

Chair's Welcome

Summer is here and for many of us that means getting out and about in our glorious county, enjoying all it has to offer. Whilst we are indeed blessed to live here, we are all too aware of the sweeping changes that may soon be on our doorsteps, changes that could forever alter the character and landscape of Cornwall.



This issue brings you some updates on planning news, but also asks you to get involved and take on the challenge of our 'Magic Cornwall' competition. To find out more, read on...

Harold Tinworth, Chair, CPRE Cornwall

Cornwall Local Plan - latest

Attendance was high at the second day of the examination of the Cornwall Local Plan on 17th May, as local people gathered to hear the discussion that would inform how many new houses Cornwall must build to meet 'objectively assessed need' (OAN). Disagreement with this assessment motivated the clearly audible booing of paid planning agents and QC's, attending to represent the big developers' interests.

In contrast, and without the big bucks needed to employ these experts, local people spoke from the heart. One delegate talked of "feeling like we are in a state of siege," and pointed out that developers should be "there to help us build, not tell us how many homes to build." Another spoke of the Local Plan as "concreting over our countryside." A CPRE member drew attention to the very real issues of affordability and attacked the "obscene housing figures," pointing out that health services in Cornwall are already overstretched.



The discussion continued with disagreements expressed on how to calculate migration rates and headship rates, and how to interpret market signals. Developers' representatives called for an 'uplift' in the housing numbers at every opportunity. The Council, having already added an additional 1500 new houses for affordable housing requirements (in addition to the 7% uplift required by the inspector for second homes) came under attack from these representatives who argued that this additional provision was a "token" gesture and should be increased further to meet "unmet need."

Andrew George, representing Cornwall Community Land Trust, rightly pointed out that "unfettered housing numbers" had failed to deliver affordable housing commensurate with need in Cornwall in the past. So just building more clearly isn't the answer.

Continued overleaf...

More news - Housing and Planning Bill is now law

In our last newsletter we wrote at length about some of the issues we had with the Housing and Planning Bill, such as 'starter homes' being forced onto councils at the expense of other more affordable homes, and the risks in selling off council homes with no provision for replacement. The Housing and Planning Bill received royal assent on **Thursday 12 May and is now the Housing and Planning Act**. CPRE campaigned on several issues relating to rural housing, and successfully secured amendments that provide local authorities with the discretion to exclude Starter Homes on rural exception sites and an exemption for National Parks and AONB from the forced sale of council homes. A concession on Neighbourhood Planning

that means conflicts with Neighbourhood Plans are to be reported on was also secured.

There is of course more campaigning to be done on secondary legislation, particularly around changes in the handling and determination of applications, most notably through the introduction of the new 'permission in principle' consent regime that has now been confirmed as relating to housing-led development.

Importantly, the Act also includes the provision of new Brownfield Registers, an important first step in the 'brownfield first' approach to house building that we want to see in Cornwall.

VOICE FOR CORNWALL

Continued from front page...

At the end of the day the argument centred on whether the existing figure of 52,500 should be seen as a 'minimum target' and not a ceiling figure, an argument that continued on subsequent days. The jury is still out on what the inspector will decide but Wainhomes and other developers were vociferous in their views that it should be a minimum. We are left with the potential for the housing figure to increase even higher and will have to wait until mid-June to find out more in the official report.

It would be cynical of us to say that this 'just build more' push we heard during the exam was about something more than helping us meet our genuine affordable housing need, like say, profit for example. But sadly it seems that we are still a long way off providing houses that local people can afford but much closer to losing our beloved countryside, which makes organising to save it more important than ever.

MAGIC CORNWALL - Photo Competition

Are you an aspiring landscape photographer like Ansel Adams, or happier snapping a quick shot on your camera-phone whilst walking the dog? Whichever side you lean towards – or even somewhere in between – we want your photographs!

CPRE Cornwall recently launched a photo competition to encourage people to celebrate the beauty and diversity of our county by taking and sharing images of the places and spaces that sum up why they think that Cornwall is magic.

Cornwall is celebrated for its coastline and countryside but as we are painfully aware, plans are afoot that will dramatically change our county in coming years. Much of this change will come because of the Local Plan and the dominant model of economic development it adheres to.

The competition aims to encourage people to think about the Cornwall that they love, so that we can all see what could be lost if we do nothing. The entries that we receive will help us to celebrate our beautiful and diverse county as well as creating a visual memory of the places and spaces that make Cornwall what it is today.

Top Judge and Top Prizes

We are very lucky to have internationally renowned professional photographer, **Jo Bradford**, to judge the competition. Jo lives and works in Devon now but is no stranger to Cornwall as she lived in St Agnes for over a decade and graduated with a Masters Degree with distinction from Falmouth University. Jo has produced work for many notable clients and is a Getty Images Contributor. You can see her portfolio at www.greenislandstudios.co.uk



PHOTO COMPETITION

ENTER THE 'MAGIC CORNWALL' PHOTO COMPETITION TO WIN



Entries close 5pm on Friday 2nd September 2016

Visit www.cprecornwall.org for full details

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Magic Cornwall contd....

Jo has very kindly agreed to donate a prize to the competition in the form of a one-to-one workshop session in Cornwall to show one lucky winner how to take professional shots with the camera on their mobile phone; the session value is £200. Jo's own work using a mobile phone camera, 'A Love Letter To Dartmoor' gained worldwide acclaim, was widely reported on and now has more than 50K social media followers! Jo also practices analogue and alternative photographic printmaking in her colour dark room and exhibits and sells her work to collectors in the UK, USA, Hong Kong, and Europe. To see this work visit www.jobradford.com There is also a runner-up prize in the form of a voucher worth £100.

The competition is open to everyone (T&C's apply) and to make it even easier, photos taken on phones, as well as cameras, will be accepted. Winning photos will be published and promoted by CPRE Cornwall. Photos can be sent to CPREPhotoCompetition@outlook.com but please see our website www.cprecornwall.org to read our terms and conditions before entering. **Entry closes at 5pm on Friday 2nd September 2016.**

In the words of our Chair, Harold Tinworth, "We want lots of memorable shots of Cornwall, a county that has been celebrated by Sir John Betjeman, amongst others, for its estuaries, bays, woods, cliffs, moors, churches, engine houses and fishing villages...the list is endless. But we want photos that sum up what makes Cornwall so Magic for you, not just iconic shots of well-known landmarks. We want to see your Cornwall!" Happy Snapping!

PLANNERS DESPERATELY NEEDED

We desperately need people with skills and experience in planning to volunteer their time to help support our work. If you are a planner, ex-planner or know someone who is then please consider volunteering with CPRE Cornwall and help us to make a difference that matters.



Campaign to Protect
Rural England
Standing up for your countryside

CPRE Cornwall
2 Akankoo Cottages, New Road, Stithians, Cornwall, TR3 7BW
No. 0845 269 4501 f: CPRE Cornwall e: admin@cprecornwall.org
www.cprecornwall.org

Registered Charity No. 218344