



## Affordable housing



Happy New Year from the Affordable Housing Team!  
This first newsletter of 2024 brings you information about changes to the National Planning Policy Framework, information about how we are continuing to support communities, some good news stories and some general updates.

**Please feel free to share this Newsletter.**



*Treccerus Farm, Padstow  
55 Affordable homes*



*Highfields, Cubert  
17 Affordable Homes*

## Good News Story Trecerus Farm, Padstow

Trecerus Farm on the edge of Padstow is a 100% Affordable Scheme of 55 homes, which includes social rent and Shared Ownership homes. Delivering one-bedroom flats and two, three and four-bedroom bungalows and houses.

There are 27 Social Rent Homes and 28 Shared Ownership homes.

The homes are being acquired by Cornwall Council from the developer Poltair Homes.

The first phase of the scheme was completed at the end of 2023, 11 of these social rent properties have already been let through Homechoice to qualifying local households and the remaining 16 will be available to let toward the end of February 2024.

You can read more in depth information about this

## Did you know...

**26,815** households are currently registered with a housing need in Cornwall.

You can find your Parish's registered housing need alongside a lot of interesting fact, figures and information about your parish and Cornwall here: [Housing intelligence](#).

Your parish's Housing Need is in the section titled Social Housing in Cornwall but for ease you can click here [Parish Housing Need Data](#)

If you can't find what you need then do get in contact with the Affordable Housing team and they will be able to help.

## Affordable Housing Approvals

Between early October to the end of November there were permissions for **25 Affordable Homes** recorded by the Planning Service. There were a

information about this scheme in the attachment.

## **Good News Story Highfields, Cubert**

Regional Housing Association, Westward Housing Group, is completing 17 new affordable homes as part of a larger (30 homes) Legacy Homes development in Cubert near Newquay.

The 17 new affordable homes at Highfields in the village of **Cubert** provide a mix of 12 affordable rented and 5 shared ownership homes in a range of flats, bungalows and houses meaning there is something to suit most people locally.

You can read more in depth information about this scheme in the attachment.

## **Chief Planning Officer Advice Note – Addressing Affordability**

In September 2022 the Council implemented a Chief Planning Officer Advice Note

service. There were a further 49 Affordable Homes approved that were part of Outline Applications or Permissions in Principle.

## **National Planning Policy Framework update**

Housing secretary Michael Gove this week launched the revisions to the National Planning Policy Framework (NPPF) which were first consulted on about a year ago.

The NPPF also now includes a definition within the glossary of Community Led Development which will bring clarity for schemes led by the community that come through the planning system.

You can view the new NPPF here:  
[NPPF December 2023.pdf](#)

## **Early Stage Feasibility Fund – Grants Issued**

(CPOAN) to address the increasing pressure of a lack of homes that are rented at an affordable level throughout Cornwall. This CPOAN that the Council has implemented amends the Tenure split which is included in the Cornwall Local Plan.

This tenure change now sees Affordable Rented homes replaced with Social Rent. Therefore, the typical expected tenure split has now been adjusted from the previous 70/30 tenure split (70% affordable rent 30% intermediate sale) to the following:

In Zones 1 and 2: 60% social rented and 40% intermediate housing

In Zones 3, 4 and 5: 50% social rented and 50% intermediate housing.

You can find this CPOAN on the [Council's website](#) along with other policy guidance.

## **Supported and Specialist Housing Strategy launched**

The Council has produced

The Early Stage Feasibility Fund (phase 2) which supports communities to take those first steps into understanding whether an affordable housing scheme is possible, has now provided **Eight** grants to support the communities of Tintagel, Bude, Penryn, Looe, St Keverne, St Endellion and Deviock.

Information on this grant and other grants and loans that the Affordable Housing Team can support communities with can be found on our [Community-Led Housing](#) web pages or by [contacting the Team](#).

## **Understanding Housing Need - Events and Surveys update**

The team continue to work alongside communities to help them understand their housing need. In the last few months we've completed 3 Housing Needs Surveys, we have one survey just closed and we are working with a

The Council has produced the [Supported and Specialist Housing Strategy 2023-2050 for Cornwall](#). We worked with various stakeholders to jointly produce this strategy. These include Housing, Planning, Children's and Families, Adult Social Care and the NHS.

The strategy covers the requirements for specialist, supported and accessible homes for:

- People at risk of homelessness
- People with learning disabilities and/or autistic people
- People with serious mental health needs
- Older people (people aged 55+)
- People with physical disabilities/long term conditions

The strategy's requirements form an important subset of the housing needs in Cornwall. It will also inform the next iteration of the Local Plan. This will ensure those requirements are embedded in planning policy.

The Council is now working on an Implementation Plan. This will set out the actions required to deliver the

number of other areas to set up their surveys.

Once a survey has been completed and a report written they are publicly available on the [Council's website](#). Alongside the existing report template the team are trialling a new summary report to make the survey results more accessible.

If you are interested in finding out more or viewing a template copy of the survey, you can visit our [Let's Talk Cornwall pages](#).

## **New Planning Fees**

As of the 6<sup>th</sup> December, the Government increased planning fees but also as part of the changes they have also removed the 'free go' on relevant submissions. Further information about the new fees and changes to the process can be found on the Council's [Planning fees webpages](#)

## **Future editions of the Newsletter**

If there is a particular area

required to deliver the strategy.

of our work which you would like us to focus an article on, then please don't hesitate to get in touch with the Team.

