



## **Minutes of a Meeting of the Mawnan NDP Steering Group held on 15 November 2017 in the Memorial Hall**

**Present:** Terry Damer (Chair); Dennis McQuillan (Sec); Jackie Whibley, Peter Stokes, Georgena Morris, Carrie Gilmore, Graham Marsden, Mick Hartley, Rex Sadler. Plus 15 members of the Community.

**Apologies:** Jon Holt, Richard Martin. Plus 6 members of the community who had been emailed using our 110 contacts list.

After offering tea, coffee and biscuits to members of the public from 7.00 p.m. the meeting opened at 7.15 p.m.

### **1. Minutes of Last Meeting**

The minutes of the Public Meeting held on 11 September 2017 and the progress meeting held on 11 October 2017 had been circulated to the Steering Group (SG), posted on the website, and emailed to the NDP contacts who had supplied us with their details. There were no changes required to the 11 October minutes and, so, were accepted and signed off by the Chair as a true record.

### **2. Matters Arising**

There were no matters arising.

### **3. Working Group Statements**

The Chair explained how the NDP would focus initially on eight topics which had been identified in earlier consultation with the community. Each topic would be investigated by a Working Group (WG) consisting of a small team of 3 – 6 volunteers led by a member of the SG. The main purpose of this meeting was for the leaders of the WGs to outline the first stages of their deliberations. Statements were made in person as follows:

- a. Dennis McQuillan – Local Landscape Character Assessment (LLCA)
- b. Carrie Gilmore – Business and Employment
- c. Peter Stokes – Traffic and Transport
- d. Georgena Morris – Environment and History
- e. Jackie Whibley – Leisure and Tourism

A statement by Jon Holt (Housing) was read out by the Chair. The above statements are attached as Annexes A to F to these minutes.

The Chair commented that 2 WGs had no members. Amenities would study the provision and need for such things as schools, medical facilities, community locations, shops and post office. Quality & Design would determine the type, appearance and landscape setting of any developments that might be required within the Plan. Ideally, leaders of these groups should be members of the SG and he invited those present to consider joining the group.

Richard Martin had confirmed that he would be our liaison with other local NDP groups and would oversee the compliance of our Plan with central and local government policies.

The Chair also confirmed that he would continue to lead on Social Media with the assistance of Anna Druce and Melissa Warren. Future consultation with parish residents would be undertaken via Farmers' Market presence and work that Anna Druce as Chair of the primary school PTA would be doing with the children.

As a result of the above statements, 4 members of the public came forward to offer their support as area representatives and as members of Working Groups:

Ruth Walker – LLCA

Niall Murphy – Housing or Leisure & Tourism

Simon Sheldrake – Selected 4 groups but notably, Quality& Design

Jilly Frank – Leisure & Tourism

#### **4. Open Forum**

a. David Morgan expressed concern at a low 10% return on questionnaires from the SG's September activities. A full leaflet that explained the NDP, asked broad questions about life in the area to determine whether any policy areas needed attention, and sought assistance, had been delivered by hand to all 936 addresses in the parish. While the Chair shared disappointment with the outcome, the figure was the norm for most Council response activities and would be accepted as a reasonable return on any consultation. The Chair also confirmed that, when the Plan eventually went to Referendum, only a majority of those in favour regardless of turnout would see the Plan passed into Cornwall Council (CC) policy.

Efforts to engage the community would continue via presence at Farmers Markets and possibly at the Christmas Lights switch-on. The SG would also consider methods that would see a better return on the forthcoming Pre-Questionnaire and for the Main Questionnaire due out next Autumn.

b. Rod Allday sought clarification about the number of houses required to be built in the Parish. The Chair explained that because the Parish lay within the Cornwall AONB, the CC Local Plan Target for Mawnan (April 2017-April 2030) was zero. However, the Social Housing register would need to be considered, and further requirements could

arise because of the NDP's Housing Needs Survey. An example of required development could be affordable homes to cater for our aging population. Therefore, the target was not an absolute figure and the NDP would have to cater for some house building at a scale and design that would satisfy the community and the planning authorities.

## **5. Any Other Business**

a. Carrie Gilmore commented on the status of voluntary organisations and charities and their impact on the parish. They were, in essence, businesses that provided employment and paid rents. Their continued presence and growth should be welcomed and considered.

b. Jilly Frank was concerned that the Mawnan NDP when accepted by CC in 2020 would only have a 10-year life span. The Chair explained that the Plan could be reviewed and updated as and when the CC Local Plan moved forward. It should be a relatively easy task provided that the current Plan was well considered and met with good community approval. Large portions of the Plan would stand for a considerable period.

## **6. Date of Next Meeting:** To be advised via email – Action Sec

The meeting closed at 8.15 p.m.

T Damer

Chair

Mawnan NDP

## **MAWNAN NEIGHBOURHOOD DEVELOPMENT PLAN**

### **LOCAL LANDSCAPE CHARACTER ASSESSMENT**

- Landscape is about the relationship between people and place, and is the setting for our lives. The Cornish landscape is unique, stunning and diverse which provides Economic, Social and Environmental value.
- We must understand what makes up the character of the landscape and the value placed on it to enable us to positively plan for future change and the pressures associated with new development. It is a fundamental assessment which will inform policies and plans determined by all the Working Group areas.
- Cornwall Council have developed a methodology for community volunteers to use to assess the landscape character of their NDP area. This has been successfully piloted with the Roseland NDP.
- The methodology uses a series of simple steps to create a landscape evidence base which can be used to inform the policies within our NDP. The approach allows community volunteers to get out and about with pre prepared fieldwork assessment sheets, upon which they can record the elements and features which make up the local character. To broaden the community engagement, younger volunteers not yet able to vote can also get involved.
- A settlement's edge assessment has also been developed to look at the landscape character around the edge of a settlement, the area often where there is most development pressure. This process is of great benefit to understanding the sensitivity and capacity of a settlement's edge in our NDP, as well as providing the initial foundation stage for site selection and allocation where this proves necessary.
- Both these assessments will require a team of volunteers, ideally 4 minimum, to act as researchers and observers. It should be interesting work based on our local environment and made easier by guidance sheets. Training will be given:
  - An initial 2 hour workshop on an LLCA and use of the fieldwork assessment sheet. Hope to arrange for January 2018.
  - A one day workshop to provide Settlement Edge Assessment training

- Timeframe
  - Training complete by end March 2018
  - Assessments thru' April and May 2018
  - Draft LLCA by end June 2018

To summarise the many documents and links that I have and can share with anyone willing to help us:

The Landscape Character Assessment will:

- be a record of the character of the area prepared by the local community
- create a detailed bespoke evidence base describing the character and value of the local landscape, its historic, ecological, and cultural qualities
- describe the character of settlements and how they have developed over time
- identify features and landscape issues of key importance to the local community
- highlight designated and protected landscape, natural and built features
- provide detail of the historic expansion of settlements to inform future decisions, regarding massing scale and density
- inform Neighbourhood Plan policies as an integral evidence base
- objectively inform opinions on the environmental implications of development proposals
- provide an evidence base to assess the impact of development and inform future land management decisions.

If you can help, please come and speak to me afterwards

Dennis McQuillan  
15 Nov 2017

Good Evening. My name is Carrie Gilmore and I have taken on the role of leading the **Business and Employment** Study-group

- To date we have identified over 70 businesses in the Mawnan parish. We know that we haven't got a full definitive list yet and getting this accurate is an early priority
  - Some are small businesses employing one or two people, others are much larger businesses with many more employees, but all bring economic prosperity to the parish and create employment.
  - We have a wide diversity of professions and sectors, including small and local, or with an international reputation.
  - Those of us who have lived here for some years will remember we used to have a butcher, hardware shop, bank and petrol station, and more farms – we still have many more shops than other villages our size, and a garage that lots of us rely on, so in our NDP we want to ensure we can retain what we have, and provide more opportunities for current and future businesses.
  - We've got hotels, pubs and restaurants, café's, shops, gardeners, very large gardens, electricians, artists, plumbers, farmers, a garage, a blacksmith, B&B's, Fish Cookery school, professional cake bakers, book keepers, boat builder, garden designer, computer repairs, therapists, builders, cleaners, mini-diggers, photographers, self catering holiday accommodation.....and many more
- Our challenge within the Business and Employment SG is to make sure we work with these diverse businesses and self employed to ensure our NDP:
  - Considers how current conditions could be improved to enhance business sustainability and development
  - Looks ahead, to try to incorporate anything that might be in the business community's short-term or future plans, to ensure that the NDP reflects this and provides opportunity for business to flourish
- Cornwall Local Plan (2016) identified that
  - 97% of businesses were small/micro level with less than 10 employees in 2015
  - 23% of population are self employed – versus 14% nationally
- We don't know yet whether here in Mawnan we're representative of Cornwall, but do know that for our NDP we need to find out how many business/services, self employed we really have in Mawnan.
  - So we will be creative about ways in which we gather information + get people involved-because this will only be a good as the input it gets!  
In this Study group I know we already need
  - ✓ busy business people/professionals, who are likely to have limited time to commit to this initiative
  - ✓ people who can research how many of these small businesses we have, and their contact details
    - so if someone is interested in doing some Google research, in the comfort of their own home, and adding to the database we've started, I'd really like to hear from you. If we can have help to build a comprehensive list of businesses/services it would be a great start.

This SGroup will need to be pretty flexible around contributors availability, and will probably rely more on 'virtual' meeting using technology rather than larger face to face meetings.

Already had a couple of responses from business leaders who aren't saying 'No' to getting involved, but don't want to overcommit...so next time I should hopefully have a more accurate idea of the number of businesses and a group, which may be working 'virtually', who will be taking this forward

## **Traffic and Transport**

### **Getting into and out of and around the Parish**

We have found through our feedback from the Fun run and Farmers Markets and comments already made that traffic issues are often raised.

**This subject has some elements that will need consideration within other groups,**

**Thinking specifically about Future Housing needs, Leisure and tourism, Business and employment, and the other existing issues that can create traffic problems:**

#### **Like**

Commuting

The School pick up/drop off

Parking or lack of

The need for Traffic management and Signage

From this, the question of Public Transport arises and local bus services

**The neighbourhood plan has to give consideration to the transport plan for Cornwall over the next 20 years, - as detailed in the document "Connecting Cornwall 2030". This identifies less car use and more sustainable travel options.**

This brings into discussion

Cars and car ownership

Cycling

**And Footpaths**



Some questions have already been raised through our liaison officer at the Council with The Strategic Transport Officer.

The Parish Council is already well aware of traffic issues and at a recent Parish Council meeting it was decided to investigate the possibility of getting official support to conduct a traffic & speed survey.

Again, will require some volunteers and some training, so if you may be able to help please let me know later.

Roads:

Maenporth road

Carlidnack road

Penwarne road

Mawnan Smith

Helford Passage

Port Navas

## **Environment and History**

### Introduction:

My name is Georgena Morris and I have volunteered to co-ordinate the Working Group which will consider the topics of Environment and History within our Parish, and how we want these areas to be protected.

The working party will need to research existing information concerning what we have in the Parish, it's local, national and international importance.

### Activities:

As well as accessing archives; doing local fieldwork to investigate local geography, geology, flora, fauna, buildings and sites of historical significance will be part of our research.

Our community has many well-informed residents and societies. For example, there are the Mawman History and the Helford Marine Conservation Group.

One of our roles will be to talk to both individuals and societies to find out what research based knowledge is available. This will provide insights into understanding the cultural and heritage background that creates the character of the Parish and its People.

We will need to think about:

Geology/Geography

Plants

Wildlife

People

Buildings and other structures

We will start from a basis of many questions:

How do we protect and enhance what we have for residents and visitors?

What is important to us?

What protections are already in place? (For example - we live in an area of outstanding natural beauty).

How can we guide future development to do the least harm?

Should new and existing buildings design in features to enhance local bio-diversity?

What is special about Mawnan Parish?

What do **you** know about it's history, its flora and fauna?

Background:

Some answers seem obvious – we have a fabulous coastline, a beautiful river valley, an iron age hill fort, churches, historic houses, ancient footpaths, internationally important valley gardens and so much more.....

The World War Two embarkations and the story of Fine and Brave Lane are well known locally. There are also stories which are less often told:

Did you know that the young King Hussein of Jordan came to Meudon on holiday and played with local children?

Did you know that the round the World yachtsman Sir Francis Chichester also holidayed at Meudon?

He stayed in the old Tower Folly which has since been demolished. A local plan may have identified and protected it so that it could still be seen today.

Message:

I do hope that some of you are inspired to join this small working party to help to explore our heritage and our environment in order to afford it the protection it deserves.

I think it will be interesting and rewarding to be a small part of a Neighbourhood Development Plan which will reflect the wishes of our community.

Help me to uncover the stories that are less often told and to the heritage that needs our protection.

Volunteers will be very welcome.

**MAWNAN NEIGHBOURHOOD DEVELOPMENT PLAN**

**Leisure and Tourism Working Group**

- Good evening! I'm Jackie Whibley and I am leading the Leisure and Tourism Working Group. (I am also a Parish Councillor.) Let me talk about what we hope to accomplish through this Working Group.
- The parish of Mawnan is situated in an Area of Outstanding Natural Beauty and bounded on three sides by the sea and the Helford. It is a wonderful parish to live in, with lots going on, and it attracts a considerable amount of tourism, on which many jobs depend.
- The task of this Working Group is to focus on **two streams of enquiry** for the development of the NDP:
  - **The first is Leisure**, both for those who live in the parish and also those who visit it for leisure.
  - A useful definition here is ***"The time or opportunity for relaxation or hobbies"***.
  - We'll be starting by researching and quantifying the many and diverse leisure activities which currently take place within our parish, however large or small, wherever they take place, and with whatever frequency they take place.
  - And we'll set out to establish what our public see as important and want to protect going forward, and what is needed to enable those activities to thrive and grow in Mawnan.
  - And we'll find out if the people consider there is anything missing, that they would like to see being included within the Parish in future, and what is needed to support that. It's important that we endeavour to meet the needs of as many of our people as possible, going forward.
- **The second stream is Tourism.**
  - A useful definition here is ***"Tourist travel, especially when regarded as an industry."*** And a tourist is ***"A person who travels for pleasure, usually sightseeing and staying in hotels"***.
  - We have many tourist attractions here in the parish of Mawnan, and we'll start by researching and quantifying each of these.
  - We'll try to identify their impact on the parish, and what they each need in order to thrive and grow in future.

I'd like to thank two ladies who have already stepped forward to join this Working Group: Carol Hurst and Ginny Smeed. Thank you both very much indeed, and I look forward to working with you.

And we still need further volunteers, so if this subject appeals to you and you would like to support us, please speak to me afterwards.

Thank you very much.

Jackie Whibley 15<sup>th</sup> November 2017

**Mawnan NDP Housing Working Group**

**Statement for the meeting on 15 November 2017**

**Introduction**

At the Fun Run and recent Farmer's Market, the subject of housing generated the greatest number of comments and by far the widest divergence of opinions. These comments and opinions reflect the diversity of residents in the parish; their age, whether they are working or not, whether they have children, and the fact that the whole parish is in an Area Of Outstanding Beauty. The job of the Housing Working Group (HWG) will be to take into account all opinions, and deliver a bespoke housing policy for Mawnan, which aligns with the Cornwall Local Plan (which is effective for the next 12 years until 2030) and is supported by other appropriate evidence.

**Beginning with the end in mind**

When the HWG has finished its work, it will have prepared a report which will be an important part of the Evidence Based Summary that supports the submission for Mawnan's NDP as a whole.

In order to be credible the report will need to have addressed and provided evidence for its conclusions in each of the following areas: -

- Number of households
- Type of tenure (owned or rented)
- Type of accommodation
- House prices
- Affordability
- Housing needs and supply
- Type of dwellings required
- Parishioner comments on all the above

## **Data gathering**

The first part of the task is data gathering. Some of the information we need is readily available from public databases, other information is far harder to come by and may well involve walking the parish "clip board in hand". It is only when the hard data is available that the Group can analyse and interpret.

## **Help!**

What I am looking for therefore is anyone who is passionate about the way housing will be dealt with in the next 12 years and is prepared to join the HWG, I am keen to involve a range of age groups and representation from the next generation in very important.

I appreciate that many people have full time jobs and very busy lives and therefore the amount of time they can commit is limited but please don't let that stop you - I would rather have a small amount of your time than none!

It is clear that the HWG has a big job to do which will need to be delivered in a structured and logical way; my intention is that at the same time working on the HWG will be informative, stimulating and fun!

Jon Holt

15 November 2017