Information Classification: PUBLIC

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Neighbourhood Priority Statements in Cornwall

Introduction and Overview

April 2026

www.cornwall.gov.uk

What are NPS?

- Introduced in the LURA 2023
- A way for communities to set out their priorities for growth and development
- A simpler way to influence development in a local area
- Requires public consultation
- Statutory obligation for the LPA to take published statements into account when determining the policies of the Local Plan

NPS can include “Local matters” – these are defined in the LURA:

a. development, or the management or use of land
b. housing in the neighbourhood area,
c. the natural environment
d. the economy
e. public spaces
f. infrastructure, facilities or services or
g. other features of the neighbourhood area.



Neighbourhood Priority Statements

A Neighbourhood Priority Statement (NPS) can be produced by any community (town or parish) to tell us about local priorities for an area.

- Much shorter (10-15 pages) than NDPs with a focus on longer-term priorities; do not contain planning policies or allocations.
- They set out the ambitions and priorities of communities in terms of the need for infrastructure, the design and location of new housing, connectivity and other local priorities.
- All NPS will require public consultation
- We will take all published statements into account when deciding the policies and approach in the new Local Plan; they are a great way to make sure that your communities have early input into the Local Plan process
- We will report back to communities explaining how their priorities have influenced the LP (or why they have not been reflected), or what other action we have taken.
- We've been running a pilot process over spring / summer 2025
- We'd like all communities to produce one of these so that we have a good understanding of different priorities across Cornwall, to help make decisions about growth and infrastructure
- Templates and guidance will be provided to make the process as straightforward as possible

Differences to Neighbourhood Development Plans (NDPs)



- NDPs contain policies that add detail or local focus to policies in the current Local Plan; most NDPs in Cornwall run until 2030 in line with the LP.
- NPS do not contain planning policies, BUT will give communities an opportunity to influence the development policies in the new Local Plan
- Focus is on community priorities for growth and change – what benefits can new development bring to the existing community? What changes would residents like to see over the longer term?
- Do not require Examination or Referendum
- Much shorter, simple to produce,

Why are CC encouraging parishes to produce one of these?

- Understanding community priorities will help to ensure that growth and development brings wider community benefits
- They will form an important part of the new Local Plan evidence base and will inform policy direction
- We have a challenging housing target – most places will have some housing growth
- They can be used to identify community priorities in relation to CIL and other infrastructure spending
- We will report back to communities on how we have reflected their priorities in Local Plan policy (or explain why we haven't)

Why should communities produce one of these

- Meaningful early input to the Local Plan process
- Engagement with your community about longer term vision for your places and the changes that residents would like to see
- An understanding of how new development can benefit your places
- A clear expression of the priorities and ambitions of your communities, produced in consultation with residents
- A document that can be used to support applications for funding for local projects from a variety of sources







The Pilot

- 9 parishes - Gwennap, Gwinear-Gwithian, Helston, Lanner, Lostwithiel, Probus, St Day, St Erme and St Mellion
- Supported by the Neighbourhood Planning Team
- A range of guidance and templates, along with engagement sessions and 1:1 advice
- Support with production – maps, content, diagrams, images, data
- Local Plan Survey on Let's Talk with parish level feedback; some councils have also carried out their own consultations
- Most parishes have now drafted their statements
- We will refine and publish templates and guidance as we rollout
- All NPS will be published on the CC website

Template

Tell us about how your town or parish functions today.

- What works well? What do residents value about living in your parish?
- What are the key landscape and heritage features that make your places special?
- What doesn't work well – what do residents complain about? What are the key issues that get raised with the PC / TC? What are the changes that would make your town or parish a better place to live?
- What would really improve life for the people who live in your places?
- What could growth deliver that would enhance your places?
- What kind of homes does your community need?



Neighbourhood Priority Statement

Simple Template

This template should be used to produce a very simple Neighbourhood Priority Statement (NPS), it is likely to be suitable for smaller parishes where significant growth is not anticipated. It should be used alongside Cornwall Council guidance for producing a NPS, in particular the NPS Template notes at the back of this document. Try to keep your statement as concise as possible and include additional detail to support the approach taken in appendices.

Introduction

Set out why you have decided to produce a NPS and what you hope it will achieve for your communities. Briefly describe the process that you have followed to produce this statement.

(Parish) Today

A description of your parish plus maps of your parish and each sustainable settlement

Use this section to talk about your parish as it is today, identify the parts that people value and any issues or concerns that you may have about the way that your communities operate at the moment. Include a brief overview of the parish and the settlements in it, including key facilities, valued landscape or heritage assets and a summary of the key land uses in your area – agricultural, urban, natural etc. Tell us what's great about your places and the key benefits of living in your communities. Comment on any particular issues that your residents face – this could include infrastructure issues, a lack of facilities or services that are struggling to survive. It could be an ageing population, it could be a lack of opportunities or affordable homes encouraging young people to move away. You may want to comment briefly on design issues and on any new homes that have been delivered in your communities and the benefits that new residents have brought along with any concerns or problems arising from any new development.

Include at least one map of your parish and pictures where relevant – maps are important to help visualise and understand the issues within your local area and to identify locations for new development and infrastructure improvements as well as protected landscapes and green spaces. You may need to include a summary here with a more detailed parish and settlement analysis in an appendix.

Neighbourhood Priority Statements | Simple Template 1

Contents (10 pages)


Neighbourhood Priority Statement

Simple Template

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Neighbourhood Priority Statements | Simple Template 1

- Introduction (1/2 page)
- Town / Parish Today – a summary of your town / parish today, briefly setting out strengths and weaknesses of different settlements(1-2 pages)
- Our Priorities – a prioritised list of the most important things for your town / parish over the longer term. Ideally, no more than 10. (1 page)
- Key diagram – a visual summary of the priorities in your statement. CC can help you to produce these. (1 page)
- Key Data – some of the key facts and figures about your place (where parishes have multiple larger settlements, you may want to do this by settlement) (1/2 page)
- Vision – set out what you want your parish to be like in 2050 – what will have changed, what will be preserved etc (1/2 page)
- Issues and Objectives – a more detailed exploration of different issues – these will be the basis for your priorities; use the templates to help with this. (3-4 pages)
- Summary of Community Engagement (1/2 page)

Suggested Appendices

These are suggestions of appendices that you may want to include, they should be used to contain the detail, rationale and supporting evidence behind key positions that your NPS has taken. All NPS will need to include a consultation statement; the need for other appendices will be driven by the content of your NPS.

- Appendix 1: Consultation Statement – All NPS will need to include this statement, detailing the community consultation that has taken place and summarising the responses received.
- Appendix 2: Place Assessment – include a copy of your place assessment if you have produced one – you may have one of these for the whole parish or for larger parishes, you may choose to complete an assessment for each settlement, to identify the relative strengths, weaknesses and opportunities of your different places.
- Appendix 3: Design Guide or code, or design principles or character statements – include any documentation that supports any design principles from your priorities
- Appendix 4: Data and analysis – you may want to include more data and explore what different data means for your communities. This could include a comparison with other areas or over time. Appendix 5: additional maps and settlement information – this could include maps showing Green infrastructure, transport and connectivity, community facilities
- Appendix 5: History of the parish – if you want to include a history, you should do that as an Appendix.
- Other appendices as required to support the content of your NPS

Place assessment template

Neighbourhood Priority Statement

Place Assessment Template

Consider completing this template to better understand the future needs of your places. For small, rural parishes, a single table covering the entire parish should be sufficient but for larger parishes, you may want to complete one for each sizeable settlement and another for the rural parts of the parish.

Place

Question	Assessment	Priority Issues
Context		
How would you describe your place - urban / rural / lively / quiet / thriving / sleepy		
What do residents value most about living in [your place]?		
And what causes the most frustration?		
Is there a good sense of community? Is there anything missing that would make it even better?		
What facilities exist within your place (list them) and where do you need to travel to access your needs for food / education / employment / leisure?		

The Survey

The content of the survey covers the following broad areas:

- Demographics – age and composition of household.
- Housing situation – type, tenure and size of house, where did you move from.
- Future housing need – are you or any of your household likely to move – why, where to, what kind of home will you need.
- Understanding of housing need in Cornwall and local area – what kind of homes do we need to build near you and where should they go.
- Design and functionality -; what are the features of a new home that you value most.
- Community – what facilities do you value most, what do you use and how do you get there? what's missing, tell us how you feel about the place where you live.
- Travelling around – number of cars, attitudes to alternative transport, ability to move around without a car.
- Work – employment status of household, where do you work (including home working), what do you do.



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Planning

Planning together **for Cornwall**



Key Points



- There is no obligation to produce one, but they can be a great way to engage with your community and influence the new Local Plan by telling us how growth can benefit your area in the longer term.
- Likely to be the main way for TCs and PCs to feed into the LP; they will form part of the Local Plan evidence base and influence policy
- Cannot allocate land or prevent allocation – but they can provide context about constraints and preferences which will be taken into account as we consider where new homes and other development should go
- Designed to be simple and straightforward and should be able to be produced by TCs and PCs
- Much simpler and quicker to produce than a NDP

Process and Content







Support from us

- Let's Talk Survey
- Data pack – key data relating to your parish or town. We will send this out to you once you have designated your area. We may have other data on specific topics and we will provide this on request if we can.
- Review – we will review your draft statements and provide advice and guidance on the content, format etc.
- Templates and guidance – we have a range of guidance and templates that you can use to help produce your NPS and to meet the legal requirements. Please use our template format - we want all NPS to be in a consistent format so that it is easier to take them into account – we expect to have a lot of these to review over a relatively short period of time and consistency will make that an easier process. It will also ensure that NPS will meet any future legal requirements.
- Mapping – access to our mapping service and guidance on how to use it
- We can help you to produce your key diagram
- We can give you 1:1 advice on specific issues
- A programme of themed engagement events on Teams on specific themes or topics and drop-in support sessions.

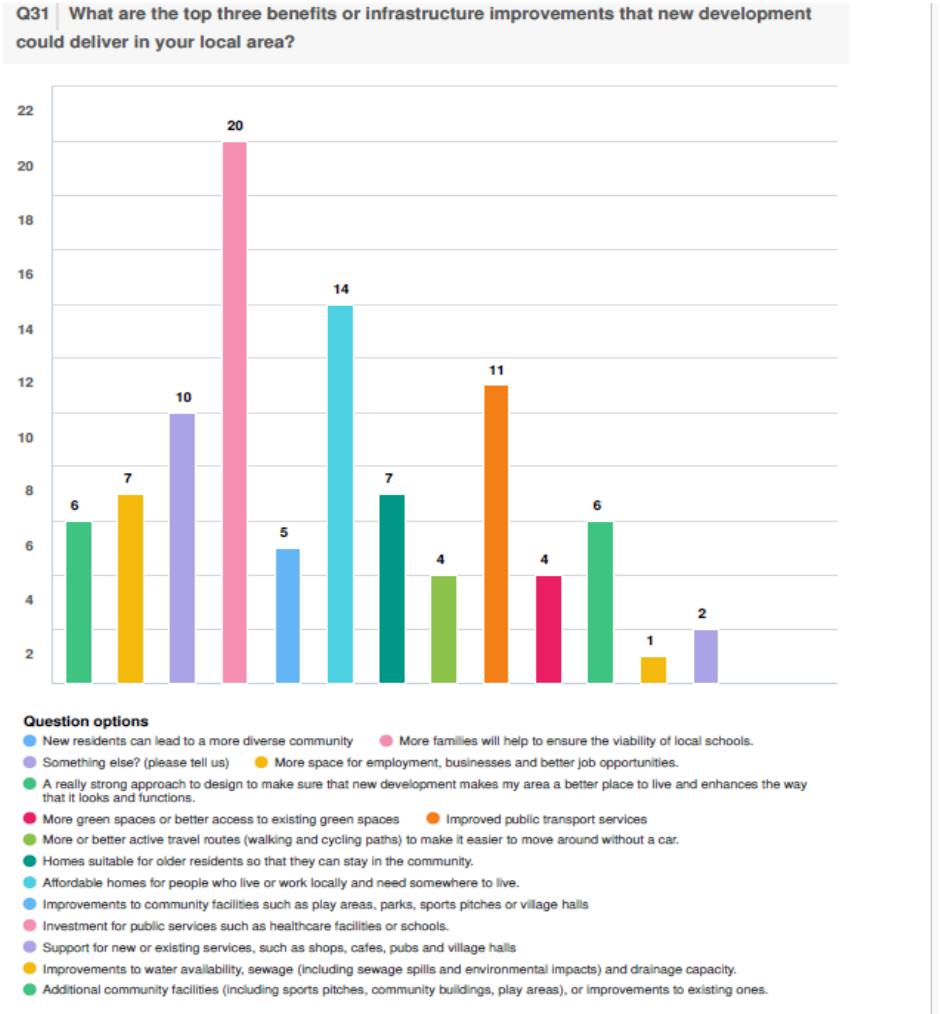
NPS Project planner

Project Planner

PROJECT PHASE / TASK	Proposed start date	Actual start date	Completion date	Comments
Getting started				
Agree that your town / parish want to produce a NPS and publicise the intention to produce one.				This should normally be documented in the minutes of a parish meeting. You could publicise the intention in a parish newsletter or on your website; this can also be a good opportunity to ask for volunteers.
Submit a request to designate the neighbourhood area for your neighbourhood priority statement				This will normally be the area covered by your parish or town.
Decision from LPA on designation				We will aim to designate within 2 weeks of a complete application for a single parish area.

Engagement

- Always based on recent engagement because this supports your evidence base
- Use our survey results to identify your residents' key priorities over the medium term and how growth can deliver them (bar 20, bar 14 & bar 11)
- Our survey will also give you free text responses to use to help you set out what your residents want and where you do and don't want development. We will take this into account when we think about where to allocate sites. You can also use our call for sites
- This will help you to identify the key issues and themes and show the strength of support
- If you are using other recent sources summarise the source from each source separately



What you need to do next…

First steps:

- Confirm with your town and parish council that you want to proceed with producing a NPS (this can be documented in the minutes of a town or parish council meeting)
- Complete and return the designation letter to us
- Set up a steering committee and recruit volunteers, agree on the topic areas / themes that you want your NPS to cover
- Start to gather public feedback - this could be by publicising the Lets Talk survey, through newsletters, social media etc. You may also want to holding public events or seek feedback in other ways.
- Review the data pack and think about any other evidence that you might need
- Start drafting your statement

If you have any other questions, email us at neighbourhoodplanning@cornwall.gov.uk

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Questions?

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