

## Potential infill and brownfield sites

The Polperro and Lansallos Parish Neighbourhood Development Plan sets a target of 20 dwellings that should be provided for during the Plan period, up to the year 2030. In order to meet that target the Plan relies on identifying ‘infill’ and ‘brownfield’ sites within existing settlements rather than on sites outside or adjacent to the edges of those settlements. Surveys were therefore conducted to estimate the numbers of potential sites and the numbers of houses that each site might accommodate. The objective of the surveys was not to identify and label particular sites where development proposals would automatically be supported; the objective was to establish whether in principle enough sites exist to meet the housing target.

The surveys were based on the criteria set out in the Cornwall Local Plan in support of its Policy 3, Role and Function of Places, of which selected sections are reproduced below. In summary, ‘infill’ sites were identified where there is a “small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside”. By interpretation, for the purposes of this exercise these gaps may include gardens that appear large enough to comfortably accommodate an additional house. Brownfield or ‘previously developed’ sites are plots of land large enough to accommodate at least two houses and for which local knowledge indicates that owners have shown an interest in the possibility of redevelopment and/or which are judged not to enhance or contribute to the character of Polperro’s Conservation Area.

The surveys identified a total of 36 potential sites which collectively could accommodate an estimated 106 dwellings. As noted above, it should be emphasised that identifying these potential sites should not be taken to mean that planning applications for developing any of them would automatically be supported. Each application would be considered on its merits in relation to all the policies set out in the Cornwall Local Plan and the Neighbourhood Development Plan. Moreover approval for any particular site might mean that an application for an adjacent or nearby site would not be supported, not least because, as the Cornwall Plan states, large gaps between houses might be considered part of the character of the settlement concerned. That said, the result of the survey is clear: the numbers of potential infill and brownfield sites within the existing settlements in the Plan area are more than adequate to meet the target numbers of dwellings required.

	Potential number of sites	Potential number of dwellings
<b>Polperro</b>		
Conservation area		
Landavidy Lane	2	15
Brackenside	1	3
The Coombes	6	22
Langreek	5	12
Longcoombe	2	2
Killigarth	3	10
Brent	4	24
<b>Trenewan</b>	3	6
<b>Lansallos</b>	6	6
<b>Talland</b>	4	6
<b>Total</b>	<b>36</b>	<b>106</b>

### **Cornwall Local Plan, Policy 3, Role and function of places (in part):**

Paragraph 3: Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:

- identification of sites where required through Neighbourhood Plans;
- rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;
- infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside. Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;
- rural exception sites under Policy 9

Paragraph 4: Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.

### **Cornwall Local Plan, pp 23-24, supporting text for Policy 3**

1.65 Infill: For the purposes of this policy, ‘infilling’ is defined as the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.

1.66 Many frontages however are not continuously built up and have large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the settlement, or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be significantly diminished.

1.67 Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of these gaps would not therefore be considered as infill under the policies of this Local Plan.

1.68 In smaller villages and hamlets in which ‘infill’ sites of one-two housing units are allowed, the settlement should have a form and shape and clearly definable boundaries, not just a low density straggle of dwellings. The settlement should be part of a network of settlements and / or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school. Neighbourhood Plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.

Previously developed land: In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.