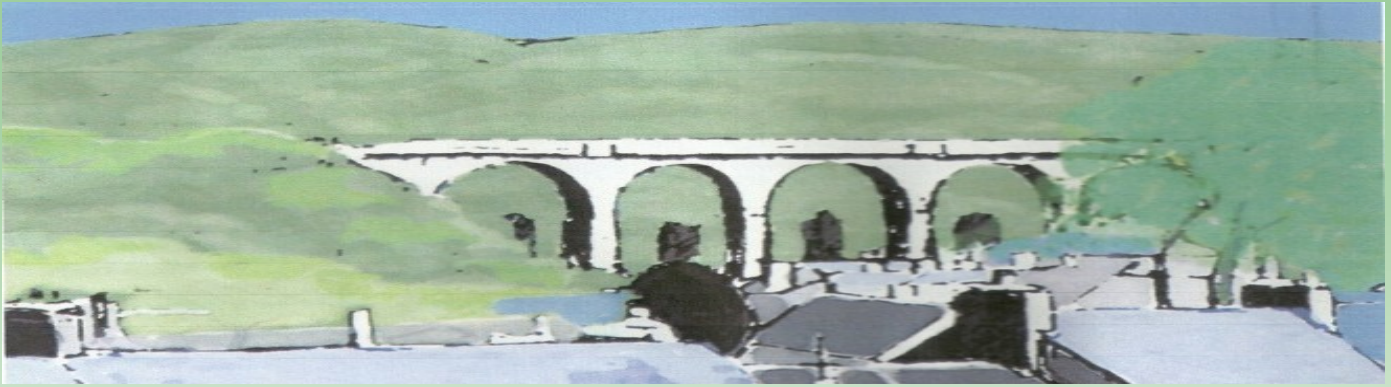




Neighbourhood Development Plan (NDP) Public Consultation

This consultation is your chance to shape the final document. Without a NDP there is a risk of development taking place that does not benefit or meet the needs of our Parish

What is the Neighbourhood Development Plan and what does it mean for you?

Planning law allows parishes to write a Neighbourhood Development Plan to help control future development.

A local community team has worked on behalf of the Parish to draw up a Neighbourhood Development Plan, based on surveys and reports as well as feedback from several community surveys.

The Plan aims to:

- Increase the amount of affordable housing for local people.
- Protect our countryside, green spaces and heritage.
- Influences the design of new buildings.
- Help to tackle the climate crisis.
- Be environmentally, economically and socially sustainable.
- Help direct funding from development to deliver Parish priorities e.g. better traffic calming/new paths and trails etc

The draft plan has been published and the statutory six week consultation period will commence 13/10/25 and will run until 24/11/25.

What did we do to start?

The initial stages of the plan required the team to collect data about the parish and the priority views of the people who live in the parish. This included information about the nature of the parish, its population and the environment. We conducted several fact finding workstreams.

- Parish exploration—viewing the whole parish from different angles.
- Landscape character assessment
- Historical report—World Heritage site
- Office of national statistics data
- Environmental data on—land types, flood risks, tree cover, flora and fauna in Ponsanooth.
- Defining the extent of the settlements already within the Parish.

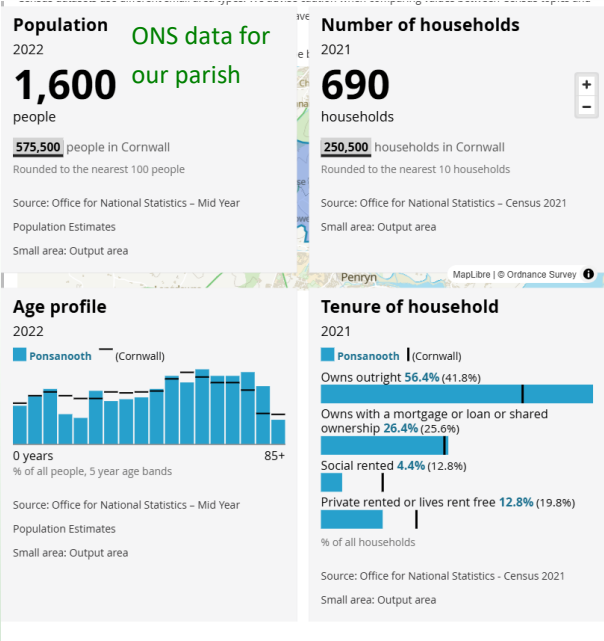
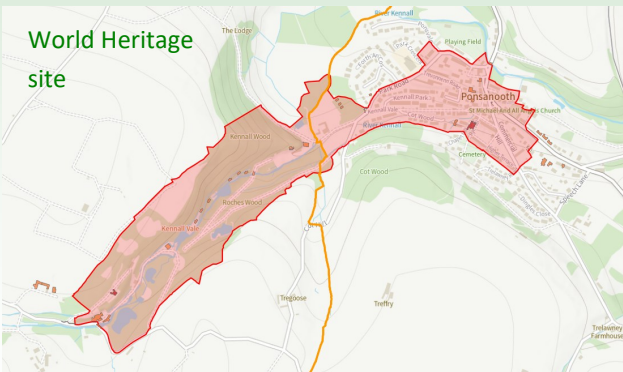
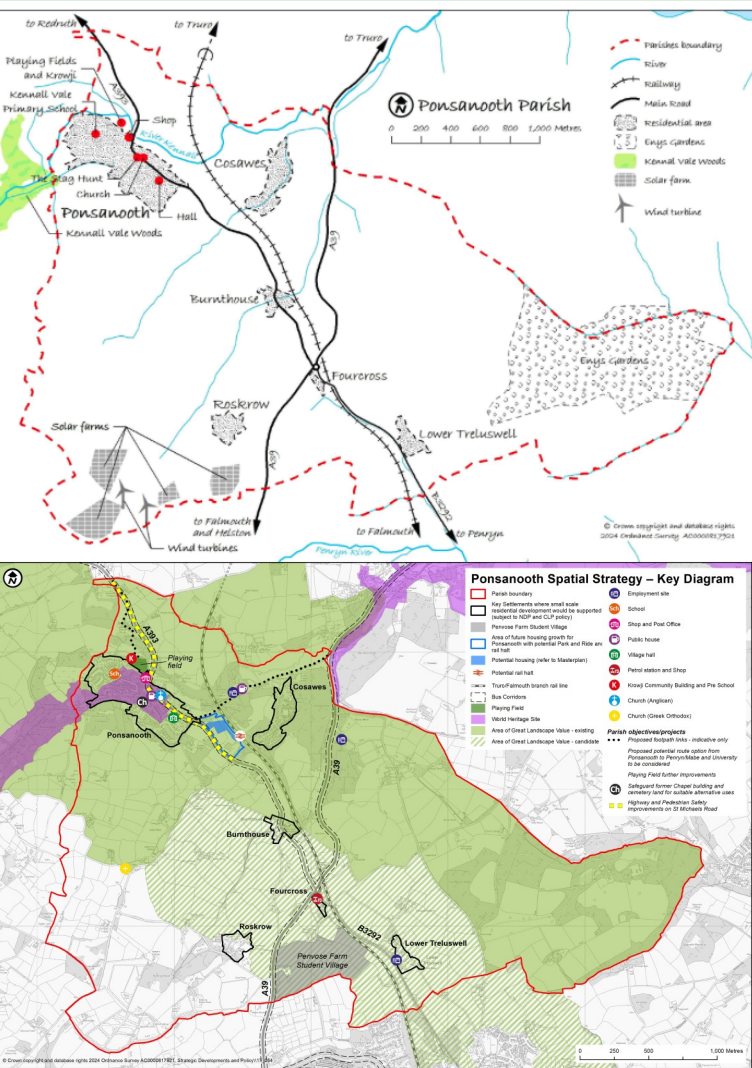


What were the findings?

The next stage was to ask you what was important to you in the parish. The results of the survey gave us some clear priority messages:-

- ‘Transport and Traffic’
- ‘Where development should take place’
- ‘Types of Development’
- ‘Wildlife and Environment’
- ‘Public Footpaths/open spaces’

In addition the community engagement highlighted a pressing need for affordable housing in the Parish. This highlighted need prompted a ‘Housing needs survey’ which confirmed that there was a hidden need for available housing in addition to the housing needs register held by Cornwall Council. This is exacerbated by the historical shortfall in developing affordable housing in the parish.



What were the conclusions?

1. Any development needs to protect the environment, both nature and heritage, maintaining the character and style of the parish.
2. In the life of the plan the parish needs at least 75 more homes including affordable housing (rental and purchase) for the people who live here. Ponsanooth Parish currently has a lack of affordable homes.
3. Any development should be sustainable and centred on the village of Ponsanooth, close to services and along the main road.
4. Elsewhere in the parish only limited development i.e. infill and rounding off, would be supported.
5. Improvements in connectivity, footpaths, open spaces and transport links are needed.

How were the draft plan and policies developed?

In addition to the work that the team completed, we engaged some specialist consultant support. This enabled the development of solutions for the priorities of the parish:-

- **Historical report** and important building gazetteer.
- **Landscape character assessment**—describing and categorising the countryside and important features and views of the parish.
- **Design codes**—how any new buildings should look.
- **Settlement boundary work** — identifying current boundaries for the settlements in the Parish.
- **Open space survey**—looking at how Ponsanooth parish compared to other similar parishes
- **Local Green Space assessment**—identifying valued areas in the Parish.
- **Housing needs survey**—identifying the potential number of affordable houses required.
- **Bio diversity reports** — from ERCCIS
- **Site assessment**—searching for suitable sites for development
- **Masterplanning**—developing possible site layouts.
- **Business survey** — understanding the needs of local businesses

All of the above reports can be found on the NDP plan website, see back page.

What does the draft plan contain?

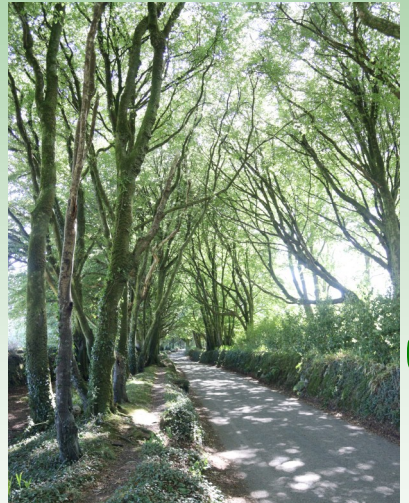
To address the housing need of 75 new homes and taking into account the findings of the above reports the draft plan has various routes to achieve this.

1. Infill & rounding off of existing settlements.
2. Development of allocated land above the Old School House to meet the majority of the requirement. This is a realistic and planned solution for delivering a mix of open market and the required affordable housing.
3. Windfall and exception sites—*these are unplanned sites and should be affordable housing led.*



Through ‘developer contributions’ a site such as above will help deliver on other Parish priorities.

The allocation of this site also presents an opportunity to help deliver other infrastructure improvements such as a potential rail halt and parking.



The plan consists of several policies that cover the following topics

Policy H1 – Ponsanooth Village Development Boundary

1. Identify where sustainable development should take place, enabling controlled growth to meet the needs of Ponsanooth Parish and the Falmouth & Penryn Community Area Partnership.
2. Preserving the landscape, countryside and open/green spaces and distinctive village identity and the natural and historic environment.
3. Facilitating, where appropriate, the operation of Cornwall Local Plan Policy 9 for rural exception housing.

Policy H2 – Housing Mix

To help ensure that any new build development responds, in terms of its mix of housing types, sizes, tenures and layout, to local needs in the Parish.

Policy H3 - Land behind the Old School, Ponsanooth Village

1. To provide additional housing opportunities to meet local needs for affordable and market housing, ensure the proposals are in scale and keeping for the area, and help to enable the provision of a park& ride rail halt providing improved accessibility and connectivity.
2. To protect the countryside atmosphere of Ponsanooth and deliver a sustainable community with a range of homes of all tenures to support the needs of the village.
3. Improve access to the train service and develop a site in harmony with the existing attractive landscape setting.
4. To provide an attractive and sustainable place to live and work, with access to local employment, education, community facilities and services.

Policy H4 - Infill and Rounding-off at Small Rural Settlements.

To ensure that residential development in the countryside and at small rural settlements [hamlets] and groups of dwellings is sustainable and of a scale and form suitable for their location.

Policy H5 - Rural Exception Sites for Affordable Housing

To set effective criteria for consideration of planning applications for exceptional developments, to ensure that this ‘unplanned’ development occurs in an acceptable format.

Policy H7 - Working from Home and Home-Based Businesses

To provide a criteria-based approach to impact assessment of planning applications, when they are required for working from home activity, to support a balanced consideration of the impacts that might occur in different situations.

Policy EM1: Small Business Development and Safeguarding of Employment Land

To ensure any new business and commercial enterprises are appropriate for our rural environment, assist the sustainability of existing businesses, and to encourage the development of new small commercial ventures.

Policy EM2 - Rural Business Diversification

To encourage sustainable farm diversification initiatives that positively contribute to the local economy while safeguarding community wellbeing and protecting the natural environment.

Policy EM3 - Sustainable Tourism

To support tourism that leverages the area’s assets, ensures accessibility for residents, and protects the unique landscape and heritage character.

Policy D1 – General Design Principles

To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions.

Policy D2 - Cornish Distinctiveness and Design

To ensure new developments draw inspiration from the local historic context and harmonize with the existing character and form of Ponsanooth Parish, mitigate their impact on the parish's heritage and archaeological assets, and encourage opportunities to reverse any previous harm to the local character.

Policy D3 - Design and Local Distinctiveness in the Historic Core of Ponsanooth

To ensure new development harmonises with the existing character and form of Ponsanooth Parish, drawing inspiration from the local historic context, and seize opportunities to reverse any previous harm to the local character.

Policy D4 – Treluswell Gateway

To ensure that all development near the newly improved Treluswell highway junction is of good design quality, reinforces its gateway function, and creates an attractive, safe, and inclusive environment for all users.

Policy HA1 – Heritage Assets

To ensure that development affecting non-designated heritage assets retains, conserves, and enhances the Parish's special architectural, historic, and archaeological character

Policy MC1 – Ponsanooth Methodist Chapel

To support proposals which will find a long-term sustainable solution for the Grade II* Listed Wesleyan chapel and encourage the provision of a car park within walking distance of the centre of the village to enable such a solution to be developed.

Policy ARC1 - Archaeology

To ensure that the impact of development on archaeological assets is managed and that such assets are given appropriate protection or recording.

Policy NEL1 - Green Infrastructure

To recognize and support natural assets within the green infrastructure network that are not currently protected by designations and policies, while ensuring the entire system is understood and maintained as a functioning, interconnected network.

Policy NEL2 - Biodiversity Net Gain

To ensure that new developments leave the natural environment in a better state than before by creating a measurable positive impact on biodiversity through conservation, restoration, and sustainable practices that contribute to long-term ecological health and resilience.

Policy NEL3 - Trees, Cornish Hedges, and Hedgerows

To protect existing trees, Cornish hedges, and hedgerows for landscape and biodiversity, aligning with the Cornwall Design Guide, which emphasizes integrating and retaining trees as part of thoughtful development design.

Policy NEL4 - Area of Local Landscape Importance

To ensure that the locally valued landscape is protected and enhanced, aligning with Paragraph 180 of the National Planning Policy Framework and Policy 23 of the Cornwall Local Plan.

Policy NEL5 - Cherished Views and Vistas

To ensure that new developments align harmoniously with the existing landscape and topography in both character and form, protecting familiar views and vistas to maintain the rural character of the area and preserve the distinct character of the village.

Policy NEL6 - Dark Skies

To encourage design that will help to secure the tranquillity and dark skies quality of the landscape for current and future generations.

Policy FAS1 - Safeguarding and Enhancement of Community Facilities

The aim of this Policy is to ensure that existing facilities are retained and enhanced to support the existing community and meet the needs of the community in the future.

Policy FAS2 – Local Green Space

To identify and protect the key green spaces that are of local significance in the Parish.

Policy FAS3 – Recreation and Open Space

To help to secure recreation and open space facilities for current and future residents and help to preserve their roles, identify the provision standards for the levels and types of facilities required in the future, and help prioritise and manage public sector investment into new and existing provision. Also to support community based or commercial initiatives which will provide new and enhanced opportunities for greater participation in healthy activity.

Policy CC1 - Sustainable Design and Low Carbon Heat

To support the Cornwall Climate Emergency DPD Policy SEC1

Policy CC2 - Wind Energy

To support the Parish Council’s aspiration to work towards 100% renewable energy supply for the Parish and the wider area including Falmouth and Penryn, support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way.

Policy CC3 - Solar Energy

To support the Parish Council’s aspiration to work towards 100% renewable energy supply for the Parish, support Policy RE1 of the CEDPD and ensure it covers the safety of highways and public rights of way, and allows for continued agricultural use wherever appropriate.

Policy CC4 - Local Energy Storage Batteries

To encourage battery storage supporting renewable energy generation and distribution in ways that are not environmentally harmful.

Policy CC5 - Community Led Renewable Energy

To sit alongside Policy RE1 of the CEDPD and Policies CC2 and CC3 of this NDP and support community owned schemes which provide energy directly to domestic homes, business and other buildings in the Parish.

Policy CC6 - Transition from Oil and Gas Heating

To support CEDPD Policy SEC 1 by encouraging transition to low carbon heating.

Policy CC7 - Window Replacement

To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved.

Policy CC8 - Natural Flood Management Solutions

To ensure that natural flood management arrangements are utilized wherever possible.

Policy IA1 - Future Park and Ride and Rail Halt

To support the shift from private transport to other modes of sustainable and less congestive modes that produce less 'green house gas' emissions per individual journey.

Policy IA2 - Digital Infrastructure, Resilience and Investment

To enhance communication links, reducing needs to travel and associated environmental issues, preventing digital disadvantage and ensuring that communities in rural areas can access emergency support when required

Policy IA3 - Mobile Signal Infrastructure

To enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.

Policy IA4 - Transport, Highways and Communications

To assist in delivering the Cornwall Transport Plan to 2030 and The South West Rural Mobility Strategy in ways that suit local conditions in the parish of Ponsanooth and sit alongside and work with CEDPD Policy T1.

Policy IA5 - Footways, Pedestrian Links, Public Rights of Way

To ensure that the existing network of footways, pedestrian links and rights of way are not harmed by new development, which should be well-related to it, but enhanced where possible.



Your contribution opportunities to date:-

As the plan emerged there have been several opportunities to ‘have your say’. There was the initial survey to all households in the parish. This was followed up by open sessions at Ponsanooth Fair Days, with further updates and opportunities to comment via the old and new Ponsanooth Post. We have had public sessions on the regular meeting agenda as the plan has taken shape.

What happens next?

After this consultation period, the NDP team will review the Plan in the light of the comments made and then submit it to the PPC for sign off before it is passed to Cornwall Council who will check it to ensure that it meets the relevant legal requirements. An Independent Examiner will then ensure that the Plan complies with national and local planning rules. If it does, then a Local Referendum will be organised. All those living in the Parish who have registered to vote in national and local elections will be able to take part in the Referendum.

If the Referendum says ‘Yes’ then the Plan will be used to help decide future planning applications and guide development in the Parish in the years to come.

To have a good Neighbourhood Plan that meets our community’s needs, its important that lots of people let us have their views on the Plan’s contents.

How can you contribute at this stage?

There will be 3 drop in sessions during this consultation period, where you can look at the draft plan and add your comments to help the team refine the plan before it is passed to Cornwall Council.

These sessions are in the fully accessible Ponsanooth Village Hall Café on the ground floor:-

Weekend session – 10:00 – 16:00 Saturday 25th October

Weekday Evening session – 17:00 – 20:00 Tuesday 28th October

Weekday Morning session – 09:30 – 12:30 Friday 31st October



If you would like more detail on any aspects of the plan you can scan the QR code to access all of the key documents or go to www.Plan4ponsanooth.co.uk

Have your say to help us fine tune the plan:-

Complete the online feedback survey during the 6 week period or by scanning the QR code here or going to:-

www.Ponsanooth-pc.gov.uk/neighbourhood-plan/



If you would prefer a paper form these will be available from the Ponsanooth Village shop and completed surveys can be posted in a special box there.

THANK YOU FOR PROVIDING COMMENTS BY 24th NOVEMBER 2025