

**Fowey Parish Neighbourhood Plan
Community Engagement
Housing Workshop at RFYC
March 12 2016**

1. The workshop began with a power point about the NDP process and a general discussion about the use of evidence to inform our decisions.
2. The workshop broke up into small groups to discuss the major themes which came out of the Questionnaire (Oct. 2015). Copies of the Questionnaire summary, was available to all as well as the earlier Parish Plans.
3. There were ten issues which came out of the resident's questionnaire of (Oct. 2015).
4. Groups were asked to write down their responses to the ten issues after their group discussions. These responses were later shared with the rest of the work shop.

Issue 1: 70% of the survey replies (Oct. 2015) considered family members would not be in a position to afford to buy or rent on the open market within Fowey Parish.

Issue 2: 84% of the responses to the survey believed affordable housing should be a priority to meet the needs of local people.

Issue 3: There is a strong preference for the provision of starter and family homes within any new development.

Issue 4: There were a number of comments suggesting the need for restrictions on second homes, holiday lets and buy to let to ensure full time residency of new builds.

Issue 5: Housing to support young people was considered important.

Issue 6: Housing to support older people to remain in the area; like the existing Briarfield and Windmill House developments, to enable residents to downsize and move to smaller properties in the parish.

Issue 7: There was a lot of support in the survey to renovate existing buildings and infill rather than on green field sites.

Issue 8: There was a high level of support for improvements in the overall infrastructure of the town before any further development takes place.

Issue 9: It was considered important that any new developments would maintain existing green spaces and avoid development encroaching on green field sites.

Issue 10: A mix of small developments appears to be the most supported option to deliver any additional housing in the parish, like St Catherine's View.

After the workshop all the responses were written up (see below) and used by the steering group to inform and shape the Housing policies.

Fowey Parish Neighbourhood Plan Draft – Housing Objectives

Issue 1: 70% of the survey replies (Oct. 2015) considered family members would not be in a position to afford to buy or rent on the open market within Fowey Parish.

How can this be achieved? - Workshop Responses

1. Amount of land and desire for new housing is very limited and the consideration document suggests 'Starter Homes' of max. 2 bedrooms for both young and, to a greater extent, older people. Cornwall Council suggests 20-30 units, maximum likely to be supported over the next 15 years.
2. Conclusion to Housing Questions – 75% of respondents felt family members couldn't afford to buy in Fowey Parish. 57 No 19 No say Yes (25%) 399 skip question – elderly.
 - To provide adequate affordable housing of a mix of tenure to cover varying age groups and family composition.
 - All future development to be mixed tenure to include Public Services to be sold to locals only at affordable prices.
 - Restrict sale of second homes
 - More RSL Involvement (Registered Social Landlords or Housing Associates)
3. To satisfy the current and future housing needs within the Parish. This will be achieved by an analysis of the housing data available from Cornwall Council. By taking into account the results of the Neighbourhood Plan Questionnaire.
4. We need sufficient affordable housing to meet the needs of local people and local employees across all age ranges.

Issue 2: 84% of the responses to the survey believed affordable housing should be a priority to meet the needs of local people.

How can this be achieved? - Workshop Responses

1. Given the small number of units they should all be affordable or Housing Assistance.
2. As before delivery of affordable housing in the right balance and mix of tenure. Private rental to have restriction on rent charges.
3. We want the Policy to identify the preferred type of housing to meet the needs of the community highlighted by the survey. By building low rent, social accommodation including studio flats, one bed flats, work/live accommodation and supported living accommodation.
4. We recognise that there are no prospects of affordable housing mixed with high-value properties overlooking the water. We would want to address issues of common ownership, rental of housing association and other vehicles which allow low-income households to set up in Fowey.

Issue 3: There is a strong preference for the provision of starter and family homes within any new development.

How can this be achieved? - Workshop Responses

1. Limiting size and design of the unit so that it is not suitable as a second home, for example only 2 beds maximum and a proportion designed especially for the elderly.
2. All future planning approvals to be for local community occupation at affordable prices. RSLs to stop exchange programmes and close loopholes.
3. The provision of starter and family homes, particularly to rent, should be prioritised through a robust N.P. and Planning Policy.
4. Many of its high-value developments are small in size and will not have an 'affordable' proportion. To provide for the 98 demand, groups of affordable houses seem probable, but planning approval should be linked to schemes which limit the re-sale risk, perhaps via land trusts.

Issue 4: There were a number of comments suggesting the need for restrictions on second homes, holiday lets and buy to let to ensure full time residency of new builds.

How can this be achieved? - Workshop Responses

1. Units should be 'affordable' and that should therefore close the buy/rent ownership to only those living and/or working in the Parish.
2. Local residents to have priority on new housing. A property can only be sold to someone outside of Fowey once they have proved there is no local demand.
3. To restrict the number of second/empty homes by introducing an affordability requirement/clause for any new development
4. We would like to explore trust-based models such as the Cobbs Well Alms-houses. Community land trusts for example. Consider imposing conditions on new builds to prevent their use as second homes.

Issue 5: There were a number of comments suggesting the need for restrictions on second homes, holiday lets and buy to let to ensure full time residency of new builds.

How can this be achieved? - Workshop Responses

1. Priority should be given in allocating affordable units to the young and, to a lesser extent, the elderly.
2. Provision of affordable (shared ownership) housing for anyone under 30 only. Shared ownership to be *in perpetuity*.
3. To meet the identified need of affordable housing for younger people by building studio flats, one-bed flats and work/live accommodation.

4. Form charitable trusts to own developments. There should be provision of one and two bed properties to suit young people. How many may be determined by the survey results.

Issue 6: Housing to support older people to remain in the area; like the existing Briarfield and Windmill House developments, to enable residents to downsize and move to smaller properties in the parish.

How can this be achieved? - Workshop Responses

1. Infill builds like Granny flat. What is the consultation evidence and numbers of older people requiring this provision? Further research needed. Self-catering – fully supported and everything in between probably cannot be provided.
2. Mixed tenure developments to provide elderly only properties at affordable prices.
3. The provision of a nursing/residential facility to provide a wide spectrum of adult social care.
4. There are a series of possible sites for development. A nursing home and residential home may also be called for.

Issue 7: There was a lot of support in the survey to renovate existing buildings and infill rather than on green field sites.

How can this be achieved? - Workshop Responses

1. Need to identify suitable sites for new units, minimising use of green field sites relative to brownfield. Difficult to see how more can be done to encourage renovation of private property other than for safety.
2. Support to be given to this over and above greenfield development. Land of this nature is in short supply.
3. To encourage the re-use of redundant buildings within the town boundary through a robust planning policy.
4. Re-use of redundant buildings may help retain the character of the town and conserve green spaces. Redundant farm buildings could provide housing without absorbing greenfield sites.

Issue 8: There was a high level of support for improvements in the overall infrastructure of the town before any further development takes place.

How can this be achieved? - Workshop Responses

1. Any new development should not get Planning Permission unless it shows how it will improve infrastructure – landscaping, parking (Doctors' provision?), schooling.
2. Any future development must contribute directly to the improvement of the local infrastructure.

3. Improvements in the infrastructure through a Tourist Tax.
4. Sewerage needs consideration as do doctors/health facilities and policing.

Issue 9: It was considered important that any new developments would maintain existing green spaces and avoid development encroaching on green field sites.

How can this be achieved? - Workshop Responses

1. In order to ensure green spaces and greenfield sites are maintained we should identify sites available for limited housing, affordable and otherwise in the Parish.
2. Greenfield development will be allowed for key categories already identified – under 30s, Elderly, Affordable. Provision of green space within any greenfield development. Provision of trees.
3. Protection of greenfield sites by identifying brownfield sites within the town boundary.
4. Concentrate development within the town envelope.

Issue 10: A mix of small developments appears to be the most supported option to deliver any additional housing in the parish, like St Catherine's View.

How can this be achieved? - Workshop Responses

1. Identify suitable sites, the only sites available for development.
2. Larger developments would be acceptable subject to suitable design. Larger developments for key housing only. DMV housing maximum 6 units.
3. A preference for small developments of < 10 homes by identifying sites within the town boundary for small scale developments.
4. Small mixed developments are the preferred way of providing affordable houses.