Polperro and Lansallos Parish Neighbourhood Development Plan Examination

Request for further information and questions from the Examiner to Cornwall Council and Polperro Community Council

1.NDP Housing Requirement.

Reference is made in Paragraph 7.4 to the use of an "alternative approach" to calculating the housing requirement for the NP area over the plan period. I think this means as an alternative to setting the base housing target at zero as 50% of the parish is the AONB, as stated in Para 7.1. Please can you confirm that this interpretation is correct?

2. Principal Residency Condition

Policy 5.1(2) refers to open market homes restricted by a principal residency condition being occupied by the owner or their tenants. Is there a particular reason why tenants are included as well? In my experience, most of the principal residency conditions included in Neighbourhood Plans in the south west have only used this type of condition to limit occupation to the owners of the property. Do the Councils have any comments to make? Has a legal view been sought on how such a condition relating to tenants could be imposed?

3.Proposals for Site at Polean

A representation has been submitted by Looe Town Council regarding the proposed employment site at Polean which straddles the border between Looe and Lansallos Parishes. In paragraph 11 of their representation, they suggest two options in terms of a possible way forward. Does the Steering Group have any views on the suggested options? In addition, has there been any discussion or agreement with Looe Town Council about possible policy wording which could be included in the respective Neighbourhood Plans regarding this site?

4.Policy 3 and Talland Area

I have received a suggested rewording of paragraph 8.16 from the Steering Group. This suggests some rewording of the text of the NP to provide clearer guidance about the limited number of sites which may be suitable for infill in Talland. Does the Steering Group have any views about whether an associated change is also required to Policy 3?