

FAQ Tywardreath and Par Parish Neighbourhood Development Plan (NDP)

1. What is the referendum about?

The NDP referendum will be held on Thursday, 16th September 2021 to decide the question:

“Do you want Cornwall Council to use the neighbourhood plan for Tywardreath and Par to help it decide planning applications in the neighbourhood area?”

Please note that you must be on the electoral roll for Tywardreath and Par Parish to be able to vote in this referendum.

[Click here for a Map of Tywardreath and Par Parish.](#)

2. What does NDP mean?

NDP stands for Neighbourhood Development Plan or Neighbourhood Plan for short.

3. What does Development mean?

Development means 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

If you decide you want an extension on your home, that is development.

For an extension, you normally have to make a planning application to Cornwall Council.

Council Development Officers then decide whether to accept or refuse your planning application.

4. How do Council Development Officers make decisions on planning applications?

The Development Officers look at:

- National planning legislation which gives the detail on planning regulations
- The Cornwall Local Plan which sets out Cornwall's planning policies

AND

- take into account the planning policies set out in the Tywardreath and Par Parish NDP (if the community votes **YES** in the referendum).

5. We are a small community; won't they just ignore our NDP?

The Neighbourhood Development Plan (NDP) is a legal document.

It has been scrutinised by an independent Inspector and Cornwall Council.

It carries as much weight as the Cornwall Local Plan produced by Cornwall Council.

Development Officers cannot ignore the NDP.

In fact, some recent planning application decisions have already made reference to our NDP.

6. What is in our NDP that is different from the Cornwall Local Plan or National legislation?

Our policies have to be in line with the Cornwall Local Plan and National legislation.

But we have tweaked policies and introduced new ones, so as to reflect the community's wishes.

For example, we have robust Flood Risk Management policies which are far more detailed than those elsewhere. We know that 85% of those who responded to our Questionnaire said they felt flooding was a serious risk/concern.

The Environment Agency advised us that all planning applications/new developments in the parish should include an assessment of actual flood flow route potential. In other words, if someone wants to build on higher ground in the parish, they will have to show that an expert has considered whether the development might cause flooding in lower lying areas of the parish like Tywardreath Highway and Par.

Residents also wanted to protect green spaces in the parish and the NDP includes named areas.

7. How have you protected green spaces?

The Steering Group applied for Local Green Space (LGS) designation.

LGS designation restricts development i.e. it is unlikely that homes could be built but “appropriate development to enhance the community use of the locally designated green space may be permitted”. Policy E1

The areas which the Inspector considered to be worthy of LGS designation in the parish include:

Tywardreath Churchyard

Cemetery Playing Field

Tywardreath Cemetery

Woodland Avenue Allotments

Treesmill Rd. Triangle

Poldrea Play Area

The fields between Tywardreath, Par and Polmear

Community Garden (in Par)

Polmear Community Orchard

Par Beach

Polmear Lake Nature Reserve

Par Duck Pond and ‘Bunny Field’, St Andrew’s Rd. Nature Reserve and Par Marsh.

Tywardreath Marsh

Par Track

8. ‘Affordable housing’ is not affordable. What about homes to rent too?

Cornwall Council uses the term Affordable Housing to cover all types of discounted homes to buy and social housing to rent. We have lobbied hard for 1-bed social housing to rent in the parish as this was the clear need when the Housing Survey took place in May 2019 (paragraph 9.158 on p.103 of the NDP Final Version). In paragraph 9.160 we too highlighted the concerns of many as to whether housing is “truly” affordable.

By re-establishing a development boundary, we are keeping land prices lower than they might otherwise be. In the green policy document on p.105, we have set an expectation of 100% affordable housing as the starting point for any discussion which developers might have with Cornwall Council Development Officers. We would have liked to have done more, but this is the most we could achieve to be in line with national policy, and the NDP has to be in line with both national and Cornwall Council policies. This was the best we could do to try and ensure that social housing is high on the agenda should any developers put in proposals.

9. Why is there no 2nd Homes Policy?

Some NDPs like those in Fowey and St Ives have a 2nd homes policy which applies to “new-build” properties. The Steering Group asked about including such a policy in our policy but we were advised that such a policy would be rejected. Our understanding is that 15% of all homes in the Tywardreath and Par Parish would have to be second homes and we just couldn’t find the evidence that this is the case. The % required is specified at national level. Recently the government has said it is now considering other ways of possibly restricting second homes, Airbnbs and Holiday Lets without the need for another referendum, so things may yet change.

The total “new-build” homes envisaged in the parish is in fact strictly limited for the next 10 years. Moreover, our policies are designed to ensure that, as far as national rules allow, any development will be led by schemes which provide genuinely affordable homes for local people.

10. How did you decide what to put in the NDP?

Before the Covid-19 pandemic started in March 2019, we had fortunately carried out a lot of consultation. For full detail, have a look at our [Consultation Statement](#).

There have been 5 surveys distributed throughout the development of the NDP including a very detailed Questionnaire. Local stake-holders - community groups, business owners, landowners and individual residents from age 16 up - have been offered many opportunities to contribute their views e.g., at community events, via Facebook, through email.

In July 2018 we held a Blue Green Workshop which 23 community organisations and additional invited individuals attended. The Workshop generated many ideas which have been followed up in the NDP.

We asked: Should we support the sustainable growth of Tourism and Tourism related activities? All the comments were in favour of this proposal. Some added that they would like to see, “year-round tourism to give a vital boost to our economy and regular and good paid jobs”.

Participants discussed the importance of blue and green spaces and the potential for linking them and making them more accessible – wherever possible – to all.

All unanimously agreed the Vision Statement for how the parish should develop and this was later supported in further consultation with one minor change.

“By 2030 Tywardreath and Par Parish will be a thriving, welcoming and inclusive community, allowing local people of all ages to enjoy sustainable and active lives while protecting a distinctive landscape and coastline, environment and heritage.”

Unfortunately, the pandemic put a stop to our community events but by then we had all the information we needed and we managed to get the NDP through the rest of the formal process during this time. The NDP was formally signed off in January 2021 but we have had to wait for referendums to resume.

11. But if the NDP can't stop development, what's the point in having it?

We know development and new housing is a controversial issue and people's opinions vary. At the moment, we are not required to build new homes to meet nationally set housing targets. However, that could change and our plan reflects the community's wishes for small-scale development which prioritises local people and is genuinely affordable. We recognise that all we can do is tip the balance in favour of the community's wishes as regards development, but we do believe that is better than doing nothing and having no plan.

The NDP is a legal document. It carries as much weight as the Cornwall Local Plan produced by Cornwall Council.

12. Why not make the full NDP shorter and the language easier to understand?

The NDP is a legal document, so the wording has to be formal. Cornwall Council provided the template and much of the wording for the NDP. Development Officers put the policies into “planning speak” i.e. legal wording. Our NDP is long. We have a lot more policies than others, but they reflect what residents told us is important to them e.g. there are 12 policies under the Environment and Heritage Objective. Our Environment policies have been declared a model for others. [You can find a Quick Summary here](#).

And finally, who are the NDP Steering Group?

We are volunteers, most of whom turned up at a public meeting some years back and put our hands up to help! [You can find us here](#) But lots of other people have helped too. Thank you all!