



Polperro and Lansallos Parish Neighbourhood Development Plan

The Steering Group's main activities since our last update in July have been to:

- complete our survey of possible development sites around the outside of Polperro and other settlements within the parish, document environmental and accessibility assessments for every site to determine development constraints, and carry out follow-up verification checks on our original survey findings to eliminate the risk of bias;
- draw an imaginary 'development boundary' around Polperro, within which we believe new building should be permitted. This proposed development boundary, as for all other aspects of the plan, will be subject to full consultation with the community before it is finalised;
- identify possible 'infill' sites where new or replacement building might be possible inside our existing settlements;
- make an initial draft of the policies that will form the core of our Neighbourhood Development Plan. These policies will comply with and add local details to policies already included in the Cornwall Local Plan which was approved in November 2016, and which is available on the Cornwall Council website;
- review the Polperro Conservation Area Appraisal of 2003 in the light of changes that have occurred since then;
- liaise with Cornwall Council planning officers to discuss a range of issues including guidance on the minimum requirement housing target for the parish and the numbers of houses that we need to plan to build between now and 2030, as well as the outline and contents of our draft NDP.

We still have some work to do in assembling in a presentable form our 'evidence base' of various documents and statistics which underpin the Plan itself. But as a result of the above activities we now have a draft of our Plan which is almost complete.

We have asked the Cornwall Rural Community Charity (CRCC), an independent body who have experience with NDPs in other parts of Cornwall, to review the draft for us to make sure all is in order and there is nothing that we have overlooked. Following that independent review we will make a formal request to Cornwall Council to carry out its 'SEA screening' to check for any technical issues that might arise from the plan; the next step will be to make the plan widely available for public consultation and amendment before it is finalised.

Realistically, it is unlikely that the public consultation will take place before January. However at this stage we believe our Plan will do all that is practical to provide the community with the protections that you have requested, while also pointing the way towards some possible developments that can improve things for all of us.

October 2017

Contact

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 or you can email us.

Email: ndp@polperro.community

Website: www.polperro.community