

Minutes of St Goran NDP Group virtual meeting 23rd February 2021

Participating in a Zoom meeting of the NDP Steering Group were Catherine Coffee, Bob Digby, Lisa Dunne, Richard Enos, Geoff Firmin, Fiona Gulliver, Chris Lobb, Kate Longley, Barbara Miles, David Peacock and Rob Sharman.

The group welcomed RS; his first task would be to determine what grant money should be requested for the year to March 2022.

1. Previous action 1.2 [DP, but now all of us: recruiting LLCA volunteers] continues.

2. Thematic group updates: **Services** (FG) are reviewing which, previously listed, should be concentrated upon, and which removed. **History & Heritage** (CL) continue to research factual details. **Environment** (LD) had conducted a lively online consultation with almost all of the farmers in the Parish, recorded their views and subsequent submissions, and anticipated a Gorran and St Ewe farmers' discussion group would be a permanent spin-off from the NDP initiative. The completed draft biodiversity report was with 3 Bays Wildlife and the National Trust for comment. **Local Economy, Employment & Transport** (BD) had enquired what Roseland were contemplating about electric vehicles; other means of getting young people to college were being investigated; consultees about seasonal employment were being listed; KL had been in contact with the Tevi Project, and would establish whether we should budget for any of the costs of further involvement [Action 2.1].

3. DP had circulated a note (see Annex) summarising the daunting quantity of national and Cornwall guidance, occasionally not mutually consistent, on what were proper planning policy issues for a NDP and what might be described as community aspirations. He had not included the table from the index of templates since it runs to at least 20 pages (the pdf table can be inspected and downloaded at <https://www.cornwall.gov.uk/media/38408985/what-can-neighbourhood-plans-do-topics-analysis-guide-note.pdf>). FG recommended we follow Cornwall guidance since they would vet our Plan. GF proposed we include the aspirations, listed as such, or the community would suppose we'd not listened to the views we'd solicited. Identifying stretched services could force a contribution from a development which would stretch them further. RE supposed the immediate aspirations could be achieved by local enthusiasts in a community action group, KL hoped NextDoor would focus that, FG had experienced car-sharing technology, CL recommended cooperating to get students to the Tregony bus, rather than Mevagissey which the college wrongly assumed more convenient.

4. Renewable energy. RE had been struck by the contrast between the treatment of sustainable energy in the Roseland NDP, which was essentially prohibitive, and that of Chacewater which was hugely supportive. Possibly by phrasing questions positively, they had documented overwhelming community enthusiasm for sustainable energy initiatives of many types, and the Chacewater Community Energy Group spin-off from their NDP group has set the goal of net zero carbon for Chacewater by 2030. CL noted that the wind turbines for Gorran's low carbon fund were proving expensive to maintain. While agricultural building roofs could support solar panels, LD pointed out farmers' power was needed at night. BD proposed a NDP policy that income from renewables developments should support local people. KL asked whether energy should be considered by all groups or by a newly formed group. DP alluded to Cornwall Council guidance, GF would research and report [2.2]. CL expected at least passive house standards for new builds, and renovations should be required to elevate insulation.

5. Local Landscape Character Assessment. Jeremy Roberts had told BM the seascape should be included, and that he would write it if given details of what was wanted. CL would include a budget item for dive boat fuel for surveys from May

onwards. Kathryn Statham would be asked to host a Teams training session on 10th or 11th March, ideally recording the session in case subsequent training were needed. CL asked GF to find and circulate his email about mapping [2.3].

6. Budget. RS invited each group to consider what amounts should be included in next year's grant request, imagining that we would hope to have the first draft of the NDP largely written by this time next year, in order to collect all requests by next month's meeting. While an expenditure report has to go in with any of this year's money unspent at the end of March, there is no particular deadline for submitting a new grant request, other than allowing 6 weeks for approval of requested items before the first outgoings are authorised. Additional grant labelled Technical might for example cover Design Guides. LD suggested that if CT had difficulty obtaining the HNS invoice from Cornwall Council, GF should take it up with Councillor Mustoe [2.4].

7. Consultants. KL and GF had interviewed Chartered Town Planner Steve Besford-Foster (<https://plansupport.services/>) who has assisted several Cornish NDPs, recently Looe, and invited him to address next month's meeting.

8. AOB. The Parish Council was not intending to renew the Zoom licence, perhaps the NDP group should take it on, GF to check with Clerk when renewal due [2.5].

The next (Zoom) meetings were proposed for 6:30pm on Tuesdays 23rd March and 27th April.

**Annex. The Scope of an NDP, Community Actions and Aspirations
Background note for discussion, 23 February 2021**

BACKGROUND:

The [gov.uk](https://www.gov.uk) guidance on neighbourhood planning (first published on 6/3/14, last updated 25/9/20) includes as part of paragraph 004 the following:

What should a neighbourhood plan address?

A neighbourhood plan should support the delivery of strategic policies set out in the local plan ...the specific planning topics that a neighbourhood plan covers is for the local community to determine.

A neighbourhood plan should, however, contain policies for the development and use of land. This is because ... if successful at examination and referendum ... the neighbourhood plan becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise

Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.

Paragraph: 004 Reference ID: 41-004-20190509. Revision date: 09 05 2019

At an early stage, our steering group emphasised that an NDP is intended to put in place a planning policy for a local area so as to guide future development and is about the use and development of land (see the illustrated brochure compiled by Chris Lobb and Kate's guidance notes for the February 2020 public consultations).

GUIDANCE FROM CORNWALL COUNCIL

CC issued the following advice as part of its "Neighbourhood Planning Guide Notes and Templates/What can Neighbourhood Plans do: topics analysis" (last updated 28/9/20):

"This guide note is intended to help groups to understand what is covered in National Planning Policy and in the Cornwall Local Plan. It is not necessary to duplicate this and Neighbourhood Development Plans (NDPs) may not contradict the National Planning Policy Framework (NPPF) or Local Plan policies. The purpose of a NDP is to add detail and a local steer on future development in the parish. The table below explores some of the topics that NDPs can cover. This is not to suggest that NDPs

should cover all of these topics, nor is the list exhaustive, but it includes the most common topics that crop up. Firstly, the table directs you to the relevant section in the NPPF and Local Plan so groups can understand what existing planning policy says. It then goes on to suggest ways in which a NDP might add to the NPPF and Local Plan and the evidence that would be needed to support that. The last column directs you to other NDPs that may have a relevant policy and also deals with issues that might arise, but that do not relate to planning policy. We would encourage communities to address non-planning issues like this through an action plan, which could be included an appendix to the NDP, or through 'Community Actions' noted in the appropriate sections throughout the NDP. "

The CC guidance includes examples of possible community actions which could be used to tackle some perceived local problems, e.g. "Form a community energy group to look at different initiatives to raise awareness, reduce energy use and increase sustainable energy technologies, look at community-owned renewable energy, etc." , and "set up a walking bus for the school run; set up a car share forum".

ASPIRATIONS

Mevagissey NDP includes (page 52) "It is an aspiration of this NDP that initiatives will be forthcoming to extend the facilities of the harbour to support both the fishing industry and other marine developments".

Feock NDP mentions (page 34) "supporting and promoting public transport provision which meets local needs" and (page 36) that residents' comments about parking support "specific projects which the parish council could bring forward working with local partners...".

Illogan NDP expresses (page 25) strong support for "any initiative or development that seeks to enhance the delivery and provision of health care and access to GP services within the parish".

Does it serve any useful purpose to include such comments/wishes in an NDP?

COMMUNITY ACTION

Specific projects, initiated/supported by local volunteers, and intended to be of significant benefit to the local community, are much less likely to be "wish-list" items. Examples which immediately come to mind are of course the proposals for use of the 2 areas of community land at Carvinick and Chris Trew's suggestion about a community-led anaerobic digestion plant. Such projects clearly concern the use and development of land and would therefore need to be considered for inclusion in the NDP.