

## **FIRST FOCUS GROUP MEETING**

### **HOUSING AND DEVELOPMENT**

Thank you for coming to our meeting on Monday. I hope these notes are a reasonable record of the points we discussed.

#### **Attendance**

1. The Focus Group was made up of 11 people consisting of the addressees and one other. All had either attended the Analysis Public Meeting or read the information on the Lyonshall website.

#### **Aim of the Focus Group**

2. PRB outlined the Aim of the Focus Groups and a very brief resume of the results of the First Questionnaire Analysis. He hoped the discussion would be open, impartial and wide ranging. Ron Addis then showed a map with previous areas in Lyonshall designated for possible development.

#### **Brief record of the discussion**

3. There was general agreement that the Second Questionnaire should ask whether the Village Settlement Boundary should be done away with. It might also be necessary to investigate whether the Neighbourhood Plan should contain a Development clause or boundary, which would protect the Civil Parish against predatory approaches to landowners, by developers or vice-versa, to build estates of houses.

4. The Steering Group needs to explore the rules for the Development Levy. How is the amount decided? Where can we find out? For what sort of projects can the Levy be used?

5. Affordable Housing was raised a number of times. There was strong feeling that they should only be for Lyonshall people and some attendees were rather anti.

6. The village might well need sheltered housing with an element of care for the elderly, or for younger people with needs, in addition to small houses or flats for the more able elderly. These could be both cheap and more expensive to suit income groups.

7. A few houses may be need to be built for commercial rent due to people not being able to afford to buy.

8. Bigger, individual, more expensive houses could be built around the Civil Parish, or possibly on suitable sites on farms in order not to over-crowd the centre of the village. It should also be easier to build accommodation for farm employees on site.

9. We need to find out more about how the 2 houses per year quota, understood to be in the Core Strategy, will actually work. What if the Parish Council needed to build more per year, in order to have a large enough population to make the various facilities asked for in the Questionnaire viable?

10. A new extended Village Hall with rooms for a possible shop, café, keep-fit and other functions, could be situated adjacent to a sports area and youth activities area, village centre parking and possibly allotments. There was support for this idea, but there were worries about funding and viability because the village population is too small at present. It might however be suitable for a later phase of the Neighbourhood Development Plan.

**PTO**

11. A new Village Centre as described above could be partially financed from the proceeds of the Development Levy but the current residents of the village might then have to accept the village growing faster than envisaged in the Analysis.
12. The Second Questionnaire could ask people what maximum number of new houses per year might be acceptable.
13. The feasibility of diverting heavy lorries on the A480, from eastward of Burgoyne's, round the back of village centre area described in paragraph 10, towards Bryncurl and then on towards the A44, was discussed as a possible means of reducing problems at the Royal George corner. This was thought to be a difficult option.
14. A farmers' market was thought to be a non-starter. A Produce stall might be possible if near the allotments.
15. The Neighbourhood Development Plan might well need to be divided into phases, each covering a number of years. This would allow Lyonshall to grow at the rate its residents desire and help to make their aspirations affordable and practicable. Phasing could mean that in 20 years or so, Lyonshall and the Civil Parish would reach the goal set out in the Plan and be a vibrant, sustainable, progressive community with all the infrastructure and facilities it needs to support it.
16. People thought that an extended and refurbished pub would certainly suffice for a reasonable period during these phases. The Second Questionnaire ought to seek views about possible risks involved if the Parish Council were to borrow money from public funds in order to assist in the refurbishment of the Royal George pub?

**N.B. Please feel free to discuss these topics with others, but it is important that they should understand that the discussion points in this paper are to help the Steering Group formulate questions for the Second Questionnaire and that nothing is set in concrete at this stage.**

**Please encourage others to come with you to our next meeting on 4<sup>th</sup> March.**

PRB  
8 Feb 2013