

## 11 November 2015: NPSG Meeting - Notes (by JB)

9:30 am at Hayle Community Centre

### Present:

John Bennett, Brian Capper, Paul Pellegrinetti, Dave Raymer, Val Reardon, Chris Roantree.

Marcus Healan and Vanessa Luckwell, Cornwall Council.

Ben Castell, AECOM. Paul Weston, NP Consultant.

### Apologies:

Graham Coad, Jayne Ninnes

### Notes:

1.	Marcus was asked for the revised housing allocation for Hayle. This has to be confirmed by the council but will be around 1,600. This would require around 350-400 new dwellings in the Plan period.	
2.	Referring to Figure 1 (below) Ben advised that he was using 30 dwellings/ha for the design. His calculations indicate that a new school would only be triggered with around 1,000 new dwellings.	
3.	Marcus advised that the consultation on the Cornwall Local Plan would be for a 6-week period beginning in January. The Site Allocation document will go out to consultation in the spring, shortly after the Local Plan examination. The AECOM work could be useful to support the NPSG comments on the site allocation. Once the housing allocations are confirmed over the next few weeks, Marcus will meet with the town council and the NPSG to discuss site allocation and employment land further.	NPSG
4.	Paul Weston suggested consulting with the community on spatial policy. It was felt that this had been done at the Aims and Objectives phase and little would be gained by revisiting it. Following a discussion it was agreed that the NPSG would seek town council approval once a spacial strategy has emerged.	NPSG
5.	Ben will now rework his draft proposal allowing for 400 dwellings. The resulting report will be of value as part of the evidence base and may support policies in the NP.	AECOM
6.	Marcus was asked about the allocation of land for employment – especially industrial rather than commercial. Some sites were considered. Marcus is still working on this and will consult as things progress.  Town centre boundaries are part of the CLP and the NPSG should comment on these and propose our changes during the consultation phase beginning in January.	MH  NPSG
7.	Paul Weston raised the question of landscape characterisation but the NPSG has not progressed far with this. At present only simple issues like built-up area boundaries have been addressed. Ben advised that the NPSG qualified for additional assistance and recommended that we apply for help with landscape characterisation. He will send the application form.	AECOM  NPSG

8.	Ben recommended that we ask Cornwall Council for a view on whether we will need an SEA. (We may need to progress on spatial strategy before we ask for this)	NPSG
9.	Paul Weston asked that we get finalised policies to him for a review of whether sufficient evidence is available once we have completed a major review on the 21 <sup>st</sup> of November.	NPSG
10.	At the end of the meeting a discussion on green space led to the recommendation that we add the open green area between Bay View and St Elwyn's Church to the list of protected green space.	NPSG

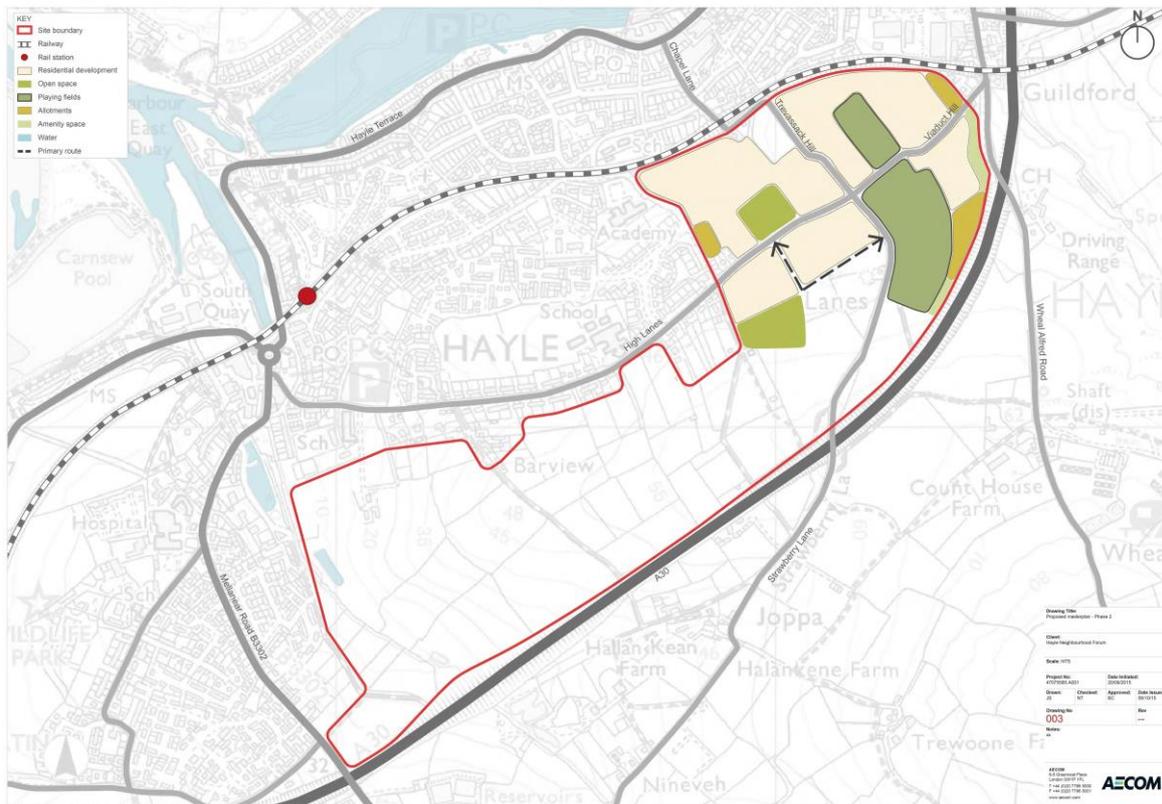


Figure 1 AECOM Preferred Option

Next meeting: Saturday, 21 November at 9:30am.

Major tasks:

- Review current policies (not spatially based)
- Review boundaries of town centres, built-up areas, green space, etc. with a view to reaching an agreed position
- Discuss spatially based policies:
  - In built-up areas and outside
  - In town centres and outside
  - Different types of green space (play areas, recreation and town separation)
  - Heritage

- Others