

Report to Lanteglos Parish Magazine

Lanteglos-by-Fowey Neighbourhood Plan Update

Housing Needs Survey

We now have the results of this on-line survey, administered for us by Cornwall Council, and these show that 37 residents have identified themselves as being in housing need. This is high for a rural community. The greatest need is for one bedroom properties with the next category as two bed properties. All of these are looking for social or affordable housing. No-one asked for private rentals and comparison of what people would be able to afford to buy does not equate with what is currently available in Polruan on the open market. The analysis and results are posted on the website.

Meeting with Andrew Pengelly of Cornwall Housing and Cllr Edwina Hannaford, CC. We know that the Cornwall Council property in West Street is shown on their website as being for sale at £175,000, but currently withdrawn. We understand there are legal issues over possession to be resolved. An option for the Parish Council is to consider buying this property to refurbish and relet to a local resident. A question to be asked is whether this would be a good use of public monies when there is other pressing need. At a meeting in February we agreed that one option would be to consult with other organisations whose business may be more suited to the buying and leasing of property. Another option explored at this meeting is that when the West Street property is sold that any monies are ring-fenced and that another, former Council owned property coming back onto the market should be purchased and let through Cornwall Housing.

This does not resolve the issue of another second home, because almost inevitably what it would be, being created in Polruan, but it does mean that this like-for-like transaction would have the effect of not losing a property from the village. There is such a property for sale at the moment.

There is also the prospect of what should be done with the s.106 monies accruing from the development and sale of the Bones Meadow properties. That money comes back to the Parish and has to be spent within three years on social/affordable housing. This would mean that more houses will be built locally and we would wish these to go to people who have identified themselves as being in need. We are keen that properties should be sold/allocated to families with local connections.

Local Landscape Character Assessment Survey

We are about to commission Cornwall Council to conduct this survey for us. As at least two thirds of the Parish is in the AONB and so many of you have told us that you value and are sensitive to the environment we are fortunate to live in we will need to take notice of the results of this in drawing up policies for our Neighbourhood Plan. At the time of inspection and referendum we would need to show that we have taken our environment into account.

Detailed Questionnaire and Survey

We are also commissioning a more in-depth survey from Cornwall Rural Communities Charity. This will enable you to have your say on where you think development should take place in the Parish up until 2030. It is our intention that this will go to every household and include everyone in that household, include any under-18s. It is your future we are considering. We have large-scale maps of the Parish available and will ask you to point out on these where you think development, both residential and commercial would be appropriate. We have already collected quite detailed

information as a result of the initial survey and at the “street stalls” held at Whitecross Village Hall. These comments will underpin some of the questions to be asked.

Grant Funding

The cost of these surveys will not come out of your Council Tax. We are eligible for £9000 of grant funding, £2400 of which we have already been granted, spent and accounted for. This has been signed off by Groundwork/Locality funding. Our next application will be made shortly.

Other Organisations with an interest in Lanteglos

We have copies of the Fowey Estuary Management Plan and the Area of Outstanding Natural Beauty Policies for the South East Coast which includes Lanteglos. Both of these will have a bearing on any plan and policies that are developed.

Once the Neighbourhood Plan is written it then has to be agreed through a local referendum. If the vote is in favour the Plan is ‘made’, becomes part of the Cornwall Local Plan and cannot be ignored when planning applications are decided.

Finally a gentle reminder that we have a Parish Council Election, along with Cornwall County elections on 4th May. Please remember to use your vote and have your say in how you see the future shape of our Parish and County.

P A Moore

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