

Lostwithiel Town Council

Neighbourhood Plan Steering Group Minutes

Wednesday 07 January 2026

Lostwithiel Library 7pm

Meeting Minutes

A meeting of Lostwithiel Town Council's Neighbourhood Plan Steering Group was held in Lostwithiel Library on Wednesday 07 January 2026 at 7pm.

Present

Martin Surgey (Chair), Tod McClarin (Vice Chair), Andrew Ankowski, Sally Atkins, Brian Davis, David Dunkley, Peter Santo-Warner & Franco Szczepaniak.

In attendance

No members of the public were in attendance.
Town Clerk Sandra Harris was in attendance.

NPSG131/25 Apologies

Apologies were received and accepted from Shaun Barlett & Chris Pearce.

NPSG132/25 Public Participation

None

NPSG133/25 To invite further applications for Steering Group membership & welcome any new members.

None – the Clerk was asked to remove this agenda item from future agendas.

NPSG134/25 Meeting Minutes 10 December 2025

It was **resolved** that the minutes of the NPSG Meeting held on 10 December 2025 are accepted, approved and duly signed by the Committee Chair Martin Surgey.

Proposer: Sally Atkins

Seconder: Martin Surgey

Vote – 8 in favour.

NPSG135/25 Housing – draft text and housing land calculation

The group suggested some amendments to the drafted text namely that the priorities should mention sites coming forward will be expected to have a mix of housing and include some affordable properties. New builds should be restricted to main residences for local people thereby promoting sustainable development and local economic well-being.

Peter outlined the housing land calculations as follows: -

“House completions in the 10 years to 2024 amounted to 171 dwelling units. This represents an annual average completion rate of 17 dwellings per annum. During this period completion rates slowed due to the impact of Covid on the house building industry. In effect, completion rates were probably in the range of 15 to 20 units per annum. Given the severe environmental, social and physical infrastructure constraints affecting Lostwithiel over the next 15 years, completion rates are likely to be closer to 15 units per annum which projects to a requirement to find land for a potential 225 dwellings. From this figure must be deducted the number of dwellings currently under construction and all unimplemented planning consents. Allowance must also be made for adventitious permissions on non-allocated small sites or through redevelopment. This suggests a requirement, for planning purposes, of less than 200 dwellings over the period to 2040. Assuming an average new build density of 15 dwellings to the acre (approx. 37 to the hectare), the indicative amount of land to be allocated for development in or on the edge of the town would be less than 13 acres (5.5 hectares).”

It was also noted that in accordance with the Cornwall Council NPS template there needs to be a separate section on growth and proposed housing locations.

NPSG136/25 NPS – Infrastructure

The group suggested referring back to the Cornwall Council guidance notes and including leisure, sports, resources & facilities.

NPSG137/25 NPS – Final document

It was agreed that the group anticipates that the first draft of the final document will be ready to go to Council in March.

NPSG138/25 NPS – Meeting start time

It was agreed to amend future meetings start time to 6.30pm.

The meeting closed at 20.55

Chair

Date