

From the Polperro and Lansallos NDP steering Group to Cornwall Council and the NDP examiner:

Since submitting our draft NDP we have become aware that the way we have written our housing policy (Policy 3) has caused some confusion and we would like to make some minor changes for the purpose of clarification and without making any material change to the intentions of the NDP.

At present the relevant sections read as follows:

8.16 It should also be noted that infill sites may be identified within the hamlets of Lansallos and Trenewan (see Figure A) for the development of a few additional houses of size, scale and design appropriate to the hamlet. Development proposals for these sites will be considered within the framework of Policy 3 of the CLP which for small villages and hamlets, regardless of the NDP, allows for “infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside”.

Policy 3 Intention

8.17 The intention of NDP Policy 3 is to establish a development boundary for the village of Polperro in order to clarify the areas where infill and rounding-off development will be permitted in accordance with paragraph 1.68 and Policy 3 of the CLP, and to support the construction of new housing units on infill, rounding-off and brownfield sites that are appropriate to the local situation in Lansallos, Trenewan and the village of Polperro.

NDP Policy 3: Housing

Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within Lansallos, Trenewan (see Figure A) and the development boundary of Polperro (as shown in Figure F) will be supported.

The problem that has arisen is that these paragraphs make no mention of the Talland area, which covers Talland and Porthallow as shown on the OS map. We omitted this area because as a whole it is rather amorphous and, we were advised, is less easily definable as a ‘settlement’ as compared to Lansallos and Trenewan; however within the larger area of Talland there are a few sites which we believe could be considered as ‘infill’ and we have always intended and understood that any planning applications within the Talland area would be considered within the framework of Policy 3 of the Cornwall Local Plan. We realise with hindsight that omitting any reference to the Talland area has led to some confusion and could be interpreted to mean we would not support any development in the Talland area.

In order to clarify our intention we would propose to add the following sentence to paragraph 8.16: **“It is felt that the Talland area is different in character from other parts of the parish and whilst there may be a limited number of small sites that are suitable for infill, many of the gaps between existing buildings are important to the local character of Talland and should remain, in accordance with paragraph 1.66 of the CLP.”**

We would be pleased to discuss these proposed changes and our reasons for them if that would be helpful.