

IMPORTANT OPPORTUNITY
to HAVE YOUR SAY
on the future of
ST HILARY PARISH!

Dear Resident of St Hilary Parish

I hope this finds you well and full of optimism now there are good reasons to be!

As part of our ongoing Neighbourhood Plan process (*see over for details*), we need more of your feedback.

The enclosed questionnaire seeks your support for the **Policy Objectives** that with your approval will shape the Neighbourhood Plan and future of your parish.

With increasing pressure from all kinds of development, it is more important than ever that we have a say in the planning and other decisions affecting us.

Please answer as many questions as possible as they are all important and return the questionnaire using the enclosed FREEPOST envelope **by Friday 18th June**. The results of the survey will then be published on the parish website.

Many thanks

Martin Searle

Chairman, St Hilary Parish NDP Steering Group

PLEASE SAVE THE DATE to ATTEND a
PUBLIC CONSULTATION MEETING on the NDP
in St Hilary Church at 2pm SATURDAY 10th JULY
N.B. Exhibition of information on the NDP in the church from 7-14th July

Just the basics and where we have got to....

What is a Neighbourhood Development Plan, or NDP?

A Neighbourhood Development Plan for St Hilary will set out our vision for land use and developments within our parish. It gives us, the community, the opportunity to have a say on how our local area should develop and what should be built. It can respond to a wide range of social, economic or environmental issues that are relevant to us locally. We can also influence land use for other things like renewable energy schemes and recreational facilities.

Do we have to have one?

No. But without one development can still happen, and will be assessed by planners at county and national level. It is an opportunity to have local policies that concern our special places included in a NDP that reflect local priorities.

A NDP isn't a tool to stop development, but it can shape and influence developments and is locally focused. In February 2016 Cornwall Council, following an application from St Hilary Parish Council, officially designated the Parish of St Hilary as a Neighbourhood Area to be used in the creation of an NDP. This means that, our NDP will cover an area stretching from Millpool and Relubbus west to Gwallon and Plain-an-Gwarry and from the Penberthy Cross down through Rosudgeon Common to Prussia Cove in the south, an area of some 2,900 acres.

Does it have any impact?

Yes. Once the NDP has been passed at a referendum and adopted, it becomes an official planning document that has to be taken into account by Local Authority Planners and Planning Inspectors when determining planning applications and appeals. It has to align with policies contained within the Cornwall Local Plan (adopted in 2016), plus national policies too. It is important to note that a NDP contains the local details which are important to the parish community, and responds to issues that are not covered through strategic and national policies.

Do we need you to have a real say?

Definitely. A steering group was formed from interested residents willing to help to start the NDP process and work on it but needs the help of residents to identify the key issues and continue to shape those as we go along.

The views of residents have been sought through a household and other surveys, public events and consultation meetings on issues such as protecting our environment, our heritage, the character and value of our landscape, facilities and activities that contribute to a sense of community, or anything that makes St Hilary special.

Progress on the NDP has been gradual and we have reached the stage of having drawn up some overall Objectives and ideas of the policies that could be included in the NDP to achieve the objectives.

Our ability to consult with residents has been hampered by the Covid related restrictions over the course of the last year. However, we are now more optimistic and eager to get residents views on whether we are still on the right track with our proposed Objectives before we embark on the next steps of formulating policies.

The enclosed survey is being sent to all the resident households in the parish and seeks their views on the proposed Policy Objectives and further information on some topics.

We are also now optimistic that we could hold some public consultation meetings once again in the near future. Information on dates will be published on the NDP section of the St Hilary Parish Council Website at –

<https://www.sthilarypc.org.uk/>

At the end of the NDP process you will also be asked to vote on the adoption of the St Hilary NDP at a referendum, so your views are crucial. Only once the NDP has been adopted following the referendum will it become mandatory for the planning authorities to take it into account when considering planning applications and making decisions on development proposals.