

## An important consultation from St Enoder Parish Council

# **FOLLOW-UP HOUSING SURVEY FOR ST ENODER NEIGHBOURHOOD PLAN**

St Enoder Parish Council is presently working on the production of a Neighbourhood Plan. This document will set out the local planning policies for our parish and, in many ways, this will guide where development does and does not happen in the future.

**Earlier this year, we distributed a parish-wide consultation document and we would like to thank everyone who took the time to respond.**

In the Summercourt area, we received a range of very different comments on the issue of housing, and a number of landowners suggested that their land could be put forward for development.

As a consequence, the members of the Parish Council feel it is important to carry out a more detailed survey of people in the Summercourt area about how much housing they feel should be built in the village, and whether land should be identified for this purpose.

### **BACKGROUND INFORMATION**

The Cornwall Local Plan states that 52,500 new housing units must be built in Cornwall between 2010 and 2030. **St Enoder Parish's share of this overall target is about 350. A total of 160 new homes were built between 2010 and 2017, leaving a total of 190 units to be built across the Parish during the next 13 years.**

The Parish Council has noted that there has been limited development in Summercourt in recent years, especially compared to the eastern end of the Parish. One factor relating to this has been the lack of mains sewerage in the village.

The recent consultation document proposed a "development envelope" around Summercourt (see attached map), within which houses could be built unless there were other adverse impacts which outweighed the benefit of the scheme. *[Please note: this would not include the Fair Field, which is deemed worthy of protection]*. But the survey also asked if local residents would like to see the "development envelope" modified in any way and / or additional land to be included within it.

**Three local landowners have written to the Parish Council and suggested that their land could be allocated as sites for developments.**

The three proposed areas are marked on the attached map as Areas 1, 2 and 3, as follows:

#### **Area 1: Land west of Sycamore Gardens**

In the 2000s, planning permission was granted for 14 houses on this site but the scheme was never built. The owner's agent states that they would like to build ten open market properties on the site.

#### **Area 2: Land south of New Row**

Outline planning permission for five affordable properties was granted this year on part of the site. The owners would like to develop a larger amount of housing in this area and have indicated that they would consider access from either the old A30 or Carnego Lane.

#### **Area 3: Land south of Ivy Bank farm**

The third area for housing lies on the eastern side of the main built-up part of Summercourt. The owners have indicated that they would be willing to release land for development."

## HOW HOUSING CAN BE DELIVERED

In the present planning system, there are two main ways to bring forward land for housing. These are as follows:

**ALLOCATED SITES:** If land is included within a “development envelope,” subject to other constraints, it is allocated for housing. Government policy states that on such sites of ten or fewer units, no affordable housing can be sought. On sites of eleven and above, 25% of such developments would need to be affordable homes to be rented or sold to individuals with a connection to St Enoder Parish.

**EXCEPTION SITES:** The policies of Cornwall Council state that “exception sites” can be brought forward on land adjacent to the existing built up area of villages. As the name suggests, these represent exceptions to the main wider policy set and at least 50% of such developments would need to be affordable housing for local people.

## WE WANT TO KNOW WHAT YOU THINK ...

**Question 1: There are about 230 properties in Summercourt and the surrounding rural areas. How many new properties do you think should be built in the village between now and 2030?**

Less than 10

Between 10 and 20

Between 20 and 30

More than 30

**Question 2: Do you think sites should be allocated for housing in the St Enoder Neighbourhood Plan?**

Yes

No

**Question 3: Do you think housing sites should come forward as exception sites?**

Yes

No

**Question 4: Do you support the development of housing in any of the nominated sites on the map?**

**Area 1**  Yes

No

**Area 2**  Yes

No

**Area 3**  Yes

No

**Additional comments** .....

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**Please state where you live** (ie. which street in Summercourt or which local hamlet)

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**Please return this survey to St Enoder Parish Council in the freepost envelope that has been provided. We would ask that you get the forms back by Saturday 18th November. Thank you for your time.**