

Minutes of a Meeting of the Public Meeting of the Mawnan NDP Group held on 19th February 2018 in the Bowling Club

Present: Dennis McQuillan (Sec); Peter Stokes, Jon Holt, Georgena Morris, Carrie Gilmore, plus 28 members of the Community. The meeting was chaired by Dennis McQuillan.

- 1. Apologies:** Terry Damer, Graham Marsden, Mick Hartley, Jackie Whibley, Rex Sadler, Carrie Gilmore.
- 2. Minutes**
Minutes from the last meeting were distributed by the NDP website. They were also e-mailed out to everyone on the electronic mail list. No alterations were requested and the minutes were accepted for signature by the Chair.
- 3. Matters arising**
There was a problem accessing grant funding at present with the application made by Peter Stokes for funding remaining in this cycle (up to 1st April) being rejected as it was considered not specific enough. A new bid was being prepared for the next cycle from April.

A Pre-questionnaire is being drafted – although the NDP group had pretty much skipped this by working off general topic areas from lots of other NDP groups across the county it was important that community involvement was shown to the true direction the NDP was taking. This would be a chance to pick up on any priorities as seen by the community and work done already by the working groups would still be valuable. It was really hoped that getting this pre-questionnaire (of about 4 pages) out to every household, as well as having hardcopy spares available for visitors and getting a decent number back would provide a solid evidence base for future works. Hopefully the pre-questionnaire would be out by the end of April / early May. Thanks were due to Sarah Furley, the Cornwall Council link person, for her assistance in drafting the questions and format. It was noted however that direct action on traffic control and congestion could not be included in the NDP but could be written into the policy structure documents.

- 4. Social media**
Melissa Mercer was thanked for all her help in getting the social media profile of the NDP group up and running. In conjunction with regular mentions in the Mawnan Diary it was good to see the number of people attending this meeting was up on last time – obviously the word was getting out!
130+ people were getting emailed the newsletter and agenda/minutes with an 80% open rate. We were still using the **@mawnan smith, cornwall** facebook page and links to sign up for the newsletter were on there. Links to sign up were

posted on the NDP website – it was hoped to get as many people as possible signed up. Some people present said although they had provided email addresses they still weren't getting anything – Melissa was going to check on addresses as she was getting a few automatic returns. The Administrator noted that the NDP Population database needed to be updated.

5. Landscape Character Assessment

Presentation from Cath Statham, Cornwall Council

Cath introduced herself – she was a landscape architect who had been teaching LCAs and working on large scale development applications.

The LCA provided evidence to support NDPs in their conservations, preservation and development plans and policies.

She had worked closely with The Roseland NDP who produced a strong policy which included respect for area character, density of developments, impact on trees/hedges, vernacular building style and the importance of landscape areas to the community at large.

LCA need to consider not only geology and settlement but topography, soils, cultural impact, farming (now and historically), impact of people.

Try to cover the whole parish – but look into micro-ecologies

Traditional hedge styles and forms

What makes this area individual

Needs to include factual descriptions

High level classification and descriptions were done by Natural England, but only split England into 8 areas. This was extended to 40 areas in 2007. Cornwall Council took this further, but it still covers large areas. We would probably include the following information: AONB, AGLV (area outside the AONB), Special Protection Area, Site of Special Scientific Interest, Special Conservation Area, County Wildlife site, scheduled monuments, Ancient woodland / TPO, grade II + III agricultural land, SWCP.

As such we need to consider how our NDP can affect policies on quality of design, climate & renewables, highway development, management of the AONB and inform land allocation planning. The LCA would help us assess what the community values about the landscape of our parish and what importance they put on specific areas.

Undertaking the LCA – it is intended to group together defined areas of landscape, such as rolling farmland, deep valleys, shorelines which could be shown on a map.

Cathy had a set of master sheets which she could provide, which could back up a public event where the community maps those areas important to them. The first phase of the LCA would then be a desktop enterprise to roughly map what areas were important or recognised. Cathy was also open to providing a 2 hour training session on how to review and assess these areas, with practical experience and was available to provide as little or as much help from then on as we felt was required (but this would cost).

Q: the Helford Ria already had lots written about it, could we just “copy” this or should we use it as reference material? A: It would be better to reference other documents rather than just insert info.

Q: how to show the consultation map information if randomly placed by members of the public – how could we say that there was a wide enough demographic involved? How would you know what the spots were referencing? A: an expansion sheet/ notes relating to numbers on specific spots could be done. It could be a specific route or footpath was noted or provided specific community value and needed consideration.

Cathy left a set of papers from her presentation which it was hoped that Dennis and the LCA group would make use of.

Dennis said that he had already had a number of new volunteers for the LCA working group and asked if they were present, or if anyone else wanted to volunteer, that they make themselves known to him at the end of the meeting so a training date could be looked at.

6. Housing

Jon Holt gave a presentation based on the information his group (especially Cathryn & Sam Thornhill and Tim Brooksbank) had already found.

He explained that getting facts was proving to be a little difficult. Much of the housing policy would need to be led by the Cornwall Local Plan document (2010-2030) and align with their policies. They are two interesting documents and well worth a scan through.

They state that 52,500 homes needed to be built by 2030 in Cornwall, but that currently the minimum build numbers for Mawnan is 0 – this is not to say we have to agree to a no build policy. We would still need to consider infill, exception sites and rounding off so needed a flexible policy within our own NDP. Affordable homes – it was considered that building affordable homes were not profitable to developers who currently had to give over 50% of any development of over 10 dwellings. Lowena Fields only had 31 affordable homes with 16 rented and 15 sold at reduced costs, but details on what was classed as local need when these were allocated was proving hard to find.

Current population figures shows 877 households (2016) or 1517 individuals (2017) with no growth forecast.

Q: could we include a policy similar to the Portscatho 10/16 where you had to have lived in the parish for at least 10 years before the age of 16 before being considered as having a local connection for affordable housing?

A: it was an option that could be looked at- our NDP has the authority to change the rules our parish applies for affordable housing rules... but it would still have

to rely on the Cornwall Housing register to administer and how they allocated homes was still unclear.

Q: why weren't Cornwall Council building more homes themselves?

A: clerk said that Cornwall Council was actively looking for suitable sites for building eco homes which would reflect affordability at a local, and not national, level. She would try to find the relevant newsletter and post on the website.

7. Interactive plan

Dennis was going to do a quick overview of the Cornwall Interactive Map, but the wi-fi was sporadic at the venue. He suggested that anyone interested went onto the website themselves and took a look – there were multiple data layers that provided wealth of information.

8. Next meeting

Steering group progress meeting – 26th March at 7pm in the Bowling Club

9. AOB

None noted...

Meeting finished at 8.20pm

Housing - Jon Holt 19/02/18

Cornwall Local Plan

- Strategic Policies 2010-2030
- National
- Local
- Neighbourhood
- 52,500 homes for whole of Cornwall
- Timeframe is important

Planning issues relevant to Mawnan

- AONB
- Rural
- Existing sites
- Infill & rounding off
- Exception sites

Completion & commitments

- From 2010
- 73 completions
- 15 under construction
- 25 waiting with permission not started
- Total 113

Housing Statement Guidance

- Mawnan's share of 52,200 – Nil
- Does not mean no building
- But does mean demand could be satisfied by infill, rounding off and exception sites
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Affordable Housing

- Of 113 total 31 affordable
- 16 rented
- 15 sold
- Current need 19

Further considerations

- Population
- Demographics
- Supported Living