



Notes

Meeting Title: Heamoor Consultative Group

Date: 14th December 2017

Time: 16.00 to 17.35

Location: Room 3:02, St John's Hall, Penzance

Chaired by: Dick Cliffe

Attendees: Matthew Brown, Jon Rowson, James Hardy, Rebecca Lyle (Cornwall Council), Dick Cliffe (Mayor of Penzance), Jack Dixon, Karen Baker (Heamoor Ward Penzance TC), Helen Hawkins (CC St Buryan), Stephen Reynolds, Hannah Dash, Jane Lambert (Save Heamoor from Excessive Development - SHED).

Apologies: Bob Egerton (CC Portfolio Holder for Planning and Economy), Emma Gage, Jackie Smith (Cornwall Council), Mario Fonk (CC Gulval and Heamoor), Bonny Jackson (Heamoor Ward Penzance TC) Susan Stuart (Penzance Neighbourhood Plan), Sara Davey (Principal: Mount's Bay Academy), Jodie Flynn (Headteacher: Heamoor Community Primary School).

1 Welcome and Introductions

Dick Cliffe (DC) welcomed everyone to the meeting and round the table introductions were made.

2 Minutes from last meeting

SHED queried reference in connection with the 720 dwellings being a threat to Heamoor in Section 3 being from "Stephen Reynolds". It is a consideration of SHED.

They have a full transcript of the last meeting and will circulate accordingly.

Jack Dixon (JD) also made reference to this being a substantial number for the settlement.

3 **Actions from Last Meeting**

Agricultural Land Update.

Plan that had been circulated prior to the meeting confirming the Agricultural Land Classification Grades of the Allocated Sites was discussed.

SHED reiterated the recent Appeal Decision at Wadebridge was dismissed citing loss of Grade 3A agricultural land. Also that Sites H5, H6, H7 & H8 and part of H4 were Grade 2 quality agricultural land and that the patchwork of quality on H4 was due to its sloping topography.

Matthew Brown (MB) stated that it was important to consider this but also weigh up the availability of land. Also, other areas will be losing land of a similar value, based on availability.

Housing Need, Targets and Delivery.

Plan that had been circulated prior to the meeting regarding Housing Need, Targets and Delivery in the Penzance Area was discussed. Jon Rowson (JR) stated that the tables show the high number in Housing Need and the figure of Affordable Housing that would potentially be delivered by the Site Allocations is still below the identified need. Also, the ranking of Penzance County wide is second in the Housing Need table.

SHED stated that the Penzance is high on the table of housing need, its population is higher than other areas such as Bodmin which have a lower need figure. Dick Cliffe (DC) stated that the apparent factor was that there is a need.

SHED asked if information was available on what proportion of those people in Housing Need are currently in Private Rented accommodation and how many are in Temporary/Emergency accommodation (Such as Bed & Breakfast). Also, how many people have cited Heamoor as their first option for housing location.

Actions: Cornwall Council to report back on what proportion of people in Housing Need are currently in Private Rented accommodation and how many are in Temporary/Emergency accommodation and how many people have cited Heamoor as their first option for housing.

Data on Transport Numbers travelling into and out of Penzance.

The WSP Parsons Brinkerhoff 2015 'Penzance travel to work profile' that had been circulated prior to the meeting was tabled.

DC stated that the table on Page 3 cited key findings that more people travel into Penzance to work than leave to work outside the Penzance local area.

JD asked where these figures came from? JR confirmed that the figures are from Census data and these traffic flow numbers out of Penzance also include

500 people that work in the Long Rock and Eastern Green Area.
SHED asked if similar volumes of traffic are anticipated from the new development?

Rebecca Lyle (RL) confirmed that this is a general trend but containment and encouraging working locally is a focus of housing and employment needs in order to minimise trips.

MB reiterated that Employment Allocations in the DPD have been located close to settlement hubs.

Education Numbers.

JR stated the County Education Services figures with regard to capacity, demand and expansion proposals. The focus is on growth and Secondary Schools have a wider catchment area, hence the reference to Cape Cornwall.

Helen Hawkins (HH) made reference to how could Gulval be expanded? MB confirmed that the proposed estimate of 30 places equates to 1 classroom and surveys have indicated that it can be accommodated.

SHED stated that there is also a question mark over the ability for Mounts Bay Academy to expand given what Sara Davey had said at the last meeting and would there be the demand for spaces?

DC stated primary school spare capacity was 20% of needed new capacity, secondary school spare capacity 24%. A lot of expansion of school capacity would be necessary to meet the full housing figures if delivered.

SHED raised the issue of housing being intended to meet local need in which case the children would already be in school in the local area. DC responded with the issue of new formed young families seeking housing outside the area (Illogan for example) because of high local house prices. The result was a local population that was not growing but that was getting older.

It was noted that school estimates were pre-Brexit Referendum assumptions. BREXIT would inevitably affect population growth.

MB stated that the projections are just estimates and worse case scenario's. A problem issue is the reduction in household sizes and the growth is centred around additional demand.

JD queried the figure of demand being based on 1 Primary School place per 5 new dwellings? MB stated that it is an average based on research and figures from previously delivered schemes on both open market and affordable dwellings. Up until 12 months ago, the figure was actually estimated at 1 Primary School place per 9 new dwellings.

Drainage.

JR confirmed that Dave Watkins (DW) the Lead Flood Officer, is currently investigating the situation with regard to a Surface Water Management Plan

(SWMP) for the Penzance Area. However, the current progress is constrained by funding and would have to be carried out in conjunction with South West Water (SWW). He also confirmed that condition 4 (drainage) in respect of Decision Notice PA16/03653 for the development of 24 dwellings at Land Off Vingoies Lane, Madron has been formerly discharged on 7th December 2017 and properties are now occupied.

SHED asked if the drainage works had been checked by the Local Authority since completion and who would carry out the future management of the SUDS?

MB suggested that the next meeting have a dedicated Agenda item relating to drainage and that Jackie Smith (Drainage Lead) and DW both attend.

SHED stated that a representative had attended a Flooding Seminar in Penzance in November and that particular areas such as Wherry Town and Chyandour had been identified as being problematical.

Actions: Cornwall Council to report back with confirmation of drainage works being checked throughout development and on completion and future maintenance details.

4 DPD Allocations Update

MB confirmed that the DPD Allocation Plan was submitted to the Planning Inspectorate on 31st October 2017 and that subject to final confirmation, the Examination in Public will be starting on 26th February 2018, with an anticipated end date of 18/19th April 2018 (with a break for Easter).

Four venues have been selected:

1. Newquay.
2. Falmouth.
3. Redruth.
4. St. Austell.

The Penzance Site Allocations will be discussed at the Redruth Venue (Penventon Hotel) with the scheduled days being Tuesday 20th & Wednesday 21st March 2018.

This information has been circulated by Cornwall Council's DPD Allocations Officer to all those that have made representations.

SHED confirmed that they had received this information.

5 Empty Homes Update

JR confirmed that the recent media reports stating that there were 28,957 empty homes were incorrect and that the figure is actually 3,506, as of November 2017. The incorrectly reported 28,957 figure referred to an external report prepared by Oxford Consultants for Social Inclusion (OCSI)

taking 2011 census data which actually related to 'household space with no usual residents', with household space being the accommodation used or available by an individual household. The definition of household spaces 'with no usual residences' included holiday homes or apartments, those household spaces empty because of sale or transfer and properties with short term residents who are not classed as usual residents. Therefore, this figure is for available accommodation that is not being used on a permanent basis, not long term empty properties.

Page 26 of the original report (dated October 2017) had stated "*Vacant dwellings include housing that was not occupied at the time of the census (excluding second residences or holiday accommodation).*"

However, this has been amended and forms Page 27 of the updated report which now correctly states "*Vacant dwellings are households that do not have any usual residents. This includes households that may still be used by short-term residents, visitors who were present on census night, or a combination of short-term residents and visitors. It also includes vacant household spaces and household spaces that are used as second addresses.*" Cornwall Council issued a Press Release on 25th October 2017 clarifying the issue.

JR also confirmed that the actual figures for empty properties in the West Cornwall Community Network Area indicate that Penzance has a total of 173 long term empty homes and 281 in the Community Network Area as a whole, which equates to 1.3% of properties. This is consistent with the figure for the whole of Cornwall by area.

SHED stated that although the figures are taken from Council Tax records, as the information relies on self-declaration, it is open misreporting and do the Council have any records of how many empty properties have been brought back into use in the last 12 months?

Action: Cornwall Council to report back with confirmation of how many empty properties have been brought back into use in the last 12 months in Penzance and County wide.

6 Transport Data & Information

RL reported back on the Transport Data from the surveys taken at Heamoor crossroads. Generally, the traffic flows in the area (peaks and troughs) are in line with general growth and increased car ownership. This data can be circulated.

Transport modelling has shown that the main junction is not over capacity and that each town has its own Transport Strategy. There is also a drive to invest in the Town wide pedestrian and cycling improvements in Penzance. A link to the data is available and circulate accordingly.

SHED stated that Appendix B of the Penzance Town Model Report shows the crossroads is not the critical point, it is the Heamoor roundabout. The surveys were also carried out in a neutral not seasonal month.

RL confirmed you cannot survey a typical month for Cornwall, particularly with a peak 6 weeks in summer and National Guidance is followed when taking surveys.

SHED stated that work patterns in the Heamoor area do not follow traditional rush hour patterns, with exceptional peaks at school starting and finishing times. They also stated that the typical number of trips equating to 0.7 peak hour car movements generated by each additional dwelling does not take into account the increase in on-line shopping and internet shopping deliveries. These could statistically equate to approximately 60,000 parcels and 45,000 shopping deliveries by 2023. Highways England have also stated in their DPD representations that the proposed development in the area from the site allocations would result in a 41% increase in traffic on the A30 north of Newtown.

MB confirmed that in the updated Statement of Common Ground in connection with the Allocations DPD Examination in Public that Highways England have reviewed the information and confirmed the figures related to a single arm roundabout not on the A30, which gave a small number increase, but a large percentage increase.

RL confirmed that 4 x A30 junctions needed improvement but that new modelling does take into account 'background traffic' from deliveries and shopping. The percentage capacities of which can be made available.

SHED stated that the A30 at Crowlas will only get worse, as will the Ludgvan junction.

JD stated that all the development is taking place at the far end of Heamoor and while parking on the road slows traffic, residents are concerned about the possibility of further restrictions through double yellow lines.

RL stated that a parking review was taking place for the whole of Penzance, with a Town wide review of car parks and improvements needed to Town Centre car parks.

JR stated that previously residents had stated that they felt more double yellow lines were required in Heamoor.

DC asked for clarification that the Allocations required a new road at Boscathnoe, which RL confirmed was correct.

SHED stated that Roscadghill Road already experienced problems due to the Adult Training Centre and Sheltered Housing. Also, heavy pedestrian use due to children using it as a route to school and also a pedestrian route to the park. Also, how will future spending be funded?

RL confirmed that there is a funding gap and that there is an implementation plan period up to 2019. Future funding may come from Business rate retention. Community Infrastructure Levy (CIL) payments can have Transport restrictions, so Section 106 payments are better to fund

improvements.

MB confirmed that CIL payments would only be related to developments on non-allocated sites and any DPD Allocations would have associated Section 106 agreements.

RL also confirmed that Penzance has a higher cycling percentage than other settlements across the County, it has the 2nd busiest Train Station and 20% of trips to work are made on foot, while the County average is 12%.

SHED stated that with regard to walking and cycling routes, there is not the room for 'off road' routes. More employment is needed or migration will occur and Bus and Train Service provision are outside the Council's control and Bus services are already being withdrawn.

Actions: Cornwall Council to circulate traffic data from survey taken at the Heamoor crossroads, link to other available data and percentage capacities for 4 x A30 junctions.

The Decision was made to suspend the proposed Transport workshop to a later meeting.

7 Points for Next Meeting

All actions to be answered for next meeting.

Next meeting to be organised around diary availability for Jackie Smith and Dave Watkins in January/February 2018.

8 A.O.B

MB raised the issue that requests had been made by individuals, including landowners with specific site interests, with regard to joining the Group.

SHED confirmed that they represented a large organised Group of residents that held regular organised meetings of their own and were making representations on behalf of a large section of the local community.

However, following debate, it was felt that this would not be in the best interests of the aims and roles of the Group moving forward, but it was felt that if a representative or small collective of an organised Group, whether it be in support or opposition to development in Heamoor, requested representation at the HCG meetings in the future, it would be considered.

The meeting closed at 17.35pm.

CIlr Dick Cliffe - Chair

