

NDP Article for St Minver Parish Council NDP website

Neighbourhood Development Plan Progress Report Examination of Draft

The NDP draft was essentially completed in June 2014. A copy was passed to key representatives in Cornwall Council planning who provided some very helpful comments. Most of these provided valuable assistance on clearly identifying the necessary differentiation between principles, policies and enabling projects. These have been addressed in a revised draft which is better focused and easier to understand. However, several of the comments related to whether the proposed policies for managing the rate of building the required additional residences, and the allocation of affordable housing would be appropriate.

These are key topics and it is important that the NDP includes an effective solution to these issues before it is issued for public consultation. The NDP Steering Group decided to test these policies by contracting an Independent Examiner to conduct a “health check” on the draft NDP and provide expert advice. A suitable examiner was identified by contacting NPIERS, an agency that has established a list of experienced and qualified assessors that most local authorities are using to appoint examiners for the formal examination of NDP prior to submitting them to the referendum.

The “health check” examination has been conducted which included a desk top review of the draft NDP and the supporting data plus in depth discussion with the Steering Group and Cornwall Council. The examiner submitted a 24 page report at the end of August which has provided a great deal of very helpful comment and advice on how the draft NDP can be updated to be clearer and more practical to implement, particularly in the areas of policy relating to additional residences and affordable housing.

The Steering Group met at the beginning of September to discuss the finding of the report and establish an action plan to address the recommendations. This work is now underway and will result in a further update to the draft NDP in October.

Whilst this has resulted in some delay at this stage of the NDP project it is expected to save time later in the process when the formal Independent Examination is conducted. It is still planned that the NDP will have completed the consultation process and be ready for a referendum in early 2015.