

FAQs in Facebook posts about Tywardreath and Par Parish NDP

Q. Why were Neighbourhood Development Plans introduced?

NDPs were introduced at national level to give “communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built.....” <https://www.gov.uk/guidance/neighbourhood-planning--2>

Q. Why don't you give an abbreviated statement summing up the NDP?

A. The NDP is a very lengthy document – 118 pages.

An abbreviated statement, suitable for Facebook, is really not possible to do. That is why we are posting on different aspects of the NDP and responding to questions.

We have included a quick summary of the main objectives on the NDP Section of the Tywardreath and Par Parish Council website.

[Click here for the key documents including a Quick Summary.](#)

Q. Who is paying for all this?

The vast majority of the funding for the NDP has come from Locality, a national funding body.

Q. What planning powers will you inherit?

A. The work was done by unpaid volunteers from the community who came forward at a public open meeting in 2016. They formed a Steering Group that has been reporting to the parish council. The Steering Group will not inherit any planning powers.

Q. Who will administer the planning powers i.e. make planning application decisions?

A. If the community votes to adopt the NDP in the Referendum, the planning powers will remain with the same authorities as now. Cornwall Council Development Officers will continue to make decisions on planning applications, but they will have to pay regard to the NDP and the Cornwall Council Local Plan as well as national legislation. The Cornwall Council Local Plan and the NDP would carry the same amount of weight in the decision making.

Q. How many people did you consult about the NDP?

A. We have tried to engage with everyone who lives and works in the parish.

There are circa 2600 residents on the electoral roll.

Every household in the parish received an initial survey and a Residents' Questionnaire.

We also carried out a survey of Businesses and Employers and organised a Blue Green Workshop. The workshop was attended by representatives from 23 different community groups and other individuals.

Kernow Youth carried out interviews with Young Adults and Cornwall Council organised an Affordable Housing Survey. [Click here to see the individual reports.](#)

We did lots of other things too! [Click here to see the Consultation Statement.](#)

Q. The NDP is protecting most green spaces in the area. Are all the green spaces under threat of development?

A. The Steering Group has been guided by the community's views throughout.

In the Residents' Questionnaire (2019), 99% of respondents agreed that the Parish's natural heritage assets should be protected. Indeed, the need for Social/Affordable Housing and the protection of Local Green Spaces (LGS) both come up in most conversations. We put forward a list of Green Spaces which the community identified as areas where they wanted to see more restrictions on development. We are not aware of any planning applications for a green space like Poldrea Play Area but LGS designation would reduce the likelihood of any application being accepted.

Not all the green spaces were accepted as being appropriate for LGS designation by the independent national inspector who scrutinised the plan.

Q. Where you are going to put social and low cost housing?

A. Housing and Development policies are fundamental to NDPs and we engaged with a number of professionals in the field, including the Cornwall Council Rural Housing Enabler and the Cornwall Land Community Trust.

The Affordable Housing Survey was organised by Cornwall Council in May 2019 and community responses identified a clear need for social housing to rent (paragraph 9.158 on p.103 of the NDP Final Version). You have asked where social and low cost housing can go. No development sites have been specifically identified in the NDP. Social and low cost housing can be built within the development boundary and immediately adjacent to it.

[Click here for the Development Boundary Map.](#)

It would be up to Cornwall Council Development Officers to decide whether any planning application of this type is accepted or refused.

Q. Summer 2021 and the Covid pandemic has meant that a lot more 2nd homes and holiday lets have been bought in the parish. How old are your housing figures? Surely, there needs to be a 2nd Homes policy in the NDP now?

A. It is true to say that at the time the NDP was drafted we could not find the evidence needed to justify a 2nd homes policy. We were told that at least 15% of the houses needed to be holiday lets or second homes.

The NDP process is very long not least as, once the NDP has been agreed in draft form, it then takes 30 weeks i.e. 7-8 months to get through the legal stages alone.

[Click here for the legal process timeline.](#) On top of this, our plan was signed off in January 2021, so the NDP would normally have gone to referendum some months ago. The NDP is, therefore, inevitably a snapshot of the situation before the legal process starts and the referendum takes place.

On a more positive note, the NDP is not static. It will be reviewed in the light of any changes at national level and indeed any changes to the Cornwall Local Plan. Changes to both are likely to happen in the next couple of years. Moreover, the government has recently said that it is now considering other ways of possibly restricting second homes, Airbnbs and Holiday Lets **without** the need for another referendum. As you say, it is possible that the local context has changed as regards second home ownership over the summer of 2021. We cannot change the current NDP, as it would mean re-starting the whole lengthy, legal process all over again (always assuming we could find the evidence relatively quickly). However, our understanding is that there should be an opportunity to revisit the NDP and update it relatively soon.

For those not familiar with second home policies, we should add the following explanation. A few NDPs in Cornwall e.g., St Ives and Fowey, have a second homes policy which means that new-build properties can only be bought by those who intend to live in them as their main or principal residence. This does mean that older homes that have previously been lived in can still be sold on without restriction to others i.e., as holiday lets. The only exception would be those homes which have a covenant forbidding holiday occupation or restrictions on letting to others.

Q. How would the NDP help to protect the parish?

A. [We have created a poster to answer this question. Click here.](#)

Q What % of votes is needed in the Referendum for it to pass?

A. “If more than 50% of people voting in the referendum support the plan or order, then the local planning authority must bring it into force. The NDP once adopted will then become part of the Development Plan. Cornwall Council will use the plan to help to decide planning applications in the Parish.”

<https://www.cornwall.gov.uk/planning-and-building-control/neighbourhood-planning/neighbourhood-planning-regulations-and-legal-requirements/neighbourhood-planning-referendum/>

For information and to contact us:

Copies of the NDP booklet are available to read on site at St Andrew’s Church, Tywardreath and at Par Track in the café.

There is a lot more information, including more FAQs, on the [NDP Section of the Parish Council website.](#)



Facebook @tywardreathparneighbourhoodplan is where we post updates and respond to Facebook comments. We were originally posting and sharing to other Facebook sites but it has proven very difficult to find and respond to all the comments, so we have now gathered what we can on the NDP site, so all can view.

You are also welcome to email us at: tywardreathandparnp@gmail.com

Or phone Cllr David Hughes, Chair of the NDP Steering Group on 01726 812982