



Polperro and Lansallos Parish Neighbourhood Development Plan

Following our last update in March, the Steering Group has started to draft the vision, objectives and policies that will form the heart of the NDP. These are based, of course, on our consultations within the community over the last two years, including our household and business questionnaire surveys. You will find summaries of the results of these surveys on our website.

But our Plan must be presented in a way that will be acceptable to Cornwall Council. Therefore an important part of our recent work has been to arrange a number of discussions with officers from Liskeard, Bodmin and Truro. They have checked what we have done so far, and they have given us a wide range of advice mainly on how and where to provide for our community's likely housing and other development needs between now and 2030, while ensuring that everything we value both in the countryside and within Polperro and other settlements is well protected.

Our housing target will be based on two considerations. It should take account of any additional houses and flats that we can expect people now living in the parish to need in the coming years. And from Cornwall Council's point of view the target should include a fair and reasonable share of the total number of houses that will be needed for the county as a whole, bearing in mind the size and population of Lansallos parish and the proportion of its area that is within the officially designated Area of Outstanding Natural Beauty (AONB) where national planning regulations require that development must be kept to a minimum. About half of our parish, including most of Polperro and its immediate surroundings, is within the AONB.

The Steering Group has almost completed a survey of every piece of land (46 'cells' in total) around the edge of Polperro where any significant housing or other development could theoretically be permitted. Details of slopes, drainage, flood risk, AONB status, historic features, ecological assets, agricultural grade, accessibility and other criteria have been recorded.

Over the coming weeks we will continue this work and extend our search for possible development sites, and the resulting maps and related findings will be key parts of the consultations that we hope to be ready to launch sometime during the autumn. However at this stage it is worth noting that, not surprisingly, there is ample evidence that our parish has extremely limited development potential and nothing we have seen leads us to believe we are at risk of having any unwanted housing or other development imposed upon us.

Finally we are reviewing the Polperro Conservation Area Appraisal of 2003 with a view to updating it as part of the NDP preparation process, copies are available on our website.

As always, please do contact us if you have any questions about the NDP and what it means for you and the community – there is a lot of information on our website, including minutes of our Steering Group meetings, or you can email us.

Polperro & Lansallos Parish NDP Steering Group

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