

BACKGROUND

The Parish Council is keen to undertake a Neighbourhood Plan and to ensure that everyone in the community has an opportunity to shape its contents. It is a very important document that will have real weight in the planning system.

A Neighbourhood Plan sets out the policies in relation to land use and development. It is about planning positively to meet needs and can respond to a wide range of issues that are locally relevant.

The Parish Council is required to be the Accountable Body in order to apply for designation of the Neighbourhood Plan area (this has been completed) and to access funding to help resource the work (this is in hand). In addition to funding, we need willing and enthusiastic volunteers to help. We have already set up a Steering Group and small working group but are keen to get others involved.

There will be professional help available from Cornwall Rural Community Charity and Cornwall Council.

Why Should We Have a Neighbourhood Plan?

There is often a perception that by having a Neighbourhood Plan it will encourage growth (in terms of housing developments) and that this will be inappropriate.

Development can happen irrespective of whether the parish has a Neighbourhood Plan or not. The purpose of the Neighbourhood Plan is to plan ahead, setting out how we want the parish to be in 15 years' time and ensuring that we set policies to enable this to happen.

Some residents may welcome growth, others may not – but either way, if development is to come we should have a say in how it happens. It should be stressed that a Neighbourhood Plan isn't a tool to stop development but it can shape and influence it, and provide the more detailed local perspective.

It is important to note that our Neighbourhood Plan must have regard to the National Planning Policy Framework and the (draft) Cornwall Local Plan (which should be in place during 2016).

What type of development will be covered by the Neighbourhood Plan

Neighbourhood Plans are all about positive planning and allowing communities the opportunity to shape development. They are flexible and respond specifically to what communities want to include within the realm of land use and development.

A plan can, for example,

- Define what development should happen on certain sites.
- Specify size and location of development (housing, business, renewable energy).
- Set out acceptable categories of businesses.
- Support retention of specified uses within defined areas
- Set out policies relating to open/green space

However it is important to note that the Neighbourhood Plan must have regard to the National Planning Policy Framework and the emerging Cornwall Local Plan (intended to be in place in 2016). Strategic development issues, such as the eco-development in our parish, will be covered within the above documents and therefore will not feature in a Neighbourhood Plan.

Does it have any impact?

Yes - once 'made' (i.e. adopted after going through a thorough statutory process) it is an official planning document that has to be taken into account by our Local Authority (Cornwall Council) when determining planning applications. It therefore has real weight in the planning system.

However, the Neighbourhood Plan is unlikely to be taken into account until it has gone through the entire process.

As noted above, it has to be in general conformity with strategic policies. The important element is that a Neighbourhood Plan contains the local detail and responds to issues that are not covered through strategic and national policies.

What about Non-land use issues?

These can still be pursued in other existing ways e.g. through activity by the parish council or community group action. The community and parish council are well used to dealing with local issues and are often ideally placed to galvanise activity.

Do we have a real say?

Definitely – the local community help identify the key issues now, and then further shape these as we go along, so they can be taken forward as our planning policies.

There will be lots of ways that we can all get involved – either by contributing views and ideas; participating in the process as it goes along; and/or being a volunteer carrying out tasks.

There will be a referendum at the end of the process (in keeping with the normal electoral procedure) to vote on the adoption of the Neighbourhood Plan – so all input is crucial!

Who will oversee the Neighbourhood Plan Process?

The Parish Council is required (by legislation) to be the Accountable Body. However, a Steering Group has been set up with a mix of parish councillors and non-councillors to take this forward.

Residents who are interested in getting involved can contact the Parish Council or talk to a representative of the Steering Group at local events.

**Remember: you can't complain about
development, if you don't get
involved!**

