as a consultee in pre-application advice and there needs to be a fundamental principle in allowing parish and town councils, as a corporate body to be consulted in confidential pre-applications to ensure openness, transparency and local democracy.

A need for affordable housing in the village/parish must be proven and the Neighbourhood Development Plan, including CISI reports must be taken into consideration when advice is given as it can create difficulties when the Planning Officer does not refer to the adopted Neighbourhood Plan.

Glossary

Housing Needs Surveys

The draft document conflicts with the practice currently carried out by the Affordable Housing Team in Cornwall Council. Presently, housing need surveys are only carried out online and can include respondents from anywhere. We welcome the draft proposal of a standard paper form delivered to all registered addresses within the parish as this is vital to determine the real local need.

General Feedback

Local residents are not engaged in this process and as such the Parish Councils form a vital feedback mechanism. Local residents want to see investment in infrastructure before major developments – roads, hospitals, schools, doctors, dentists, care homes etc etc etc.

St Mewan Parish Council

23rd November 2018