

Mylor Parish

Neighbourhood Development Plan

Appendix C

Housing Statement



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1 HOUSING IN MYLOR PARISH

1.1 The Background

There were about 1350 households in Mylor Parish 2016.¹ About 50% are in Mylor Bridge, 25% in Flushing and the remainder in the smaller settlements and more isolated rural locations. Housing growth has been steady over the years with an average of around 15 houses per year in the years 1945-1999 and 7 houses per year since then. This could be regarded as an acceptable level of natural organic growth, suggesting up to 70 additional houses of all types during the planning period to 2030.

2 THE FALMOUTH/PENRYN COMMUNITY NETWORK AREA

2.1 Mylor Parish Housing Contributions

Cornwall's Local Plan apportions a target of 600 dwellings to be delivered in the 9 parishes that make up the rural area of the Falmouth/Penryn Community Network Area. As Mylor parish lies wholly within the AONB, it is not required to deliver any contribution to this target.

Despite this, because its popularity as a place to live, the Parish has already made a significant contribution to the overall Community Network Area housing target, as shown in the table below:²

	a) Local Plan Housing Target (April 2010 – April 2030)	(b) CNA Commitments (-10%) (April 2010 – March 2019)	(c) CNA Completions (April 2010 – March 2019)	(d) Local Plan Target (April 2010– April 2030) (a - (b+c))
Falmouth/Penryn CNA (Rural)	600	283	415	-
	(e) Adjusted Pro Rata rate	(f) Parish Commitments (-10%) (March 2019)	(g) Parish Completions (April 2010 – March 2019)	(h) Parish's share of the remaining Local Plan Target ((e÷100) x d)
Mylor Parish	0%	89	108	-

¹ OCSI Local profile 2016

² Figures provided by Cornwall Council, end of February 2020

3 ASSESSING THE HOUSING NEED

3.1 Demand for Affordable Housing

As the Community survey has shown,³ there is a demand for affordable housing, both to rent and to buy, and a willingness by the community to see some development to meet this need.

The Housing Need Survey report of October 2018⁴ assessed this need and reported that the Cornwall Home Choice register then contained 58 people who were seeking affordable rented accommodation in the Parish, of which 28 were in the highest need categories.

Band	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds	6 Beds	Total	Highest need
A	4	2					6	28
B	1					1	2	
C	9	3	2	2			16	
D	3	1					4	
E	20	9	1				30	
Total	37	15	3	2		1	58	

Band criteria:

- A - Exceptional need, urgent welfare, in need of adapted property or downsizing
- B – High priority welfare, lack of bedrooms, disrepair, need to move-on or redevelopment programme
- C – Statutory or other homelessness, medium level of welfare, lack of bedrooms, proximity to provide support or work/training
- D – Currently living in shared facilities, children living in flats
- E – All other groups

³ March 2018 Community survey questions 11-16 and October 2018 stakeholder meetings

⁴ Carried out by Cornwall Council on behalf of the Neighbourhood Development Plan team

In addition to those seeking affordable rented accommodation, the Housing Need Survey identified around 13 families looking to buy an affordable home in the Parish, with local connection qualifications as below:

- A: Currently lives within the parish and has done so continuously for the past 3 years
- B: Has lived in the parish continuously for 5 years at some stage in the past
- C: Currently works in permanent employment in the parish and has been so continuously for the past 3 years and this employment is not of a casual nature
- D: Has a close family member living within the parish and has been for the past 5 years

However, the Survey also revealed that whilst 58 households were registered for houses to rent or purchase through an affordable scheme, a further 54 households had expressed a need for housing through answers to the survey that were not currently registered. The survey concluded that this potential demand represented a 'hidden need' for housing, as shown in the table below. Some of the difference between registered and expressed need may be explained because some applicants are in need but do not choose to register until they see evidence of suitable new housing becoming available towards the completion of developments. There is no way of determining how many of this category will register in the future, and so a phased approach is proposed to address the immediate highest need. Building houses speculatively to satisfy this potential demand at the outset is not considered prudent.

	Total	Combined Total
Home Choice register – high need categories	28	
Home Choice register – other	30	58
Help to Buy register	13	13
'Hidden need' identified from survey respondents		54
Total		125

The Housing Need Survey did not recommend a figure for the number of units to be built, nor the pace of development during the Plan period to 2030 but concluded that '... mixed scale developments which met Council Policy of 70% affordable rent and 30% affordable sale/shared ownership would be appropriate in the parish'.

To provide for those in greatest need against these results, (28 seeking affordable rent plus 13 seeking to buy) the target in 2018 would have been for around 41 new units (minus the expected 8 affordable units in the pipeline for Mylor Gardens 2), with a split of 69% rent to 31% buy, in line with the recommended planning ratio of 70:30.

3.2 Age Appropriate and Adapted Housing

The Housing Need Survey also showed that within 10 years, 16 households would need homes with extra care or support services and 13 would be looking for accessible/adapted homes. This indicates a need for about 12 single floor dwellings for elderly people in specialist accommodation, for which there was a high degree of support in the March 2018 community survey⁵ This would allow elderly people to remain in the Parish when fully independent living was no longer an option.

3.3 Updating the Housing Need

At the end of February 2020, Cornwall Council provided more up to date figures for the Home Choice register⁶ which showed that the number in need of affordable rented accommodation had dropped significantly from 28 previously to 11 people in the Bands of highest need, A-D, as shown in the table below:

Band	1 Bed	2 Beds	3 Beds	Total	Highest need
A - Exceptional need	2	1	0	3	11
B - High priority welfare	0	0	0	0	
C - Homeless	3	1	2	6	
D - Living in shared facilities	0	2	0	2	
E - Others	12	6	3	21	
Total	17	10	5	32	

The reduction of those in high need of affordable rented accommodation reflects the dynamic situation in the community, driven by economic and social circumstances. It may also have changed because young people have found accommodation in adjacent areas of the Community Network Area, due to growth in available housing, especially nearby in Falmouth and Penryn.

⁵ March 2018 Community survey question 15

⁶ Figures provided by Cornwall Council February 2020

4 SETTING A TARGET FOR PHASED DELIVERY

Setting an affordable homes target for the Plan period requires careful judgement. The disparity between the Housing Needs Survey and the latest figures demonstrates the difficulty of predicting future need. The 2018 Housing Need Survey might have suggested a 'priority need' target figure of around 41 (28 to rent and 13 to buy) while the latest figures suggest around 24 (11 to rent and 13 to buy). What is clear is that despite the completion of 2 affordable led developments totalling some 30 affordable homes in the last 8 years, significant demand remains.

Whilst there is no legal requirement for Mylor Parish to set a viable and deliverable target to be met as a contribution to the strategic housing objectives set by Cornwall Council, it is judged prudent, and supported by the community, to adopt a phased approach with an 'internal' target of 30 affordable homes in a first tranche. This would include the latest estimate of the highest need categories for rent, an estimate of families looking to buy, and a small element for the hidden need. A second phase of delivery would then result from a new assessment of need towards the end of the Plan period. The target against researched figures to date is shown in the table below:

Affordable homes requirement	Home Choice Register – Total	High need for rented	Looking to buy affordable	Total High Need
October 2018 Housing Needs Survey	58	28	13	41
February 2020 update	32	11	13	24
NDP highest need first tranche target	-	11	13	30 (inc. element for the hidden need)

5 STRATEGY FOR DELIVERING THE HOUSING REQUIREMENT

Because of the overwhelming support from the community for preserving the natural environment of the AONB and strong opposition to further open market suburban expansion, the NDP has opted to define tight settlement boundaries around the settlements of Mylor Bridge and Flushing so that there is no further land inside the boundaries for significant developments under Local Plan Policy 8, where, based on recent examples planning consent obtained in the Parish, developers are able to use Local Plan Policy 10 (viability) to secure consent for low proportions of affordable homes, both for houses and land take.

The strategic aim is that affordable housing-led developments will be built as exceptions to the Plan, on sites adjacent to the settlement boundaries, under Local Plan Policy 9. This ensures that developments are sized to meet the evidenced need for affordable homes and that negotiations between developers and the LPA will produce the minimum proportion of open market homes to achieve viability under Local Plan Policy 10.

Whilst this constitutes ‘unplanned delivery’ over which, in theory, the community has no control, in practice the clear evidence provided in the NDP for both the housing need and the support of the community for a preferred direction of growth provides a cost effective route to planning consent for development.

Added to this, the land in the preferred direction of expansion adjacent to the settlement boundaries constitutes, for both Flushing and Mylor, simply logical extensions of recently completed affordable housing-led developments. Full details of the views of the community on the preferred development directions and the preservation of sites for environmental and sustainability reasons is contained in **Appendix A: Housing Development Preferences**.

6 HOUSING DELIVERY – FLUSHING AND MYLOR BRIDGE

It is intended to pursue a balance of the 30 units between the two villages taking account of the needs expressed in the Housing Need Survey, the population of the existing settlements and the capacity of potentially available land.⁷

Flushing

This would require building in the ‘first tranche’ about 12 affordable homes. The community preference for development was in the area of Tregew Meadow although the actual site would depend on what came forward to planning, perhaps from a Housing Association, Community Land Trust or new style Council Housing to achieve 100% affordable homes.

Mylor Bridge

The balance of 18 affordable houses would be built in Mylor Bridge. An indicative option, if deliverable, which would align with the community’s preference, would be for an extension to the existing Robert Rundle Way mixed estate. Again, this might come from a Housing Association, Community Land Trust or new style Council Housing to achieve 100% affordable homes. Other deliverable options could also come forward and would be judged on their own merits through the planning system.

Environmental, Sustainability and Climate Change factors

On any development site it will be important to include land to meet the new requirements for the inclusion of public green spaces and wildlife areas in conformity

⁷ Permission has already been granted for 8 affordable units in the Mylor Gardens 2 development. It is unclear when these will become available and they have not been factored into these figures

with the new Cornwall Council Design Guide (March 2020), the Mylor Parish Design Guide at Appendix D and the renewed emphasis placed on preservation of the natural environment and mitigation of climate change effects in the Cornwall Council Climate Change DPD (in draft) – Natural Climate Solutions. This all implies a lower housing density than achieved with previous affordable led homes developments.

Aspiration to deliver 100% affordable homes.

The Parish Council's Affordable Housing Group is already actively pursuing solutions with potential development partners aimed at meeting the aspiration of 100% affordable homes in the parish. These might include new style funded 'Council House', Community Land Trust and Housing Association options, as well as realizing the expressed interest (over 53% of respondents) in self-build projects. A solution involving (in part) a commercial development at Mylor Bridge is represented in the table below. The aspiration is to achieve methods of delivery that reduce the open market element to zero.

First Tranche 30 Houses	Affordable housing	Open-market housing
Community Land Trust, Housing Association, Local Authority direct build social housing or self-build affordable housing projects	20	6
New style Council housing	10	0
Total number of houses planned for:	30	6

Brownfield Sites and Windfall Developments

Natural growth in the number of open-market houses on infill and brownfield sites within the settlement boundaries will continue as unplanned windfall developments, about which nothing is yet known. However, the trend in recent years is for windfall developments to be built of 5 houses or less in the parish under AONB rules so that there is no requirement for an affordable homes element. Three such small developments have been completed in the last 3 years or are nearing completion. These open market developments have sold at prices well above affordability levels and so are most unlikely to contribute to affordable homes targets in the future.

Delivering Supported Affordable Housing

There is a medium-term aspiration to deliver supported affordable housing for people with extra needs through age or disability to meet the projected requirements expressed in the Housing Need Survey for the next 10 years.

No suitable sites within the settlement boundaries, or close to the centres of the villages have yet been identified for a complex of homes for those in need of support. This policy therefore relies on windfall developments and the line in Policy H3 about the need for a 1 in 10 provision on any new estate.

Impact on infrastructure

A key issue relevant to this provision which was highlighted in the surveys and the Regulation 14 consultation, was the need to ensure that the infrastructure was able to cope with the expansions of the villages before the houses were occupied. School places, drainage and pavements were frequently mentioned. This is referred to in more detail in the Sustainability Assessment of the NDP Chapter 8.