

Lanteglos-by-Fowey Neighbourhood Plan

Update

At the April Parish Council meeting Cllr Moore reported that an application for grant aid towards developing the Parish Neighbourhood Plan had been made to My Community Rights - Locality (UK), a company and registered charity set up by Government. A parish of our size is eligible to apply for up to £9000.00 to support costs associated with developing the Neighbourhood Plan, including developing a website, help with putting together a project plan, help with developing the evidence base and analysing it to identify issues and aims for our plan, undertaking a housing needs survey, support with undertaking the six week pre-submission consultation, venue hire, publicity materials, printing and costs associated with planning and undertaking public engagement and consulting on the plan. Our application has been assessed and approved and an initial grant of £2500.00 has been approved and will be made to us in the next week or ten days by Groundwork, another Government organisation.

As you will be aware the Parish Council had already drawn up and consulted on a questionnaire that was delivered to all households in the Parish. The initial analysis was carried out by Cllrs Fisher and Moore, and the results published in the Parish Magazine and on the Council website. The costs for this were paid from the Parish precept. The grant will be spent on setting up a dedicated Lanteglos-by-Fowey Neighbourhood Plan website, having a detailed analysis and report of the questionnaires prepared by Cornwall Rural Communities Charity, having a housing needs survey prepared by the Neighbourhood Plan team at Cornwall Council, meeting room costs, printing costs, development of communications and engagement strategies, printing and distribution costs and postage and distribution costs associated with setting up a Steering Group. We are able to recover any VAT levied and do not need to set up a separate bank account.

Cllr Moore has met twice with David Read of Cornwall Council's Neighbourhood Planning Team, together with Cllr Hannaford and Zoe Bernard John, Senior Planning Officer, and their advice has been invaluable. They are also able to offer support in training and getting the Steering Group and specific issue working groups started and informed.

The Parish Council must take full responsibility for leading the Neighbourhood Plan but we can set up a working group to take that work forward. There is too much work for Councillors to undertake in a relatively short space of time, say two years at the most, and it is vital if we are to engage with the community as widely as possible that we set up a Steering Group. When people completed the questionnaires they were able to provide us with their contact details if they wished to be kept informed of developments. The Parish Council agreed at the April meeting that Cllr Moore write to all those who did inviting them to consider becoming a member of the group. A total of thirty seven email and written letters to individuals and families have been sent and responses are already coming in. We should be in a position to set up a preliminary meeting of all those who are interested and wish to know more, together with Councillors and David Read. This should take place after the Parish Council Meeting on May 23rd.

At the May 23rd meeting a draft of the Terms of Reference for the Steering Group will be presented to the Council for examination and ratification. That is when the work starts and it is proposed that Steering Group meetings will be held monthly, in weeks when there isn't a PC meeting. The report and detailed analysis of the survey questionnaires should identify priority issues to be investigated further. An outline project plan will also need to be put in place. Whatever goes into our plan has to be

permissive and have broad community support. It will be about land use planning and be produced by our community. It will enable development but give us the ability to influence that development. Our plan cannot conflict with local or national policy nor propose less growth than is contained in Cornwall Council's strategic plan. We can say where we think new houses, businesses and shops should go, and what they should look like. The whole community has the right to vote on whether to accept our Neighbourhood Plan at a referendum. If accepted the plan will be adopted and will have to be referred to before planning decisions are made.

Several of our neighbours have already started on their plans and it may be a positive move to link up with (not join) Polperro and Looe. Cornwall Council will act to us as a critical friend. We hardly need reminding that we have a large Area of Outstanding Natural Beauty, Heritage Coast, Site of Special Scientific Interest and two Conservation Areas in Bodinnick and Polruan. Cllr Moore has been invited to attend Looe's Steering Group meetings.

Further afield we are all aware of the front page reporting of what is happening in St Ives. Other communities which are much further along the Neighbourhood Development Plan path include Quethiock, Roseland, Rame, St Minver and St Cleer. St Cleer had this to say: "In essence, a Neighbourhood Plan is a twenty-year plan that defines the broad planning aims of the Neighbourhood. It might identify which areas are to be considered for future building, and which are to be protected from future development; it could give guidance on renewable energy, housing, industry, heritage-site protection, and so on. It should be self-inspired, i.e., produced from within the Neighbourhood, not imposed from above."

There is much to be done but also a lot of support and encouragement in doing it. Our aim should be to produce a plan, derived and developed by the whole community that sets out how we wish Lanteglos-by-Fowey to develop by 2030.

P A Moore
9th May 2016