

Chair's Welcome



Welcome to CPRE Cornwall's summer newsletter. This issue includes details of our AGM as well as updates on Cornwall's Local Plan and our wider work.

Our trustees and staff are all working hard to protect Cornwall's countryside and we appreciate your continued support. We are always looking for volunteers to help us, so if you have a passion for planning or a flair for fundraising, then do please get in touch. We'd love to hear from you.

Enjoy reading!

Harold Tinworth, Chair, CPRE Cornwall



Cornwall's Local Plan Pushed Back

The Cornwall Local Plan has been pushed back by the Inspector.

The first phase of examination of the Local Plan took place in May and ended with the Government Inspector asking Cornwall Council to complete further works before moving forward.

What we said:

Housing numbers were the hot topic with groups from all sides challenging the numbers put forward by Cornwall Council, some wanting the limit lowered and others wanting it raised. We worked hard to secure new research that showed there is an objectively assessed need for 32,000 new houses across the county. Significantly lower than the 47,500 proposed in the Local Plan.

We drew attention to the disparity between local wages and housing costs in Cornwall, and suggested that the assumptions about affordability in the Local Plan needed correcting to be meaningful within a Cornish context.

Crucially we also argued that the Local Plan needed to go further than expressing simple aspirations to use brownfield sites for development and should instead adopt a genuine and proactive 'brownfield first' policy and encourage better use of existing buildings and previously developed land.

The Inspector's response to the plan:

Having examined the report in detail and after two weeks of public meetings and consultation, the Inspector issued his 'Advice on Other Matters.' In this he identified a number of shortcomings in the Plan and offered advice on the way forward and the additional work needed to make the Plan sound. This means that the examination is now effectively on hold until March/April 2016.

News: Government Planning Announcement, July 2015

The Government made a number of announcements on planning recently and CPRE Cornwall Director Anita Grice-Goldsmith appeared on BBC Radio Cornwall to state our views. We believe that the emphasis on developing brownfield land is right and that

Cornwall Council should adopt a rigorous 'brownfield first' policy and move away from the current culture where developers cherry pick green fields for development. We also believe that this should be led locally, that communities be involved from the start and that any development includes a significant amount of genuinely affordable housing.

Dates for your Diary >

Date: **19 OCTOBER 2015, CPRE Cornwall AGM**
To be conducted by postal ballot

VOICE FOR CORNWALL

Local Plan contd.

Importantly, the Inspector has asked for a 7% uplift in the housing numbers to allow for second/holiday homes. This means that an additional 3,325 new houses are required, taking the number Cornwall is expected to provide by 2030 to more than 50,000. Additional areas of concern are the habitats regulation assessment, allocations to individual Community Network Areas, the alignment of the economic strategy and the land that has been identified to deliver it, as well as affordability issues.

What next for the Local Plan?

The Council's current plans are to complete the additional work and put the Plan out for consultation to the public in January 2106. But in the meantime, Cornwall is left without any safeguards. This means that we could see a developer's 'free-for-all' as the more unscrupulous developers scramble to take advantage of the current state of limbo. This shows exactly why it is so important for every Parish to adopt a Neighbourhood Plan.

Our view:

We remain unconvinced that there is a genuine need for such a large number of new houses in Cornwall and think that the Inspector has given too much weight to the output and economic growth of the last 15 years. We also think that the standard methodology used to work out housing projections is flawed. A lot of weight was given to the vacancy rate of second/holiday homes – a difficult thing to measure - leading to the imposition of the 7% uplift. Instead of increasing the housing numbers for secondary use, Cornwall needs a Local Plan that will genuinely address the real, local need for genuinely affordable homes. 50,000 new houses in Cornwall will fundamentally change the character and uniqueness of the county. It will lead to more traffic and congestion on the roads, more pollution, and increased pressure on public services. Of course, it will lead to a loss of our green spaces.

Other work

We plan to carry on our efforts to protect Cornwall's countryside and continue to challenge the housing projection figures put forward in the Local Plan.

To do this we will be responding to the upcoming spatial allocations consultation and working to promote a 'brownfield first' approach to planning by the Council so that housing is directed to those areas first, protecting our green spaces. We are also working on developing a 'toolkit' that will equip you and others with the resources needed to respond robustly to planning applications in your area.



Summer fun in Cornwall

Has your community adopted a Neighbourhood Plan?

Neighbourhood Plans are important in helping communities secure protection and enhancement of their local environment whilst at the same time allowing them to decide what housing, transport and energy developments are needed for the community.

We would like to know if your community/Parish has a Neighbourhood Plan, or is working on one at the moment. If you know, then please do drop us an email at admin@cprecornwall.org

Another year has gone, now for the AGM

CPRE Cornwall is your organisation and we want to make it as accessible for all of you as possible. After careful consideration and analysis of last year's AGM attendance and the difficulties that some members have told us they have in attending events, we have decided to boost participation by holding the AGM and associated voting matters by postal ballot.

We would like to give notice that the AGM by postal ballot will take place on October 19th. We will be in touch at least three weeks prior to that date with the relevant documentation required to help you take part. We will also of course be available by telephone for anyone who wishes to discuss this further on 0845 269 4501.

Refer a Friend

It is only because of members like you that we are able to continue our work to protect the countryside. Please ask a friend to join us or consider buying a membership as a gift for a friend or family member. By supporting CPRE Cornwall they will be helping to ensure Cornwall's unique beauty lives on for future generations to enjoy.



Campaign to Protect
Rural England
Standing up for your countryside

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