

St Erth Parish Council

Policy on Enabling the Provision of Affordable Homes in the Parish

St Erth Parish Council has identified, but not quantified, the continuing need for affordable homes for local people. As a statutory consultee of the local planning authority (Cornwall Council), the Parish Council is consulted as a matter of routine on proposals for developments of affordable housing in the Parish among other proposals for development such as new individual dwellings or extensions to existing dwellings. All proposals for housing development are subject to conditions detailed in the policies of the Penwith Local Plan 2004 (until the Local Development Framework is implemented), guidance outlined in the policies of the Cornwall Structure Plan 2004 and subject also to government planning guidelines.

To avoid ambiguity, St Erth Parish Council declares that it considers it important to attempt to balance the following possibly conflicting objectives:

- A. to protect the financial, material and emotional investments made by residents in their homes and communities in the Parish,
- B. to protect and enhance the physical and economic living conditions for all residents in the Parish by insisting on sustainable development options and provision of adequate local services,
- C. to enable all communities in the Parish to enhance their sustainability by enabling affordable housing to be provided for local people.

The Parish Council also considers that all future affordable housing developments in the Parish are to be restricted to housing those with a verifiable local connection which is defined as (i) existing residents of the Parish needing separate accommodation in the locality, or (ii) people who have employment in the Parish and as a result need to live there, or (iii) people who have long standing links with one of the local communities in the Parish, for example to move back to be near their family.

St Erth Parish Council wishes to be proactive in identifying sites in the Parish which are suitable for consideration as rural exception sites for affordable housing and in so doing to assess the impact of any such development in the specific context of general development policies and guidelines and in the broader context of the overall, long term impact on the communities in the Parish. Further, St Erth Parish Council wishes to broaden the concept of affordability of dwellings to include the affordability of occupying the dwellings, by encouraging developers to design and build in provisions to minimize the costs of heating, maintenance and other services.

The following specific local policies will be applied by St Erth Parish Council when considering proposals for affordable housing development:

1. All proposals for affordable housing development must show the effects on and compatibility with or actions planned to improve local infrastructure such as sewerage, public transport, schools and recreational areas.
2. All proposals for affordable housing developments will be assessed for quality of design, suitability of appearance, sustainable affordability, integration within their neighbourhood and for factors affecting public health and safety of existing and potential residents.
3. All proposals for affordable housing developments must be supported by a current and verifiable statement of the numbers of applicants who qualify through local connection and are able to take advantage of the particular conditions offered within a realistic scheduled timescale which must be specified in the application.

The Parish Council also considers that consent for any proposal for affordable housing development not completed according to its approved schedule should automatically lapse.

This protocol was adopted by St Erth Parish Council on 19th January 2010.