

## 13 October 2015: NPSG Meeting - Notes (by JB)

2pm at Hayle Community Centre

Present:

John Bennett, Brian Capper, Graham Coad, Paul Pellegrinetti, Kieran Highman, Cornwall Council.

Apologies:

Vanessa Luckwell, Andy Golay, Dave Raymer, Val Reardon

1.	Kieran Highman is a senior development officer at Cornwall Council and is responsible for Neighbourhood Plans in West Cornwall. He was invited so that we could discuss our current situation and seek his advice and comments.	
2.	We discussed the wording of policies, the use of 'we will support' and the use of 'we require' or 'we will refuse'. So long as we commence with the premise that we will support the required development in the specified areas, it is ok to prevent development in unsuitable areas.	
3.	We also discussed the use of an 'exceptions' clause such that policies that prevent a development could be excluded in the case of 'substantial community benefit'. Kieran felt that some definition of the that should be made e.g. substantial job creation or affordable housing.	
4.	A long debate on sustainable construction and renewable energy was triggered by Kieran's experience in this area. The question was posed as to the benefit of insisting on features that would add to construction cost when it was essential to keep the cost of housing down – given the low average wages in Cornwall. Kieran supported the view that many of the issues surrounding sustainable development are already covered in the NPPF and CLP – and also in the Building Regulations. We are not allowed to require standards higher than the Building Regs. He was of the view that we could require housing design to consider passive solar gains and orientation for solar panels that could be added later.  We could also impose renewable energy requirements for business units. Perhaps the use of BREEAM.	
5.	Rather than allocate land for job creation developments, we could simply allow these in areas that would not allow housing development – including rural areas. The latter might have policies relating to conversion of farm buildings for job creation.	
6.	Kieran advised that wind generation will NOT be allowed unless a wind map is drawn showing where wind generation CAN be permitted.	
7.	To produce the lowest cost housing we should consider the density of developments. We should also discuss with land owners if they would permit such developments thus lowering the land costs. We should review Housing Associations and Community Land Trusts.	SG

8.	Kieran offered to constact the Affordable Housing Team with a view to them coming to a NPSG meeting. Kieran will also attend.	KH
9.	It was generally concluded that we should produce the minimum number of policies possible, i.e. those specific to the needs of Hayle. We should not replicate policies already in the NPPF and CLP.	
10.	Kieran will continue to assist Hayle in the preparation of our plan.	