**Ponsanooth Parish Council**

**Neighbourhood Development Plan - Full Meeting Minutes**

**Date 31st May 2022 - 11:00 - 12:00 Ponsanooth Hall cafe**

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| **Ref** | **Key Action/Decision/Issue** | **Who** |
| 1 | Attendees:- C. Daly(Chair), D. Udy, C. Bevan, M. Beckett, D. Willcocks, M Ferris, N Mannell (Affordable Housing Team)  Apologies:- J Trower, B. Hontzsch, S. Breckenfield, M. Manetta, C. Trewern | For noting |
| 2 | Minutes from 17th May 2022 reviewed, agreed and signed. - Proposed CD Seconded MF agreed by all | DW |
| 3  3.1  3.2  3.3  3.4 | **Items to action from previous Minutes**  **George Eustice (MP responsible for Ponsanooth Parish)..**  CD & MF met George Eustice in Ponsanooth village. They explained the objective and vision of the Parish plan and the aims of the NDP development. GE was supportive of all the initiatives discussed. CD to write to GE and obtain understanding of support available.  **Design Codes [DW]**  DW issued Drawings to Simon Hargreaves  **Vision statement review**  Re wording of vision statemnet  “Ponsanooth remains the main settlement in the Parish for most new housing and services” CD implemented  Confirmed with BH that revised Vision meets outputs of LCA workstream  **LLCA**  Further information required for LLCA   * Area of Ponsanooth Parish * Population of Ponsanooth | CD  DW  CD  DW |
| 4  4.1  4.2  4.3  4.4 | **AFFORDABLE HOUSING**  Nicky kindly explained the following  She is part of the affordable housing team that consulted as part of the planning process – they advise  Housing need  Tenure mix  Housing size mix  Review developer proposals (Viabilities – exception sites are judged on a land value of £10k per acre)  Tenures (RSL = Registered Social Landlord basically a Housing Association)   * Social Rent – approx. 50 to 60% of open market rent (complex formula) * Affordable rent – 75 to 80% of Market rent – established by RICS valuation or max Local Housing Allowance [LHA link](https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=tr3%2b7rs&LHACategory=999&Month=5&Year=2022&SearchPageParameters=true). * Rent to Buy/Shared ownership – (between tenant and RSL) * Discounted Sale – 60 to 80% of Market vale (note remains at this rate in perpetuity)   CD to review how the proposed allocation sites can be classed as Policy 9 (exception sites) rather than Policy 8 and embedded in the Posnanooth NDP  Rough Difference -Policy 8 = 30% affordable -Policy 9 = min 50% affordable  DW gave a brief update from his attendance at the Cornwall Housing Event and the potential of reviewing housing as a complex system with many interrelated parts that have causal relationships which when you tinker with individual parts can have unintended consequences, eg previous mortgage limit was 3x salary = financial sector developed new products to overcome this limit which meant that buyers could afford to pay more which in turn increased the deamand for housing resulting in increased values. The lack of housing did not increase the value of housing rather the availability of finance. This has had the effect that housing values have increased way beyond the costs of housing, most of this value is within land.  A potential alternative is the Fairhold where land is not owned but held in perpetuity. The house is then bought and sold like a car. (similar model to Cosawes as an approximate example)  However it is a complex issue that needs many smart minds to apply themselves and difficult actions to be taken. | CD |
| 5 | **Next meeting 14th June 2022 10:00 - 12:00 - Ponsanooth Hall cafe**   * Site Allocation→ SEA requirement * Policy review - structure and workstreams * Grant #2 - workstreams requiring funding/managing remaining funds   Future meetings  14th June 10:00 - 12:00 | All |
| 8 | Agenda topics carried forward   1. Result of search by all for mechanisms/policies to control short term let in new and existing properties. 2. Affordable housing mechanism on primary residence policy options from JL 3. Confirm status of extant plans for bypass & bridge over valley (DU) 4. Policy session to review all policies |  |

Minutes to be approved at following meeting and forwarded to Parish Council for information

Signed ………………………………………………………

Date