

Dear Cllr Malcolm,

I am helping Mr Richard Andrews with a viability assessment for his planning application, and also the local housing survey.

The idea for a survey arose in response to the Planning proposals. Cornwall Council said that their own data on local need in Botus Fleming was limited and that if they were to give further consideration to the planning application, a survey would be beneficial.

We initially planned an entirely private survey, but it then occurred that information about the current and future housing need of the parish could also be useful to your Neighbourhood Development Plan group. I wrote to the (then) Chair of the Parish Council to explain our circumstances, and it was agreed that we should proceed on the basis that reference would be made to the parish council and its NDP.

In hindsight it seems that other councillors, including the Chair of the NDP Group do not appear to have been notified, and I expect that you are now aware that Cllr Aughey is not at all happy about this. He has made it clear to me that the NDP Group wishes to distance itself from the survey, favouring a short form of survey based around a single question about whether or not there is a local affordable housing need.

I have since been contacted by Cornwall Council who explained to me that Botus Fleming had contacted them earlier this year about undertaking a survey, but the type of survey Cornwall Council uses was considered too lengthy and the number of questions considered intrusive. For those reasons the NDP Group decided not to proceed with that style of survey. With the benefit of that information, we can now fully understand why Mr Aughey was upset to discover that such a survey had been distributed by us.

Our reason for contacting the Chairman in the first instance was to highlight the potential benefits of a survey and to gain support for it. We asked for comments on the draft questionnaire, and whether Mr Billing would be prepared to act as local postbox by accepting the returned questionnaires. Having fully explained our proposals, we could not have anticipated that a breakdown in procedural etiquette would follow, but Mr Andrews and I would like to offer our apologies to the parish council for any upset caused.

Whilst some other local residents have also expressed concerns to me, there are others who understand and support it. The remaining few questionnaires are being delivered today, and a number of those that were delivered last week have already been returned.

In my former role as a Team Leader at Cornwall Council I had previously coordinated similar housing surveys for your near neighbours, where the five parishes in the Rame Peninsula went on to use the results of these in developing its own NDP. I have to say that in my professional opinion, the results of a simple one question survey would not provide qualitative

information to support (or resist) the provision of local affordable housing, and is unlikely to demonstrate to an Independent Examiner of a draft NDP that the wider housing circumstances of the parish have been fully explored.

Causing local upset was the last thing we wanted to achieve, and it would be a shame to think that a breakdown in local procedures would lead the NDP Group to dismiss information that may prove beneficial to the development of local policy.

I would be grateful if you would consider making our apology known to members of the parish council, including its wider audience if you think it appropriate, and whilst we now know that our survey process was clearly not what the NDP Group had wanted, we would ask that the parish and its NDP Group give further consideration to the potential benefit of the survey results when they are known.

Best wishes
Andrew

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TO CLERK 27 07 17

Dear Mr Hesketh

for the attention of Botus Fleming parish councillors

I apologise for the misunderstandings that may have arisen for the recent housing needs survey where I handed out a questionnaire to every dwelling in the parish at the beginning of June. The land in question is at, 'Heckbury barn', on the right hand side of the parish road just as you leave the village on the, 'Vollards Lane', road. It has been owned or rented by my family for the last forty years. I am not a professional developer as we initially acquired the land to be farmed. The only development that has happened is the conversion of the barn that is nearly reaching completion.

Thinking that there may be a chance of a small housing development I initially contacted a firm of planning consultants in Liskeard, Urban and Rural Planning, who came and viewed the field. They suggested that I initially apply for a pre-app for nine dwellings. This was just to find out what chances there were of obtaining planning permission in the part of the field adjoining the barn. The planning department were positive and said that development would be permitted but as it is on the edge of the village it would be classed as a rural exemption area. This was in 2015 and from here it was recommended that I contact the

parish council. I knew at the time that Chris Billings was the chairman of the parish council. Chris suggested that I come along to the next council meeting and inform them of the situation, which I did. I then sent the details of the pre-app along with an accompanying letter to Helen Wright who was then the parish secretary.

The next time I came to a meeting in the parish was when the neighbourhood development plan was being set up. I assumed that the committee running the plan would be aware of any proposals for the development in the parish as our proposal was already in the possession of the parish council. I have never made a secret of my intentions and have openly mentioned it when speaking to parishioners when just having a general chat or when they use the land for walks and exercising their dogs.

Taking the planning a step further I contacted a firm of architects in Bude, A E Rowe, who drew up a plan for ten houses, four two bed-roomed semi detached, two three bed-roomed attached, two detached three bed-roomed houses and two four bed-roomed houses. This would be a mix of open market and affordable homes. There will be an open access area and a public foot path provided along the existing parish road that would make it a great deal less dangerous than the present situation where the road is quite narrow and there is no provision for walkers. The existing hedge will be pushed back to provide room for the foot path and not taken out.

After completing a topological and Ecological report I then was advised to contact a further professional, Andrew O'Brien, to carry out a viability report which he presented to the planning department. They in turn proposed that we carry out a, 'housing needs survey', as one had not been carried out. The housing needs survey questionnaire that we used was almost identical to the one that is advised by Cornwall county council and I assume any other county council in the country. Again we decided that it would be a good idea to keep the parish council informed which we did. To save costs we approached the then Chairman of the council Chris Billing to be a drop off point for the completed questionnaires, which he very kindly said that he would.

I hope to attend the meeting tomorrow night but if I can not I hope to attend the one in August. The present Chairman of the council, Steve Malcolm very kindly asked me to come along to the meeting in June. I did come but did not realise that any public comments had been changed from the end of the meeting to the beginning. I did have a word with Councillor Jesse Foot and he did say that he would probably not be at the meeting tomorrow night owing to previous engagements.

Kind regards

Richard Andrews

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