

Blisland Neighbourhood Development Plan

'Frequently Asked Questions'

1. What is the Neighbourhood Development Plan?

The NDP enables the people who live in Blisland Parish to have a proper say in what development takes place in our community, where it might be built and what type of development it should be.

It's about what we value in the Parish, what we want to keep, what we want to change, what we want to strengthen and what we want to preserve .

It is a legal document which will give the Parish a stronger voice than it presently has in matters of planning.

2. Why is it important? What are the advantages of having an NDP?

It is important because without an NDP any new development will be determined by Cornwall Council with only limited involvement from the Parish.

Without an NDP the Parish can only comment on development proposals and those comments don't have to be listened to.

3. What might happen if we don't have an NDP?

Development might take place in areas where the community does not want it.

Decisions may be taken which do not protect the things we said we value in our environment such as our landscape, our heritage, our dark skies and our wildlife. Our NDP policies aim to protect these from inappropriate development.

4. Do we need to have a settlement boundary? If not, why are we proposing it?

A settlement boundary enables a limited number of new homes to be built in an area that the parish residents identified in the 2019 survey.

The adoption of a new settlement boundary was clearly supported by the majority of residents in the 2019 Survey. We don't have to have a settlement boundary but without one there is no safeguard as to where future housing could be built.

5. How did we select this area of land? What was the process?

The site to the East of the Village Hall was the clear first choice of the resident's consultation.

It has the least impact on the landscapes surrounding the village; and it can enhance those landscapes by using appropriate development to mitigate an agricultural site within the settlement.

It has the better road access of any other site within the village, although no road access within Blisland could be described as 'easy'; and it has the future potential to provide the community with a car park and possibly a dedicated children's play area if those amenities are wanted in the future.

You can read the full evidence that led to the selection of this site by following this link <https://www.blislandparishcouncil.co.uk/wp-content/uploads/2022/05/Housing-Rationale-Evidence-VThree.pdf>

6. Why was consideration limited to the actual village of Blisland and not areas/hamlets elsewhere in the Parish?

Because development in or adjacent to the hamlets is not necessary for the limited amount of development that the Parish needs and would be disproportionate to the size of the hamlets.

Because development outside or on the edges of the hamlets will encroach out into the Area of Outstanding Natural Beauty and the Area of Great Landscape Value.

The village of Blisland is the main settlement area and consideration was given to the sustainability of the village and infrastructures such as the school, shop, pub and church.

7. What influence do we have to control what is built in the area set aside for new homes?

We have specifically set out the way we want any development to proceed in both the NDP and in the newly written Blisland Design Guide.

We have specifically written policies to ensure that any new development is of low density.

8. How many new houses will be built? Is it for affordable home for the youngsters that live and work here or will it be holiday lets/second homes?

What is built there is determined by the overall Planning Policies contained in the Cornwall Local Plan and in the Blisland NDP

It is just not possible to say how many houses might be built but the Cornwall Local Plan requires that a proportion of any new development is dedicated to Affordable Housing.

The Affordable Housing policies are the key to providing housing for those who live and work here.

9. Can we limit the number of second homes in the Parish?

Not in respect of anything that is currently built. It is possible to make the Ownership of 2nd Homes less attractive through National Taxation Policies and through Council Tax charged on individual properties; these are outside the scope of a Parish NDP but the Parish Council has received confirmation from Cornwall Council that a Council Tax surcharge on 2nd Homes will be introduced when Parliament enacts the legislation to allow this.

The way that 'house price affordability' within the Parish should be considered is through the Affordable Homes Policies operated by Cornwall Council and which our NDP recognises and facilitates.

To impose a Principal Residence Policy on any new housing development requires evidence that the number of 2nd Homes is having a detrimental impact on the overall Parish. There are currently some 35 homes in the Parish that could be classed as 2nd Homes out of a total housing stock of some 309 dwellings: just over 11%, one in nine, of the total housing stock.

If you want to read more about the issues of Second Homes in Cornwall you can do so by following this link <https://www.blislandparishcouncil.co.uk/second-homes/>

10. What if it gets voted down? Then what?

The NDP will not be adopted. If we don't have an NDP then Cornwall Council does not have to take the Parish views on planning matters into consideration.

Any new development in the Parish will be determined by Cornwall Council with only 'comment' from the people who live here, and that comment does not have to be accepted in deciding whether or not development proposals should go ahead.