

# Notes on Neighbourhood Development Plan Information Links Presentation Meeting held on 28<sup>th</sup> November 2012

## Attendees

<u>Name</u>	<u>Organisation</u>
Alex Roads	John Brays
Jo Broadfoot	St Minver Churches
Liz Williams	
Tuck Clagett	St Enodoc Golf Club
Helen Rawe	St Minver Community Land Trust
Guy Shaw-Stewart	Polzeath Voice
Dave Cantin	St Minver School (Headmaster)
Robert Townsend	St Minver School (Chair of Governors)
Henry Herzberg	Trebetherick Residents Association
Priscilla Baxter	Trebetherick Residents Association
Christopher Pearman	
Chris Taper	St Minver Lowlands
Keith Snelling	St Minver NDP Project Manager
Jayne Shepherd	St Minver Highlands
Gail Webb	St Minver Lowlands
Brian Owen	St Minver Highlands

## Objective

To Inform representatives of local groups about the intention of the St Minver Parishes to produce a Neighbourhood Development Plan, and to request assistance to publicise the activity and provide support to Working Groups in preparing the Plan.

## Observations

During the presentation and subsequent discussion the following points were noted

- What weight will be the document be given? (Initially raised by Alex). 'It will be a legal document' – to be consistent with Cornwall Core Strategy, which will be consistent with National strategy.
- A good boundary plan already exists....an enormous document. (Alex)
- Development Order discussion – Provide actual example – e.g. change of from shop to cafe. What involvement Cornwall Council? Not clear on the actual process –  
  
ACTION: need to check and confirm.
- Trebetherick Residents Association – Henry explained that TRA had put together a document and circulated within membership to stimulate discussion and feedback – as opposed to usual questionnaire approach – good response to date. Responses have also been e-mailed to Carol Mould.
- Will this be our own NDP? What will the sections be? (Priscilla) - Sections can include separate sections for the unique parts of St Minver – e.g. Trebetherick, New Polzeath...
- Current allocation in the Cornwall Core Strategy of new residences to the St Minver Parish is approx 80 houses over 20 years – no other known requirement e.g. industrial development. Establishing and addressing all requirements will be an essential part of 'bottom up' need/requirement analysis as part of this exercise.
- Electorate – present advice is that 2<sup>nd</sup> home owners not registered on electoral role will not be able to vote in referendum – note no minimum turnout - full rules to be established and communicated– ACTION
- What about businesses that have tried to move into the Parish in the past? How will they know about the new opportunity? May include Farmers and those wanting to build business units. Brian Gisbourne may know of some....Cornwall Council will also have details of St Minver Parish NDP initiative.

- More businesses, homes, affordable housing raised the issue of infrastructure – schools, doctors' surgery – all part of consideration in NDP.
- Affordable housing – how do we establish real need?
- Revised questionnaire being planned – to use the usual approach/wording re 'satisfied/very satisfied etc.', to aid analysis of hundreds of responses. Action: Questionnaire when ready to be circulated to Infolink Group to pilot and provide feedback.
- Working Groups highlighted in presentation referred back to by Tuck. Action: – the top priority ones to be identified and circulated by e-mail to Infolink members to elicit their participation and Group to join – other suggestions also welcome.
- Some questionnaires best sent via the St Minver School to better ensure completion from some families busy with shift work, children etc.,
- What reference to Parish Plan will there be? Those who filled in questionnaires before will want to know what has been done and what has not been done and why? (Liz W). The Parish Plan will provide input to the NDP (Jayne). CWT explained that the two documents have been deliberately kept separate - NDP will have legal status and focuses on what is to be developed – Parish Plan includes other topics. This has been explained in the Project Terms of Reference which can be circulated to the Infolink Group. Action: circulate ToR.
- Chris P suggested a focus on communication – how to do it, how to bring it (the document) together and how to communicate effectively, and getting residents attention.....signs, posters and more..Action: Communications Strategy to be developed.
- 80 houses to be developed – what if 60? When does the Parish become full? 2<sup>nd</sup> homes contribute significantly to local economy – would 'the village' be sustainable without?
- TRA are conducting a 'walkabout' - 2<sup>nd</sup> January – could be good idea for other groups to see/discuss possible development sites.
- Sites e.g. AONB can be expensive to expand – further qualification/understanding required – perhaps an environmental study required (thoughts).
- Affordable Housing – need to keep prices at an affordable level. Reference to Liskeard where out of a major development of 400 house 200+ remain unsold - £175K? Check...
- Business expansion – concern expressed about size of vehicles now using the St Minver roads.
- The Presentation material to be circulated to all attendees and made available on the Parish Council website.
- Communications Strategy and Plan to be communicated to attendees as soon as a meaningful document is available.