**Penzance Community Link Forum Meeting**

Held at 7:00pm on 25th April 2019 at Chapel House

**Attendees**

Bonnie Jackson (BJ) – Heamoor

Caroline white (CW) - Treneere

Katherine Uren (KU) – Gulval

Dick Cliffe (DC) – PZ Town Mayor

Stephen Reynolds (SRe) – Heamoor

Jane Lambert (JL) – Heamoor

Karen Baker (KB) – PZTC Alverton

Sue Rogers (SR) – Paul

Helen Brooks (HB) – Newlyn

1. **Apologies**

Georgina Thorne

**2 Housing (KU)**

Policies and objectives – are we focusing on the right things? What does each policy aim to achieve?

Ward-based Housing Needs Assessment is needed – Cornwall Land Trust may be willing to assist with this. (Andrew George has a wealth of experience.)

**Action:** Change of Focus of SPD due by 6th May – prioritise.

**Action:** CCLT to be approached to discuss the possibility of a Parish survey, broken down into separate communities.

**Objectives** (taken from SSt draft):

* To support a “balanced community” **(this phrase to be removed)** and provide a range of housing that will meet the community’s needs regardless of age and circumstances. **(Original wording to be kept apart from “balanced community”.)** This should address any imbalance, not just rely on census data regarding types of housing. Data not necessarily completely current; report is 3 years old and e.g. does not include Airbnb figures. (ACOM report provides an evidence base with statistical data as recommended in Neighbourhood Plan guidance.) If specific data is not available, then policies must be kept less specific to match this. Housing is needed for incomers moving down to fill skills gaps. Affordable over-55’s housing needed (some may be in private sector). This is a below-average unemployment area despite lack of high-wage jobs. Housing allocation is in place and should cover those moving down or moving within the area – the Neighbourhood Plan cannot affect who chooses to move. The nature of work is changing due to technology; this means we can attract industries that would not previously have been able to work here. Local Plan refers to “mix of housing”. Viability of sites is a big issue, particularly small sites for which there is the biggest demand. Focus needs to be on affordable houses and groups not being served by the market.
* To encourage exception sites for affordable housing (community-led development). This is contingent on getting the Supplementary Planning Document wording changed, although this currently says “Parish or community” so can be progressed in the meantime. **KU to circulate this.**
* To support delivery of Town Centre living in Penzance… This must be taken forward in the Town Centre section; no policy in this section as will be addressed elsewhere.
* To actively promote good design, green infrastructure and landscaping in all housing developments.
* To achieve/seek high standards of sustainability. **This to possibly be amalgamated with design policy.** (Community Management Plan has reference to access etc.) A statement could be added to request that developers state how they have addressed the issue of carbon footprint in their design process. **HB to put together list of mandatory v. aspirational criteria & circulate to group.**
* Require larger developments to recognise & manage impact on surrounding communities – **“larger” to be removed**; all developments should take this into account.
* To limit impact of second homes in specific areas. This to be kept as objective but not necessarily policy. **SSt to speak to Rowena re. St Ives policy.**

**3 Policies: (KU to circulate revised draft following discussion.)**

* H1 – new residential development (carrying forward objective re. mix of housing). Housing tenures, types, sizes… **to help support our** mixed & inclusive communities. **(Remove “creation of”.)** Initial statement applies across the parish, with subsections as needed for specific communities. Appropriate mix – **add in “of housing and tenures to meet the needs identified in the Parish”.** Leave in accessibility section as this is a key point in Local Plan. This must reflect those with SEN and dementia/partially sighted etc. as well as those with mobility issues. **Leave in “A Community Management Plan will be required.”** (Define when this will be needed within the policy.)
* H2 – to be discussed later following St Ives feedback.
* H3 – approach to houses with multiple occupation. Which areas will this apply to? This can only be controlled by policy if an Article 4 Direction is in place – this is currently an item of concern for Cornwall Councillors. **Add in policy wording that conversion to multiple occupation would not be supported if it had an adverse effect on the character of the property and the local area.**
* H4 –Rural Exception Sites – **change to “small sites in or on the edge of (list of communities) within Penzance parish”.** Some level of definition of towns/villages/communities etc. will be needed in order to implement this policy.
* H5 – Town Centre living. Is it possible to incentivise developers, e.g. to redevelop unused properties above shops? Design standards – **HB to provide something for developers to refer to and more defined specifics re. standards of housing.**
* H6 –Community Management Plan. **Change to “how the development will interact with adjacent & existing communities”. Add in “village centres” to section on public transport links, instead of simply “town centre”.** Community Management Plan needs to bein place before planning applications are submitted and done after consultation with the local community.

**Actions: All to read updates before next meeting; SSt to answer questions raised in latest draft. Harbour Commissioner & Phil Randall to be contacted.**

**Date of Next Meeting: 15th May 2019, 7pm, Chapel House**