

## LUXULYAN NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

### REPORT OF A MEETING HELD ON TUESDAY 19<sup>th</sup> JUNE

1. **Present:** Robin Stephenson (RS) - Chairman; Nick Legard (NL) - Vice-Chairman; Mick Coleman (MC); Simon Hall (SH); Francis Payne (FP) - Luxulyan Parish Council. Luxulyan Parish Council; Sue Perry (SP); Tony Lee (TL) Consultant
2. **Apologies:** Justine Rowe (JR) - Luxulyan Parish Council; Roger Smith (RSm).
3. **Coastline Housing:** RS welcomed Amy Jenkin(AJ) from Coastline Housing. She gave the following information:-
  - Coastline Housing operates as a housing association with 4,500 properties, originating by taking over Kerrier District Council.
  - There is a core target for Coastline Housing to build 2021 new affordable homes by end of 2021.
  - The sites they develop range from the smallest of 6-7 homes to the largest current site of 140 homes.
  - The normal split of the homes is that 70% are rented with 30% shared ownership. The shared ownership homes work on a 5 year arrangement with the occupants being charged 80% of the rent and expected to save the remaining 20% so they are in a position after 5 years to purchase the property.
  - Sites are being looked for all the time with exception sites suitable for development being most economic.
  - Affordability is tied in long term with S106 agreements at the planning stage with local people prioritised as normally defined; i.e. from the Parish first, then neighbouring Parishes, then the rest of the county. Once a site was identified Coastline Housing would reach an option agreement with the landowner to purchase once planning permission was obtained.
  - Although smaller sites were less economically viable for the developer it could be possible to reduce costs if there were more than one site within a few miles of each other.

AJ said that she had studied Luxulyan's NHP and saw that it was a forward looking plan. She had noticed the areas outlined as potentially suitable for development. She had written to the landowner of Chapel field but had not received a response. The landowner was known and NL was asked to approach him.

AJ also said that she had tried to, locate the landowner of the site near the Railway through Land Registry records but had come up with several names so was not certain who the landowner was. She agreed to forward the names of the landowners she had come up with.

#### **4. Minutes of the meeting held on 15<sup>th</sup> May 2018**

These were approved as a true record. There were no matters arising.

#### **5. Finances/Grant completion form**

RS reported that he had submitted a further grant application and was waiting to hear if accepted.

#### **6. Redrafting of Neighbourhood Plan**

TL had been working to redraft the Plan and expected to have completed this by the end of the week. The redraft would have no significant changes so there would be no need for a further public consultation.

TL added that he had met the Head of Planning and Head of Policy for Cornwall Council (CC) by chance at an unconnected meeting and they were keen on the way the plan was addressing the Parish's own housing needs. Sarah Arden/Earley, who headed the Neighbourhood planning department of Cornwall Council was also very keen to help. CC professional services are able to produce maps for these plans at a cost £40-50 each which would help the production of Luxulyan's NHP. This expense was agreed.

RS proposed that he, NL & RSm meet towards the end of next week to go considered the revised and include any other information which was needed. RS to notify NL & RSm.

#### **7. Strategic Environmental Assessment(SEA)/Habitat Regulation Assessment(HRA)**

TL did not consider either of these were likely to be needed due the limited scale of the development proposed.

#### **8. Any other documents required for Cornwall Council**

- TL asked for an index for the Evidence folder. RS would try and provide this and convert word documents to PDFs with FP's help.
- TL would send Basic condition Statement, Equal Opportunitites document and any other additional files needed for the Evidence folder to RS
- Maps as recommended previously and maps of Special Scientific Interest (SSSIs), designated Wildlife sites.

#### **9. Potential development at Tregarrick Farm**

There was no news of any recent developments. RS had not been approached by Mr De Havilland.

## 10. Timescales/Project plan/ Actions required

The key estimated dates were:

- **23<sup>rd</sup> June** TL revisions to plan to be completed and revised draft sent to RS.
- **23<sup>rd</sup> June to 7<sup>th</sup> July:** Revisions to the Plan to be completed. Steering Group to be consulted.
- **7<sup>th</sup> July 2018:** If no screening is required, the Plan and documents could be sent to Cornwall Council for scrutiny.
- **12<sup>th</sup> July 2018:** RS to present revised draft Plan to the Parish Council.
- **31<sup>st</sup> August response from Cornwall Council**-hopefully sooner as CC have already seen it.

Any further timescale not possible to predict as dependent on any further response from CC

## 11.Lessons learnt (positive and areas for improvement)

Not considered

### Any Other Business

Nothing arising

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### Date of next meeting:

- Tuesday 17<sup>th</sup> July 2018, in Luxulyan Memorial Institute, starting at 6.30 p.m.