

St. Davids Peninsula Community Land Trust Ltd.

Fourth meeting of the St. DPCLT Steering Group (Stakeholders) held at County Hall (Room OBM1), Haverfordwest on Tuesday 20th October 2015 at 10.00am.

Present: Bill Preece, (Chair), David Lloyd, Acting Secretary, Andy Dixon.

Stakeholders: Lyn Hambidge, PCC (Housing) and *Chair of Meeting*, Rob Hamer, PCC (Highways), Steve Benger, PCC (Highways), Nigel Sinnett, PHA, Sarah Middleton, PCNPA, Richard James, PCNPA, Dave Palmer, Wales Co-operative Centre, Helen Murray, Planed.

1. Glasfryn Road widening

- i. Welsh Government grant in place to acquire land and undertake preliminary work including hedge removal and drainage.
- ii. Site access agreements with the two landowners not yet in place – negotiations on-going. Concern that grant monies had to be spent by end of financial year, 5 April 2016. Time of the essence.
- iii. It was noted that the Local Development Plan requires the widening of Glasfryn Road.
- iv. PCNPA confirms their support for the widening of the road, not only for the StDPCLT project but also for the wider issue of traffic management in St. Davids.
- v. All parties to work towards an early resolution of the site access negotiations. No other land acquisition issues.

2. Affordable Housing

- i. Swimming pool to be re-located to a site adjacent to the Sports Hall – more land, therefore, available for housing.
- ii. Density of housing to be determined following discussions between PHA and PCNPA.
- iii. Mix of housing to be advised upon by PCC.
- iv. Design of housing also an issue for affordable housing.

- v. Current architectural plans present PHA with potential problems relating to the life-span of the external finish and its consequent impact on future maintenance costs.
- vi. PHA, however, have no objection to the use of modern building methods.
- vii. The current Welsh Government grant for affordable housing of £1,000 per square metre is not met by the current costings supplied by LA Architects.
- viii. This cost per unit may be made more favourable, however, if a lesser cost for the land is obtained and factored in.
- ix. The grant of £1,000 per square metre may not be a fixed figure. An approach to Welsh Government making an argument for a higher figure to be considered should be made.
- x. A pre-planning application should be made sooner than later. It should be as detailed as possible in order to avoid any surprises later on and the attendant delays.
- xi. Planed could help with preparing a grant application to the Welsh Government Rural Development Programme (RDP) to fund the preparatory work in issuing a pre-planning application.
- xii. Consider issues to do with shared ownership and who should hold the residual equity and manage the estate.
- xiii. Consider S.106 covenants restricting re-sales to local people and the associated concerns of mortgage lenders in providing mortgages in such circumstances.
- xiv. 'Live/work units' – research the market to get the model right – promote the availability of such units at an early date to test the demand.
- xv. Consider the future funding of the CLT – ground rents – how much – PHA would need to know.
- xvi. A development levy (similar in purpose to a ground rent) to be imposed on the open market sales?
- xvii. Consider capital funding of the pool – what issues exist in employing profits from the sale of open market units in cross-funding the pool?

Meeting closed at 12.00pm.