

NDP – initial meeting 10th May 2017

Present: Cllr Sadler, Lloyd & Marsden, Mark James & 9 members of the public.

Introduction by Cllr Sadler; originally Mawnan began an NDP process under previous chairman Dennis Gartside in 2004/05 – when his small group did a lot of work but weren't the best at reporting this work back to the council or community so this attempt stalled. Last year the idea of undertaking an NDP for Mawnan Parish was raised again at parish council level, given the number of other local areas that were starting the process themselves. We balloted the whole parish on their feelings in March and got a reasonable and very positive response back to begin the process, along with a number of volunteers willing to help out. The parish council, although starting the process off, will be handling this as an arm's length project – an NDP is a community lead initiative. Communication through the whole parish is extremely important – and may well start by utilising the parish council's website page & noticeboard before branching out

Introductions were made by all attending along with their length of residence in the parish (between 5 months and 70 years), with most being recent new residents to the parish.

From Cllr Marsden –

NDP & devolution focus. 100+ communities across the country have begun NDPS. Timescale as is – it takes as long as it takes due to the need to work within the community as a whole.

- 5 plans have already been adopted in Cornwall.
- St Ives have included a provision to restrict homes to primary residence/ all year occupancy – no second homes. This is being followed by others to a degree.
- Cornwall County has been noted as one of the authorities best supporting of the NDP process.
- Work with the Community Networks – there are often a number of parish/town councils all at similar stages of the process who can provide 'self support' to each other.
- An NDP will be the first reference document that developers will have to refer to in future when entering into planning applications
- Lifespan of an NDP – about 10 years, but will be regularly updated along this time.
- Community Infrastructure Levies (CIL) monies to provide infrastructure needed. 10% (provisionally) comes back to the parish to spend on projects with up to 25% to areas with ratified NDPS.

Questions – Mark James responded & gave answers:

Can County Planning over-rule an NDP?

Cornwall's Local Plan (adopted in 2016) is a high level strategic document, next level is Development Plans which mainly deal with the high population/density areas, then come NDPS focussing on the more rural areas.

Lots of weight given to a NDP as the main planning document for the area, but planning policies are interpretive documents. There is already a robust development policy included within the AONB Management Plan. Robust, evidenced NDPS will usually stand up against appeals through the Planning Inspectors (so far by about 70%)

When do NDP start being considered as a 'live' document?

NDPS get given weight usually from the time the first draft is completed, more weight being given to it the further down the road to ratification it goes.

Funding

Grant funding of £7000 is available on request once the designation of area is complete. The parish council can top this funding up as can contributions of time/ professional services from volunteers. Advertising materials, printing & distribution can eat through this budget at a significant rate.

Why so few attendees tonight?

This could be a knock-on from the Lowena Fields development where it's been seen that no matter how much community objection there is planning still gets passed, or it could be that the parish just takes a lot to motivate them into action.

Is the number of new arrivals showing up typical; is it because they have come from areas where NDP have already started so understand the process more or are they just more appreciative of what the parish offers. Are the longer term residents dissatisfied with the idea of an NDP, not bothered or are they just too 'laid back' and would likely join when things get rolling?

Will we be targeted if we don't have an NDP?

National Planning Framework is all about providing deliverable projects, hence the government pro-building position to almost all recent development. The question to date has been less 'is it permissible' and more 'is it doable now' and agreement all comes down to project deliverability. A good NDP should look to lock in those sites that are the most deliverable.

Speculative planning applications would be cut down..

The Cornwall Plan gives a figure for new homes at 54000 for its lifetime (about 20 years). This is then proportioned out due to Community Network size. Falmouth/Penryn was allocated about 28000, with the remainder for the CNA a further 600. There are already 460 on the books for development, leaving only a minimum of 144 left.

Are we now the steering group?

Not quite – we're asking everyone who volunteered to complete a form detailing the skills & backgrounds and where they think they would fit to see how we should form. This will help us see what people are offering and if we have any obvious skills gaps we need to fill.

What next:

Complete experience & skills forms (return by 18th May) with a follow up meeting on the 24th (provisional) to elect a chair, begin forming the steering committee and setting the first objectives. It might be better to delay designating an area (if parish funding allows).

Mark James suggested contacting David Heritage at Budock as they are very slightly ahead of us in the process and it might be a good idea to ask them how they have proceeded.

Assess community events where the NDP could be advertised and attention drawn to the project.

Agreed Actions:

- provisional 2nd meeting on 24th May @ Bowling club to be arranged;
- Skills forms & St Miniver project plan to be set to everyone on the volunteer list
- Wider advertising of 2nd meeting to be undertaken
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Meeting finished at 8.50pm

Note on Parish Clerk's contribution – Lisa has agreed to start the process handling the admin side as an add-on to her clerk's role. However as the work gets underway she sees herself taking a more of a 'project management' role – forwarding information between the parish council, steering committee & working groups and making sure deadlines are adhered to – rather than be actively involved day-to-day. Early stage finances (pre grant application) will be accounted for (separately) within the parish council budget.