

NEW FRONTIERS

HOUSING AND PLANNING



HOUSING DELIVERY, INFRASTRUCTURE AND PLANNING

Context

Cornwall recognises that the shortage of new homes is one of the major barriers to achieving sustainable economic growth in the region and is working strategically with partners to invest and directly tackle barriers that have been identified. Providing a range of high quality affordable housing is a key priority. We have two interlinked asks: the first pertaining to unlocking housing delivery growth through enabling infrastructure; the second linked to planning powers to plan and deliver new villages.

The proposals in the Housing delivery, infrastructure and planning chapter apply to Cornwall only and do not cover the Isles of Scilly.

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HOUSING DELIVERY, GROWTH AND INFRASTRUCTURE

Unlocking barriers

The rationale for change

Cornwall has 19,000 households registered on the housing register and 9,000 new applications a year, creating a need of 2,000 new affordable homes annually. Alongside this key challenge for Cornwall is the range and complexity of the local housing market conditions, with low wages and high house prices resulting in some areas facing affordability ratios exceeding 1:16. The average in Cornwall is 1:11, compared to the national average of 1:7.

Diversification within the market and the attraction of Cornwall as a place to invest for new providers is dependent upon the certainty of longer term funding.

In the past, private investment has been encouraged on the basis of the Council's own programme of grant funding and a single investment fund would allow not only a strategic approach to the allocation of funding, but would attract more providers into the market. Forward funding of infrastructure would help unlock sites, reduce risk and give greater certainty to the market providers, enabling them to deliver above and beyond business as usual.

Cornwall has a stable housing market and good rate of housing completions to date, alongside its strong partnership approach which means its ambitions and offer to deliver on accelerated housing is achievable.



Our ask

Cornwall is asking for support to accelerate planned delivery, ensuring housing is fit for purpose and tailored to Cornwall's demographic and to maximise on private investment.

We are requesting a single devolved delivery fund for Cornwall to forward fund infrastructure and bring forward stalled strategic sites, totalling **£60m**. This fund will be a rolling fund which will be invested and recouped on an ongoing basis to tackle stalled sites. Where necessary, land will be directly acquired to deliver houses, diversifying the market and providing additionality alongside private investment.

The initial investments will be focused on:

- unlocking the infrastructure requirements for the urban extension to west Truro and Broadmoor Farm
- acquiring developmental land to directly deliver houses at Hayle, West Carclaze and western Truro
- to fund the creation or upscaling of a local off-site manufacturing factory to secure a supply chain
- to unlock custom and self-build plots
- cover seed funding for a multi skilled delivery team

Our offer

As part of Cornwall Council's growth and investment programme it aims to deliver houses alongside jobs and infrastructure for Cornwall's communities.

The Council has already committed to providing a 20% uplift of housing delivery up until 2021. In addition to this, the Council's Growth and Investment Programme is working towards investing in direct delivery of 1,000 homes over four years through its Housing Delivery Programme. This is alongside additional proposals currently being considered around delivering 1,200 extra care units and specialist houses, investing in empty homes and building homes through the Cornwall Land Initiative. Over the proposed first four years of this investment programme the combined number of new homes could reach 3,200 per year on average.

The Council intends to underwrite risks where necessary to enable the development of schools and utilise its borrowing powers to directly invest in the acquisition of land at key strategic sites such as West Carclaze, Langarth and Hayle.

Finally, our partnership approach (through the Cornwall Executive Housing Sub Group) with the Cornwall & Isles of Scilly LEP, Homes for England, Housing Associations, Health colleagues and private sector representation is helping to ensure that barriers to delivery are being addressed at a strategic level and in a joined up way.

Significantly this partnership approach has resulted in Cornwall benefiting from a commitment from Housing Associations to deliver 8,000 homes, of which 6,000 will be affordable, over 2016-2021 with a total investment of £600m.

We have ensured that our forecasted growth is sustainable, meeting the demand and ensuring resilience to market boom and bust cycles.

Benefits

- Our proposals would unlock an additional 9,404 high quality homes of mixed tenure to be delivered over the long term.
- This will be alongside our current trajectories of 12,161 homes to be delivered in the shorter term (2017/18-2020/21).
- Key infrastructure would be in place to unlock additional homes.
- Based on the National Housing Federation Economic Impact calculator these proposals have the potential to contribute £920m to the local economy and £2bn nationally, alongside supporting 19,000 full time employees in Cornwall and 49,000 across the UK.

These proposals will:

- Create self-sufficient and resilient communities, promoting smaller settlements to be centres of employment and services. Improving and regenerating our communities through quality building, using housing development to meet local need.
- Real and sustainable growth, with an integrated programme of environmental growth, housing, skills and employment demonstrating how development can have environmental, social and economic benefits.
- Create a strong and confident market in Cornwall with improved investment opportunities.
- Uplift in our housing delivery to address our current back log in provision, with a mixture of tenure to meet local demands and need and high quality construction to tackle fuel poverty and health and wellbeing implications of poor housing.

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POWERS TO PLAN AND DELIVER NEW VILLAGES

Context

Cornwall has a unique and dispersed pattern of interrelated towns and villages which are constrained by geography and history, particularly with very tight historical centres. Cornwall Council believes that beyond the current housing allocations and plan period (2010 to 2030) Cornwall will rely on the creation of a series of new settlements and wishes to be in a position to shape and drive forward these settlements, ensuring they are suitable for Cornwall's housing market and take a whole place approach.

The Council plans an early review of the Local Plan, continuing the ambitious accelerated delivery of at least 3,000 homes per year, with a focus on increasing supply and affordability whilst ensuring delivery of good quality and functional new villages.

The Council has learnt from the planning and delivery of four current and currently proposed new settlements in Cornwall, Nansledan (Newquay), West Carclaze Garden Village (St Austell), Higher Newham Farm (Truro) and the Threemilestone Corridor (Truro).

Unlocking Barriers

The Rationale for Change

The current Plan-led system does not provide the enabling levers which the Council needs to allocate sites for new garden village settlements.

Our ask

To work with Government to develop a pioneering new model that would allow Cornwall Council to identify and test potential new sites for garden villages and obtain the powers necessary to allocate sites for new garden village settlements, to avoid over-development damaging the character of our historical towns and villages, and share the uplift in land values between community benefit and a dividend to the landowner(s).

Our offer

Our offer is to take a direct role in the delivery of new garden village settlements as part of the Council's growth agenda and will be identified as part of our Local Plan review.

Through the Council's Investment Programme we will add to our current initiatives and funding, with a clear ambition to be the top provider of affordable homes of all English Councils.

The programme includes a number of different interventions to build more homes that meet residents' needs both in terms of quality and price. Over the proposed first four years of this investment programme, the combined number of new homes could reach 3,200 per year on average, dealing earlier with the housing needs clearly identified in our Local Plan.

We want to provide certainty to the private sector market and ensure that, through uplift of land value, the development of new garden village communities will pay for associated infrastructure (including schools and health provision) without recourse to the public purse.

Benefits

The benefit of our offer is that more homes will be developed that are affordable to the whole community, underpinning the Local Plan's ambitious aims for 38,000 new jobs in Cornwall by 2030, creating significant tax revenues and enabling a significant reduction in dependence on public subsidy.

At least 3,000 new homes per annum will be developed, exceeding (on a proportionate basis) the Government's national plans for the increased supply of new homes, with an estimated 38,000 new jobs over 20 years