

LUDGVAN NEIGHBOURHOOD PLAN - HOUSING GROUP

NOTES OF THE MEETING HELD ON 16TH NOVEMBER 2015 AT THE TRENGWAINTON TEA ROOMS:

PRESENT: Lawrence Kay; Geoff Kitchener; Nicola Osborne; Joe Poynton; Peter Vaughan & Graham Warren.

IN ATTENDANCE: Steve Hudson (Parish Clerk); Graham Carter (Steering Group Chair) & Charles Osborne (Natural Environment Group)

HG1 Apologies:

Were received from Jonny Hewett & Roy Mann.

HG2 Election of Chair:

Peter Vaughan was elected Chair.

HG3 Declarations of interest:

None.

HG4 Dispensations:

None.

HG5 Issues:

ISSUES:

In line with the agreed Methodology the Group discussed the issues that need to be addressed.

(a)

Issue:	HOUSING NUMBERS:
Source:	The issue of Housing Numbers was the second highest priority expressed by the public during the initial consultation phase.
Objective:	To establish and endeavour to meet the Housing need in the parish.

(b)

Issue:	LOCATION OF DEVELOPMENT:
Source:	The Location and distribution of development was the fourth highest priority expressed by the public during the initial consultation phase.
Objective:	To determine; having established the required numbers whether; a. there is a need to allocate housing sites; b. if so how to approach establishing where they should be.

(c)

Issue:	HOUSING MIX OR 'TYPE':
Source:	The mix or 'type' of housing was the seventh highest priority expressed by the public during the initial consultation phase. Cornwall Local Plan Policy 6 deals with Housing Mix.
Objective:	To deliver an appropriate mix of housing that meets the need of the parish

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(d)

Issue:	HOUSING DESIGN:
Source:	Whilst scoring fairly low down the list of priorities expressed by the public during the initial consultation phase it was felt that some respondents may have had design in mind when prioritising 'Type of Housing' and given that Design is given prominence in both the National Planning Policy Framework (NPPF) and the emerging Cornwall Local Plan (CLP) the issue ought to be investigated.
Objective:	At this stage to determine the adequacy of existing policy in respect of design in respect of its impact on Ludgvan

- (e) The only other issue relating to Housing that was addressed by the initial consultation exercise was that of **Second Homes**, which scored low down on the priority list. This needs to be explored during the detailed consultation phase of the project to establish whether this is because:
- a. there is no real issue with second homes in the parish or
 - b. people didn't want it addressed in the NDP to ensure second home ownership did not increase.

The latter is borne out by a small number of comments made on the returns.

HG6 Terms of Reference:

It was agreed that the issues raised would form the Outline Brief for the Group's Terms of Reference, as appended.

HG7 Next Steps:

The agreed Methodology requires that the objectives above are further 'distilled' by reference to both National and Local Planning policies. These being:

- The NPPF
- The CLP including the Affordable Housing SPD
- Saved policies from the Penwith Local Plan 2004 (PLP)

Other sources of information are:

- Ludgvan Housing Needs Survey.

- (a) **It was agreed that all members of the group would look at the relevant policies in respect of Housing numbers, mix and location as these issues were intrinsically linked. Thoughts would be relayed back to the Parish Clerk for circulation prior to the next meeting where more detailed discussions on the way forward could be had.**
- (b) **Joe Poynton would look at policies in respect of Design.**

DATE OF NEXT MEETING: It was agreed to meet on the second Tuesday of each month at 7pm at the Oasis Centre, the next meeting therefore being **Tuesday 8th December**.