

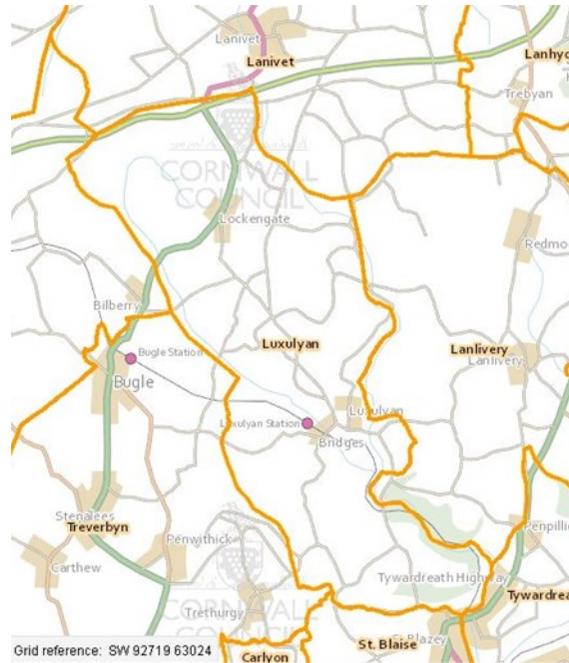
HELP SHAPE LUXULYAN WITH A NEIGHBOURHOOD DEVELOPMENT PLAN



We want to keep you informed and give you ways of making us know what you think.

Information can be found on the Parish Council website, Facebook and around the area locally. You can also get in touch with the Parish Council or Steering Committee direct.

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Our parish. Let's keep it special.

LUXULYAN PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN

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**SHAPING THE FUTURE
OF OUR PARISH**
**Let's Make A
Difference**



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Luxulyan Neighbourhood Plan— What Is It and Why Be Involved?

What is a Neighbourhood Plan?

It sets out the aims and vision of land use and development, in a formally designated area (in our case, Luxulyan Parish), through planning policies.

A Neighbourhood Plan (also known as a Neighbourhood Development Plan) is about planning positively for future development. It allows us – the community – to shape what happens in our area. We can influence where different types of development could happen and what it might look like.

It is not just about housing. A Neighbourhood Plan can respond to a wide range of issues that are relevant to us locally – things that we value, such as areas of outstanding beauty and local history.

The key message is that the Neighbourhood Plan will be formed by us – the community. **It is crucial to get involved and give your views to define the type and extent of policies within our Plan.**

Do we have to have one?

The quick answer is NO. However, this does not mean that things stay the same. We need to be aware that without one in place development can still happen and will be assessed by planners against the strategic and national planning policies

It should be stressed that a Neighbourhood Plan isn't a tool to stop development but it can shape and influence it, and provide the more detailed local perspective.

Does a Neighbourhood Plan control all land use and development?

It is important to note that our Neighbourhood Plan must have regard to the National Planning Policy Framework (NPPF) and the Cornwall Local Plan, 2016.-2030.

The focus of our Neighbourhood Plan will be to add local detail. Strategic development issues will be covered within the NPPF and Local Plan and, therefore, will not feature in our Neighbourhood Plan.

Does it have any impact?

Yes – once 'made' (i.e. after being accepted by a local referendum) it is an official planning document that must be taken into account by the planning authority, Cornwall Council, when determining planning applications.

Luxulyan's Neighbourhood Plan has to agree with county policies, but it will expand upon them, contain the local detail, and respond to Luxulyan's issues in much greater detail.



It will be a **legal document** that planners **must** conform to.

Do we have a real say?

Definitely – we want you to help identify the key issues now, and then further shape those as we go along, so they can be taken forward as *our* planning policies.

There will be lots of ways that we can all get involved:

- contributing views and ideas
- participating in the process
- being a volunteer carrying out tasks.

Luxulyan Referendum

There will be a referendum for Luxulyan Parish at the end of the process to vote on the adoption of the Neighbourhood Plan.

Who will oversee the process?

As this is a legal document that will be used in the planning system, the Parish Council is required to be the Accountable Body. However, a **Steering Group** has been set up including 2 parish councillors and local residents.

More information:

http://www.luxulyanpc.co.uk/Core/Luxulyan-Parish-Council/Pages/Luxulyan_Neighbourhood_Plan_1.aspx

<https://www.facebook.com/NeighbourhoodplanforLuxulyan/>