

# Mabe Neighbourhood Development Plan



## Information & Update

March 2020



## Mabe Neighbourhood Development Plan Update

As promised we will do our best to keep Mabe Matters readers updated on the progress of the Mabe Neighbourhood Development Plan. [NDP]

Development covers many things but it defines how things advance and grow. If Mabe is to avoid stagnation, it too must develop and grow. The NDP will help to shape how Mabe evolves over the coming years and gives **you** an opportunity to input your view on how things can be improved and what direction that expansion should follow.

The NDP is part of the wider planning system which is led by Government . It has three levels, National, relevant to the whole country through the National Planning Policy. A second more localised layer derived by local authority, and for us that is the Cornwall Plan. Finally there is a neighbourhood perspective, a Neighbourhood Plan, which is parish specific. For us that will be the Mabe NDP. Each level must follow the same basic principles and policies but is tailored to a more local perspective. Together they make up the rule book, for want of a better description.

Why does it matter. Basically for us, when things get submitted to Cornwall Council for planning approval, be that in relation to a residential matter, business, environmental or infrastructure issue. They look at the three stages in the Planning rule book to see if it complies with all three stages.

At this moment in time we in Mabe do not have a Neighbourhood Plan, so we have no voice in the decision making process. If the issue at hand complies with National and County policy it gets the go ahead, regardless of our often well voiced objection.

For the plan to be valid and give us a voice on how Mabe evolves and grows it has to be developed by the community as a whole.

We have a steering group and a number of willing volunteers who are willing to contribute their time and ideas. Whilst the group may have a fancy name, it is merely there to comply with the official stuff. We need you the community to tell us what you want the plan to cover.

To be successful we need input from you the community to ensure the plan ultimately meets your needs and aspirations. It has to be truly representative of the whole community and reflect their desires and aspirations, across a wide spectrum of concerns.

We have made some progress in finding out what concerns people in the Village.

Although its early stage research we have some data on what people feel is good and what they feel is bad. We have a sense of community and wish to maintain a village feel. Traffic and large scale housing developments feature predominantly in the what's bad category.

Residents have indicated a variety of issues for us to look more closely at such as the landscape and natural environment, the parish character and heritage along with many others.

This is a community led initiative that simply cannot work without your input. Over the coming weeks and months you will begin to see our volunteers out and about at local events asking for your thoughts on what we need to focus our attention.

We will shortly be providing numerous points of contact, such as a Webb site and social media sites as well as more information through Mabe Matters. We have a steering group and a number of willing volunteers who are willing to contribute their time and ideas. But we need input from you the community to ensure the plan ultimately meets your needs and aspirations.

If you think you could help or just want to voice your opinion. We currently meet on the first Thursday of the month at the WI and all are welcome to attend. If you can't attend we publish the meeting minutes on the Parish Council web site. Or you can contact us at [ndpmabe@gmail.com](mailto:ndpmabe@gmail.com).

You can also contact us through the Parish Clerk as detailed on this web site, or [keithwest.mabepc@icloud.com](mailto:keithwest.mabepc@icloud.com)