

**PONSANOOTH PARISH
NEIGHBOURHOOD DEVELOPMENT PLAN
2026 TO 2030**

**SUBMISSION DRAFT
JULY 2026**

**NDP Steering Group for
Ponsanooth Parish Council**

PONSANOOTH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2026 - 2030
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Abbreviations Used in this Plan

NPPF - National Planning Policy Framework.

NPPG - National Planning Policy Guidance.

CAP – Community Area Partnership.

CNA – Community Network Area.

CLP —Cornwall Local Plan.

CC - Cornwall Council.

CEDPD - Cornwall Climate Emergency Development Plan Document.

NDP - Neighbourhood Development Plan.

PRoW – Public Right of Way.

CRoW – Countryside and Rights of Way Act.

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FOREWORD

Ponsanooth Parish has a long history of change and growth. From agricultural beginnings through industrialisation to the present day our parish has evolved, to grow and to flourish. There are many challenges ahead. In line with the government's commitment to ensure local communities are closely involved in the planning and development decisions that affect them, residents of Ponsanooth, with the support of the parish council, have developed this neighbourhood plan.

This plan's vision looks to the future for Ponsanooth, supporting the development of a vibrant rural based community, respectful of the heritage and ecology of the area.

This plan sets out how future development will help Ponsanooth address these challenges, from where new homes, community facilities and infrastructure should be built, to what new buildings should look like, and how the village's environment and heritage should be protected.

This is your plan, and you will have the final say on its adoption. You have the chance to make sure this plan is a balanced and fair representation of what residents would like to see for the future of our parish.

This Plan is now ready for submission to Cornwall Council following the changes made at the Public Consultation having been signed off at the Parish Council Meeting on the 9th of March 2026.

Thank you to the volunteer members of the Neighbourhood Plan Steering Group for your hard work and dedication to bring this plan to life. Thank you to each and every person who has given their expertise, time and opinions to help produce this neighbourhood plan as well – it would not have been possible without you.

The Ponsanooth NDP Steering Group on behalf of Ponsanooth Parish Council

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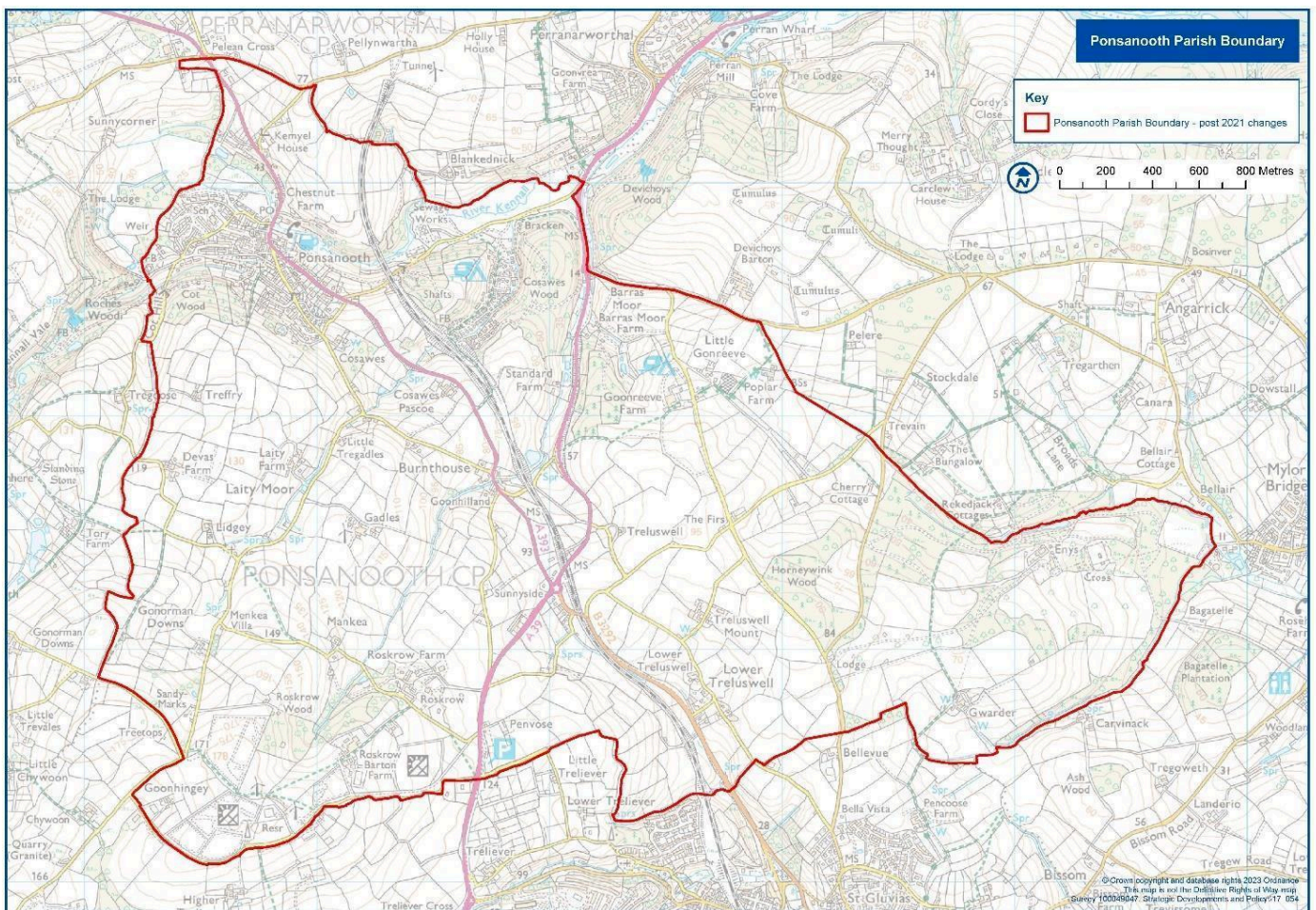
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1. INTRODUCTION

- 1.1 This document is the Submission Draft Neighbourhood Development Plan (NDP) for the Parish of Ponsanooth. It presents a Vision for the future of Ponsanooth Parish, and sets out clear Objectives and Planning Policies that will help the Parish's Vision to be delivered over the NDP period to 2030 and beyond.
- 1.2 These Policies are in conformity with the National Planning Policy Framework (NPPF), in place at the time of writing, and the adopted Cornwall Local Plan 2016, as required by the Localism Act 2011.
- 1.3 The NDP has been developed through consultation with the people living in the Ponsanooth Parish area, and provides a grass roots level of detail, to be considered alongside the National Planning Policy Framework (NPPF) and the Cornwall Local Plan (Local Plan).
- 1.4 The Planning Policies listed in this NDP have been carefully collated to ensure that any further growth and development for the distinct settlements within Ponsanooth Parish, is guided by the views of these local communities, and when it is adopted will be used and acted upon by Cornwall Council Planning Officers, Councillors, Landowners and Developers whilst following the planning process. The NDP itself will provide invaluable local knowledge as well as an insight into the community's needs, aims and aspirations.
- 1.5 The current Ponsanooth NDP area was originally designated as St Gluvias Parish in 2016. Following Parish Council boundary changes it was formally re-designated on 16th January 2023 by Cornwall Council. It covers the entire area of the Parish as shown on Map 1.

Map 1: Ponsanooth NDP Designated Area



What is a Neighbourhood Development Plan?

- 1.6 An NDP is a community-led planning framework for guiding future development, regeneration and conservation of a designated area. It contains planning policies which form part of the Development Plan and will be used alongside the Cornwall Local Plan and national planning policy to determine planning applications in the NDP area.

Neighbourhood Planning in a Nutshell

- The Neighbourhood Development Plan [NDP] process was introduced through the Localism Act 2011.
- NDPs can only be prepared by local communities, supported by their Parish Councils.
- NDPs add a locally-prepared lower tier to the suite of planning policy documents that guide planning decision making.
- NDPs therefore allow local people to influence the type, quality, location and amount of that development that takes place in their Parish.
- NDPs must be based on robust but proportionate research and engagement with the local community.
- NDPs must be in general conformity with the National Planning Policy Framework and the Cornwall Local Plan. They cannot require less development than set out in the Local Plan or undermine its strategic policies
- Every NDP must go through a local referendum. If the community approves the NDP, it becomes a 'material consideration' that Cornwall Council must by law take into account.
- Ponsanooth Parish Council is the 'qualifying body' in law for producing the NDP for its area and is the body ultimately responsible for consulting on the plan and submitting it for independent examination.













- 1.7 The NDP covers the period from 2026 to 2030, the end date chosen to coincide with that of the current version of Cornwall Local Plan. It has been developed through extensive community consultation and is supported by appropriate research and evidence. It is true to say that during the time that the NDP and its policies have been developed there has been a continually evolving national planning policy context, in this case the requirements of the NPPF. The current version of the NPPF introduced a step change in the way housing need is calculated, which requires a significant uplift in housing targets in Cornwall. At the same time the NPPF changes will have consequential impacts on the Cornwall Local Plan, which will require revision to demonstrate how the housing uplift will be distributed, and work on that revision is currently underway with a view to adopting a new Local Plan no later than the end of 2027. It can be seen therefore that this NDP would be adopted before a new Cornwall Local Plan has been adopted, and so technically in this scenario the housing targets are those set out in the current version of the Local Plan which runs to 2030. Nevertheless with the requirement that NDPs have regard to the policy provisions of the new NPPF, this Plan has been drafted to have regard to the revised housing figures, and it contains policies that will help to address current and future needs while at the same time safeguarding the special character of Ponsanooth, surrounding settlements and environmental character.

Who wrote the Neighbourhood Development Plan?

- 1.8 The preparation of the NDP has been led by the Ponsanooth NDP Steering Group. This group comprises volunteers from the Parish Council and members of the local community.
- 1.9 The NDP must go through a series of stages required by the Government Regulations. These are aimed at ensuring that a robust process is followed and that anyone who lives, works or has an interest in the Parish can have a say in the drafting of the Plan. Community engagement and consultation is heavily emphasised in the process. Details of the consultations carried out so far, and future consultations, are given below in the section headed 'Consulting the Community'

What is included in the Neighbourhood Development Plan?

- 1.10 The NDP is intended to look forward and respond to the views expressed by the community of Ponsanooth Parish about current issues that need to be tackled and how the Parish should be shaped in the future.
- 1.11 The Levelling Up and Regeneration Act 2023 requires that NDP policies may relate to:
- *The amount, type and location of, and timetable for, development in the area;*
 - *The achievement of objectives that relate to the particular characteristics or circumstances of the area, any part of the area or one or more specific sites;*
 - *Any infrastructure requirements, or requirements for affordable housing, from planned or supported development*
 - *The design of development generally or of a particular description, throughout the area, in any part of the area or at one or more specific sites in that area, which should be met for planning permission for the development to be granted.*
- 1.12 The Act also requires that neighbourhood plans must be designed to ensure that the development and use of land in the neighbourhood area contribute to the mitigation of, and adaptation to, climate change.
- 1.13 It covers issues such as housing, business and employment, community facilities, recreation and open space, heritage, design, the natural environment, and climate change. In doing so it aims to protect and enhance the distinctive character that makes the Parish, Ponsanooth village and the other individual settlements special to us today, so that they can be enjoyed by future generations.
- 1.14 The Plan is intended to deliver these aims through planning policies which by law must be taken into account when planning applications are determined by the Local Planning Authority, Cornwall Council. It is therefore a very useful document in setting the future development of land in the Parish area.
- 1.15 When drawing up this Plan the NDP Group were however mindful of the community's concerns on issues which cannot be realistically achieved through planning policies. These include concerns about speeding traffic, maintenance of highway drains, better bus services and similar themes. These issues will properly need to be taken up with Cornwall Council through our elected representatives. To better understand what issues can reasonably fall within the scope of this Plan the following table has been summarised:

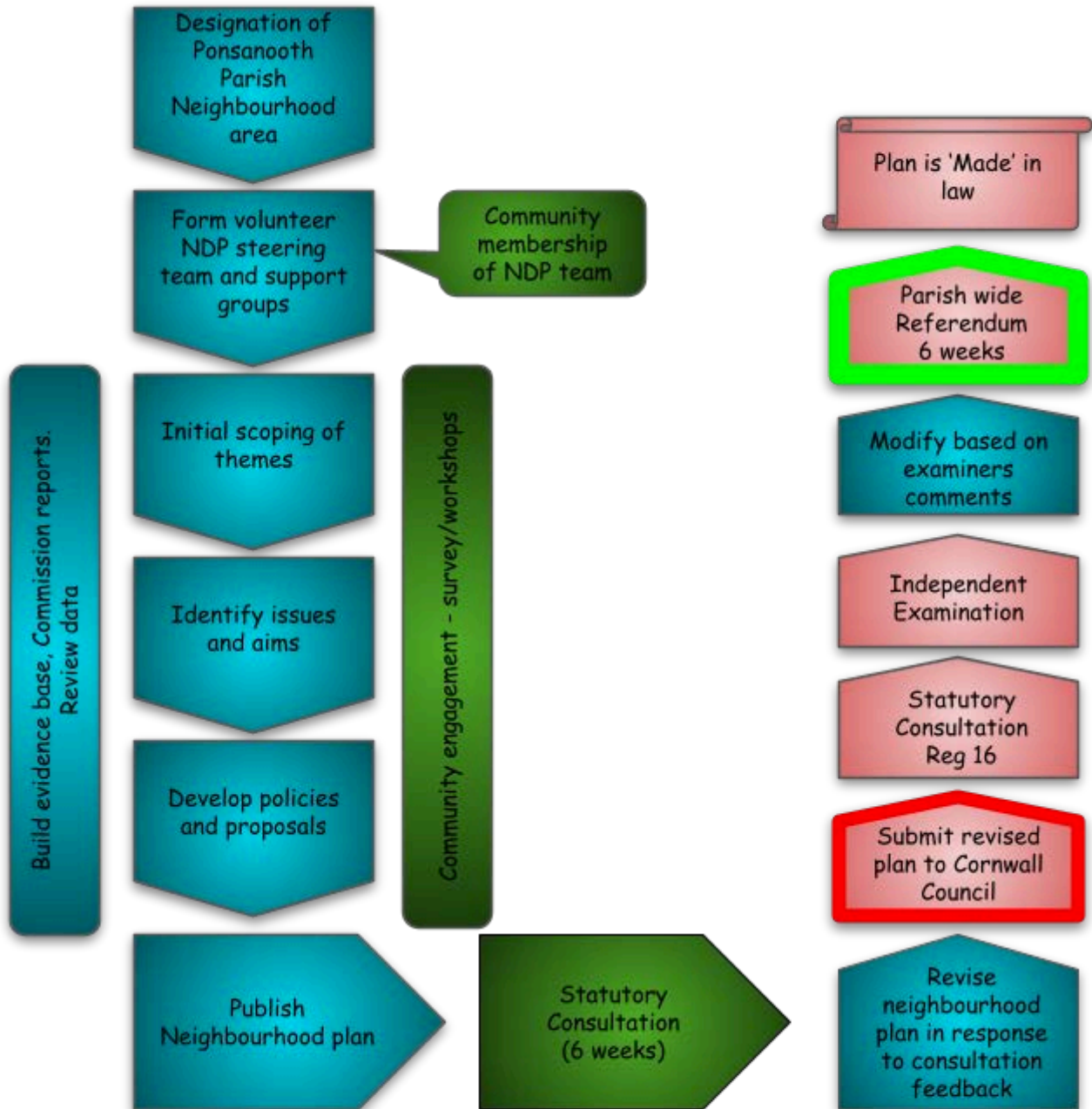
Scope of this Plan	
'What it can do ...' 	'What it cannot do ...' 
 Provide new housing including affordable housing to meet the needs of our community.	 Stop new home owners moving into the Parish
 Set planning policies that recognise the special nature of our area, for example the design of new development.	 Introduce policies which conflict with national or Cornwall Council "strategic" planning policies in the Local Plan.
 Protect community facilities and areas of land that are valued such as the Krowji and playing field.	 Force requirements on developers which make the delivery of development unnecessary or unviable.
 Helps the Parish Council to apply for funding to help deliver projects that are identified within the Plan such as the rail halt or new footpaths and trails.	 Change national Regulations / legislation such as Building Regulations or Permitted Development Rights.
 Protect areas of land for their ecological, biodiversity and landscape value.	 Simply repeat (duplicate) national or Cornwall Council planning policy.

Scope of this Plan	
'What it can do ...' ✓	'What it cannot do ...' ✗
✓ Influence the size, tenure and location of new housing development.	✗ Reduce the scale of new housing that has been set in a Local Plan by Cornwall Council or in national housing targets.
✓ Enable the Parish Council to receive a greater proportion of developer funding from Cornwall Council (through the Community Infrastructure Levy) than if there is no Neighbourhood Plan.	✗ Guarantee that certain areas of land should come forward for development, unless the Plan allocates specific development sites.
✓ Help deliver more renewable energy facilities into our Parish.	✗ Stop all development or prevent planning applications being submitted at any time on sites.
✓ Set parking standards for all new housing developments to reduce on-street parking.	✗ Deal with matters not dealt with through the planning system, for example: <ul style="list-style-type: none"> ● Change traffic speed limits ● More frequent bus services ● Enforce parking restrictions ● Fill pot holes

How is a Neighbourhood Development Plan prepared?

1.16 The NDP had to follow several required stages in its preparation, as illustrated below. This is the submission draft version of the NDP. More information on the NDP process is available in 'How to create a Neighbourhood Plan: Your step by step roadmap guide - Locality Neighbourhood Planning'.

Figure 1: NDP Process



We are here █

How is the Neighbourhood Development Plan organised?

1.17 The NDP comprises three documents supported by online resources. These are the 'Written Statement' [this document], the 'Ponsanooth Design Code', and the 'Ponsanooth Site Allocation Masterplan'.

1.18 The supporting online material is the detailed evidence base, which includes reports on:-

- Climate Change (including drainage and flood risk),
- Population, Community, Health and Wellbeing.
- Housing needs (including affordable housing)
- Economy and Employment.
- Infrastructure and Community Facilities.
- Green Infrastructure, Biodiversity and Geodiversity.
- Landscape.
- Heritage and the Historic Environment.
- Accessibility, Transport and Connectivity

1.19 The NDP Written Statement (this document) is divided into distinct sections:

- **Section One: Introduction** explains the rationale behind producing an NDP as well as the process adopted.
- **Section Two: The Context** sets out a brief description of the Parish today and summarises the key issues which have influenced our Vision for the future of the Parish.
- **Section Three: Our Vision and Objectives** sets out the Parish's Vision Statement and Objectives.
- **Section Four: Policies** sets our policies for the control of development, split into themes covering:
 - Housing including affordable housing
 - Employment and Commercial Development
 - Heritage, Cornish Distinctiveness and Design
 - Natural Environment and Landscape
 - Facilities, Amenities and Services
 - Accessibility, Transport and Connectivity

Each theme also includes policies which address the so-called 'cross-cutting issues'. These are things like climate change, health and well-being, and environmental sustainability, that are influenced by all the policies in the NDP.

- **Section Five: Local Projects ongoing plan review** records local activity which is outside the remit of neighbourhood planning but which contributes to its vision and objectives. Also monitors how the Plan performs and if it still complies with NPPF and Local plans.
- **Section Six: Jargon Buster** explains what the technical terms unavoidably used in this document actually mean.

2. THE CONTEXT FOR THE NEIGHBOURHOOD DEVELOPMENT PLAN

National and Cornwall Strategic Policies

The National Planning Policy Framework

- 2.1 At the heart of the NPPF is the ‘presumption in favour of sustainable development’ identifying three interdependent roles – economic, social and environmental – delivered through the preparation and implementation of Plans. This means that our NDP must help to deliver sustainable development, taking a careful approach to ensure that we can meet our present-day needs without compromising the needs of future generations. The NPPF sets out sustainable development objectives to which all planning must respond.

Sustainable Development:

‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’
(Resolution 42/187 of the United Nations General Assembly.)

The Cornwall Local Plan

- 2.2 The strategic policies covering Ponsanooth Parish are contained in the Cornwall Local Plan (CLP). Enabling sustainable development is also the main purpose of the Local Plan which aims to ‘Achieve a leading position in sustainable living’.... through ‘a balance of decisions around economic, social and environmental issues’. The Cornwall Local Plan Strategic Policies document interprets the NPPF at a county-wide strategic level, and so is the most important part of the town and country planning context for the Ponsanooth NDP.

- 2.3 Our NDP cannot override the policies established in either document, but it builds on them as appropriate for our Parish. Our plan does so for the following CLP policies:

Policy 2: Spatial strategy	Policy 15: Safeguarding renewable energy
Policy 4: Shopping, services and community facilities	Policy 16: Health and well-being
Policy 5: Business and tourism	Policy 22: European Protected Sites - mitigation of recreational impacts from development
Policy 6: Housing mix	Policy 23: Natural environment
Policy 7: Housing in the countryside	Policy 24: Historic environment
Policy 8: Affordable housing	Policy 25: Green infrastructure
Policy 9: Rural exception sites	Policy 26: Flood risk management and coastal change
Policy 10: Managing viability	Policy 27: Transport and accessibility
Policy 12: Design	Policy 28: Infrastructure
Policy 13: Development standards	
Policy 14: Renewable and low carbon energy	

- 2.4 Ponsanooth Parish is in the Falmouth and Penryn Community Area Partnership (CAP) (formerly known as the Community Network Area). While no Cornwall Local Plan (CLP) planning policies for that area have been defined, there are CLP objectives for the former Falmouth and Penryn Community Network Area, in which this Parish is located. Those that are relevant to this NDP are shown below:

Objective 1 – Housing Growth

Manage the location and distribution of housing growth and the delivery of an appropriate mix of Housing.....Development in the villages should focus on meeting affordable housing needs.

Objective 2 – Employment

Encourage employment opportunities, particularly in relation to the Universities at Falmouth and Penryn, Falmouth Docks / Port of Falmouth and tourism.

Objective 4 – Community Services and Facilities

Improve community services and facilities to overcome current shortfalls within the existing

community and to meet further demand resulting from growth.

Objective 6 – Transport Infrastructure

Ensure that transport infrastructure, including essential car parking and sustainable transport modes, is adequate to support growth, as well as improving accessibility to local services and facilities.

Objective 7 – Economic Development, Environment and Coast

Provide a strategic framework to balance economic development, flood risk management and protection of the environment, including respecting the natural environment within the towns and the rest of the community network area. Address the relationship..... around the villages within the community network area, to preserve their separate identities.

Cornwall Climate Emergency Development Plan Document (CEDPD)

2.5 This is an additional document to accompany the Cornwall Local Plan which has been prepared to bring forward more specifically focused policies dealing with the causes and impacts of the climate change crisis. The CEDPD was adopted by Cornwall Council in February 2023. Its policies include additional strong measures that will help the local community to tackle the causes and effects of the climate.

The New Local Plan for Cornwall

- 2.6 Cornwall Council has confirmed through its Local Development Scheme that it will begin preparing a new Local Plan under the Levelling Up and Regeneration Act (LURA) 2023, once the necessary regulations and secondary legislation are in place. In preparing for the new Local Plan, Cornwall Council has emphasised the importance of establishing a clear vision at an early stage. This vision is to be underpinned by a set of principles for sustainable development in Cornwall, which was endorsed by the Cornwall Council Cabinet meeting in March 2026. These principles provide a strategic foundation for planning across Cornwall and are also relevant to the Ponsanooth Parish Neighbourhood Development Plan as it progresses, helping to ensure that local policies remain aligned with the wider direction of planning in Cornwall.
- 2.7 Cornwall Council's emerging Local Plan aims to create happy, healthy, and productive places by delivering high-quality homes in the right locations, while enhancing what communities value most. This includes better access to services and facilities, protecting the environment, and supporting local economies. A key shift in approach is to focus on *how* and *where* growth happens, ensuring that new development contributes positively to local life. This means meeting housing needs for all stages of life, planning infrastructure alongside homes, and supporting services that help communities to thrive.
- 2.8 For rural areas like Ponsanooth Parish, this includes:
- Providing a **mix of housing**, including affordable and adaptable homes;
 - Supporting **local services, jobs and facilities** to reduce the need for travel;
 - Making **infrastructure delivery more predictable and responsive** to local needs;
 - Encouraging **low-carbon development** and improving resilience to climate change;
 - Protecting the **distinctive character, culture and landscape** of Cornwall;
 - Involving **local people and places** in shaping how their communities grow.
- 2.9 These principles align with national planning priorities and will help ensure that neighbourhood plans contribute to creating vibrant, inclusive, and sustainable places for the future.

Other relevant strategies

2.10 A range of adopted and emerging strategies provide important context and evidence for local NDP policies, particularly in relation to housing mix and affordability, biodiversity and green space, climate resilience, energy, infrastructure, and sustainable transport. These strategies help clarify what types of development are needed in Cornwall and how they can deliver positive outcomes in line with the National Planning Policy Framework (NPPF).

2.11 The degree to which these strategies may be considered material in planning decisions depends on how closely they align with national policy, their stage of preparation, and whether any significant objections remain unresolved. Nevertheless, they are directly relevant to the Ponsanooth Parish Neighbourhood Plan, particularly in shaping policies that respond to local needs and deliver sustainable development. The most relevant Adopted strategies include:

- **Cornwall Supported and Specialist Housing Strategy (2023–2050)**
Sets out the need for supported and specialist housing across Cornwall, supporting Policy 6 of the Local Plan and NPPF. It is already a material consideration in planning decisions.
- **Cornwall Local Nature Recovery Strategy (2025)**
Provides guidance for enhancing biodiversity, identifying priority habitats and species, and influencing land use. Supports Local Plan Policy 23 and Policy G4 of the Climate Emergency DPD.

2.12 The most relevant emerging strategies include:

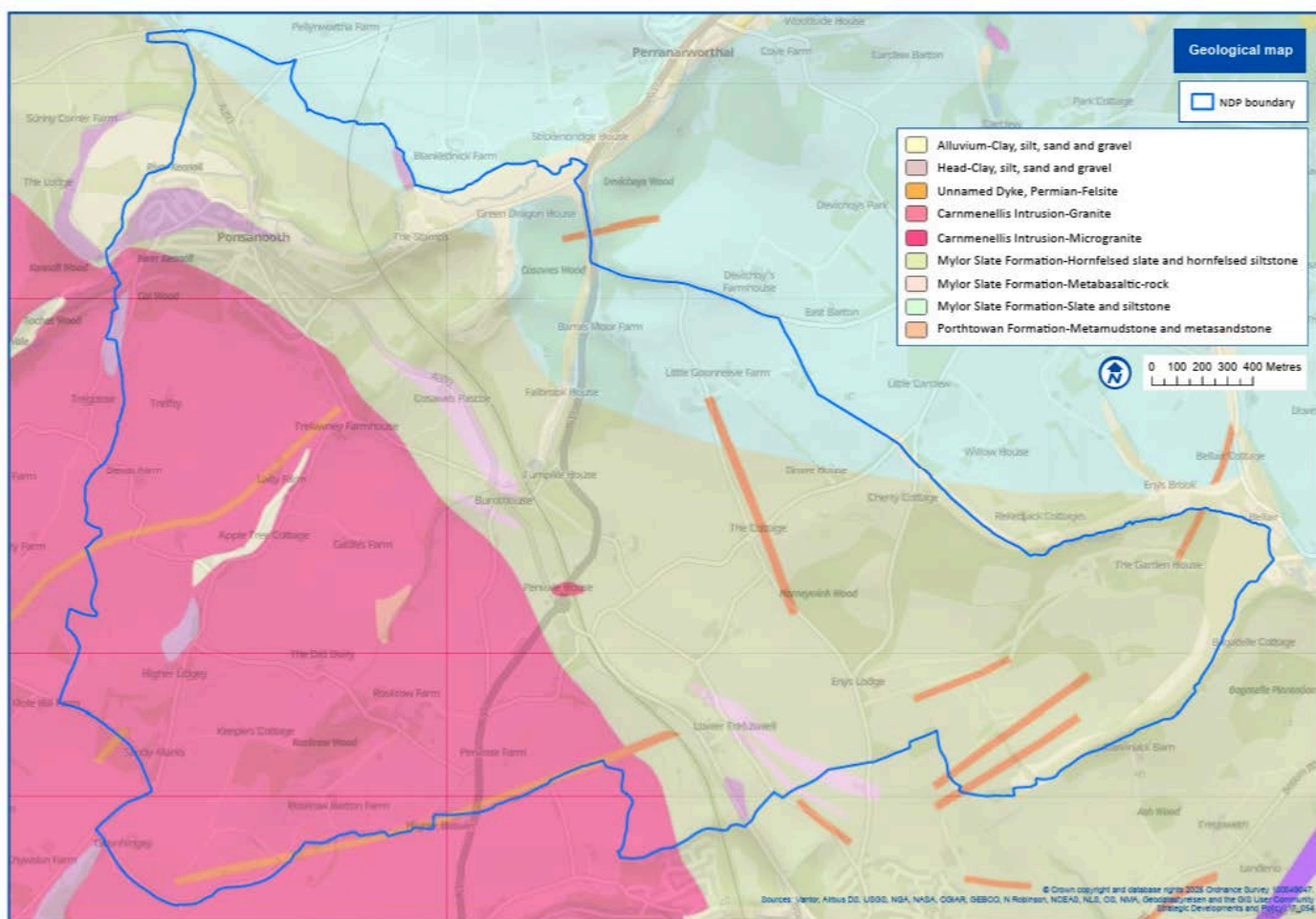
- **Housing Supplementary Planning Document (Feb 2020) (SPD)**
Expands on the Local Plan's housing policies, especially in relation to affordable housing, supported housing, self-build, co-housing, and community-led schemes.
- **Cornwall Climate Adaptation Strategy (Feb 2026)**
Will guide how Cornwall responds to climate risks at the community level, including through the development of local adaptation plans. Relevant to Local Plan Policies 23 and 26, and Climate Emergency DPD Policies CC1–CC4.
- **Local Area Energy Plan (LAEP)**
Details how Cornwall will transition to a net-zero energy system. Supports sustainable energy policies and planning for renewable energy development. Aligned with Local Plan Policy 28 and Climate Emergency DPD Policies RE1, RE2, and CC1–CC4.
- **Infrastructure Delivery Strategy (Phase 1 published Dec 2024)**
Will set out how infrastructure needs such as schools, transport, utilities, and green space will be met alongside new development. This will guide planning decisions and expectations for infrastructure provision.
- **Transport Decarbonisation Strategy**
Currently under development, this will set out the evidence and interventions required to reduce carbon emissions from transport across Cornwall. It will inform future transport and planning policies and is supported by Local Plan Policy 27 and Climate Emergency DPD Policies T1–T3.

Our Parish

Location and Context

2.13 Ponsanooth parish covers about 885 hectares (2186 acres) of varied landscape, with rolling hills and limited flat areas. The western side is higher, granite-based, and features hills such as Roskrow Down (178 metres AOD). The eastern side has gentler hills, formed from softer slate-based rocks, reaching around 95 metres AOD near Treluswell Mount farm. Geologically, granite dominates the west, while softer slate and shale are found to the east, along with volcanic rock historically used for road-building. Soil types differ accordingly: acidic, peaty soils on granite, and loamy, fertile soils on slate. The Geological Map of Ponsanooth shows the distinctive change in granites (shown in pink) which comprise the uplands of Laity Moor which contrast with the older more low lying slate stones in the east of the parish.

Map 2 - Geology of Ponsanooth Parish.

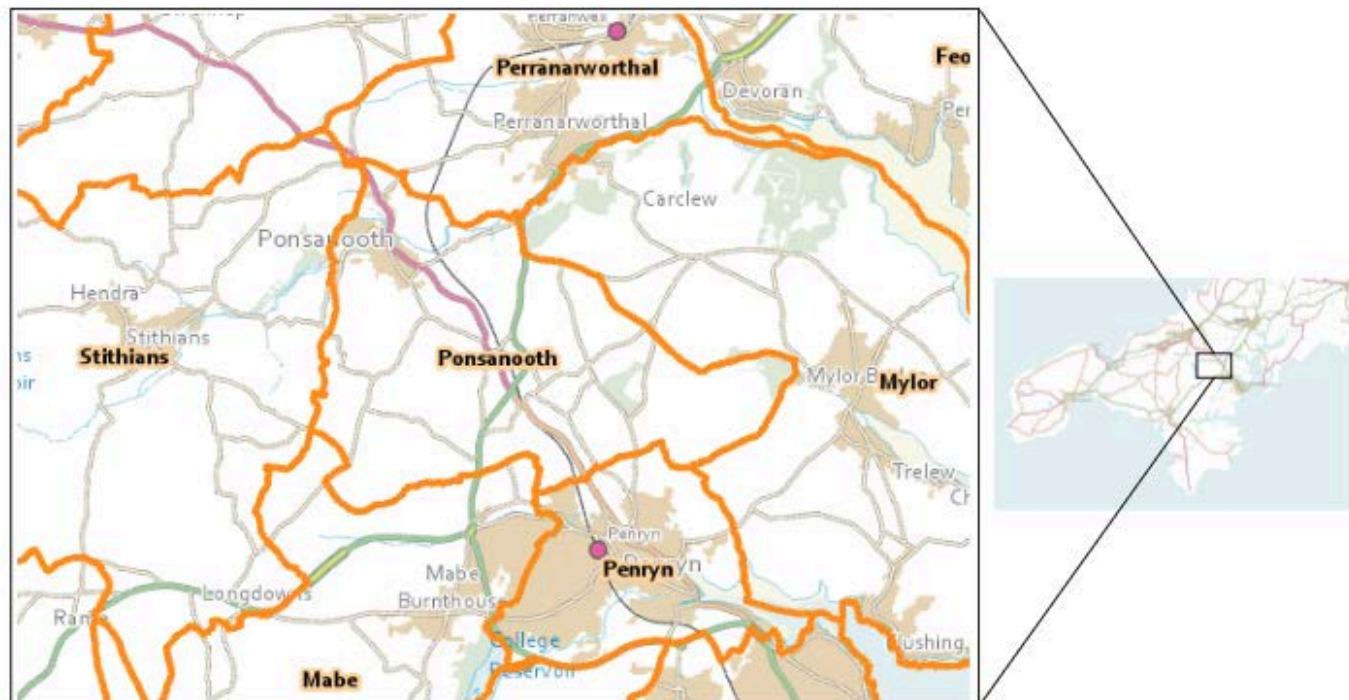


2.14 The area has several steep-sided valleys carved by rivers and streams. The largest valley is formed by the fast flowing Kennall River, flowing past the north of Ponsanooth village. Other streams, such as the Cosawes and Roskrow streams, also create natural features and barriers. Smaller watercourses and valleys further shape the parish, contributing to its distinctive, rugged landscape.

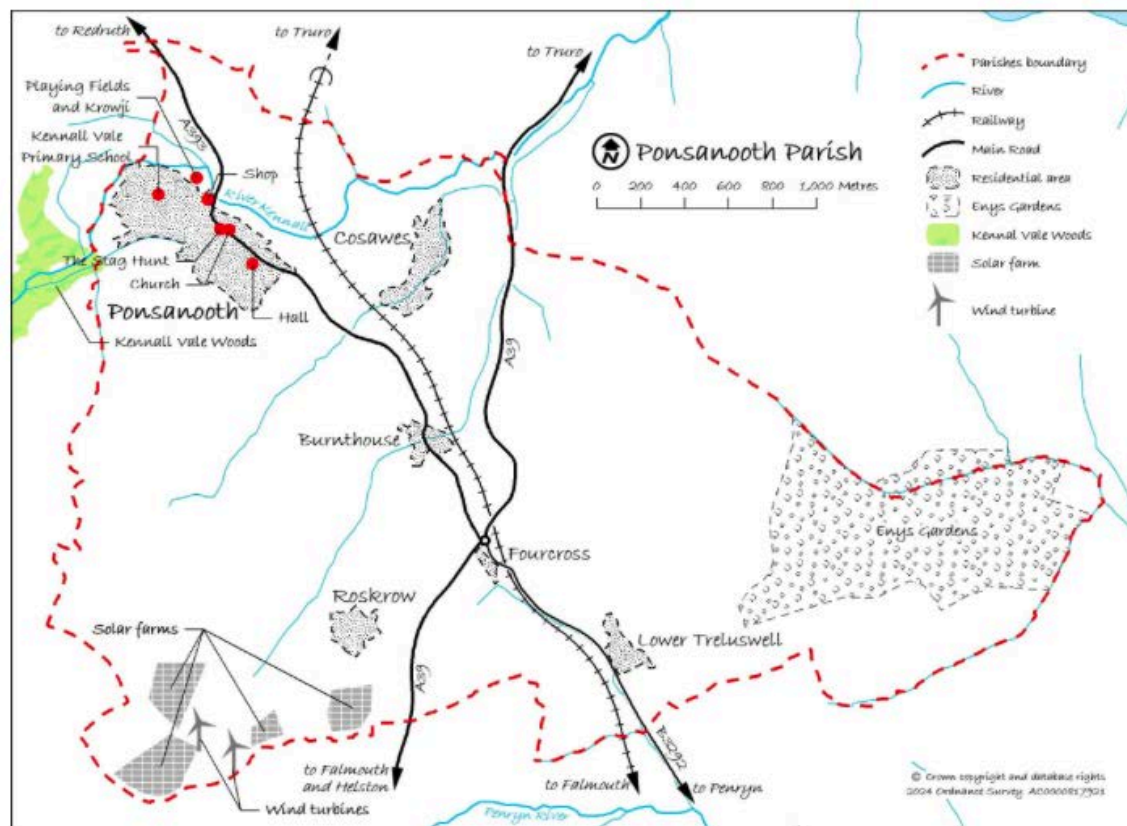
2.15 The Parish is located roughly midway between Truro, Falmouth/Penryn and Redruth in mid Cornwall, being roughly 5 miles distant from all these centres [see map 3]. Despite its close proximity to all these towns it is a rural Parish, characterised by rolling farmland with steep wooded valleys in places. Our main village of Ponsanooth lies in the far north west of the parish area, with the Cosawes residential park home area a short walk to the east. Together these two areas account for the majority of the population within our parish. Elsewhere within our parish lie a number of smaller settlements and other groups of properties including Burnthouse, Fourcross, Roskrow and Lower Treluswell.

- 2.16 The Parish is crossed by a number of major transport routes including the A393 Falmouth to Redruth road which runs through Ponsanooth and has a heavy presence in the village, and the A39 from Truro to Falmouth which runs through our Parish from east to west.. These two main roads meet at the Treluswell Roundabout which roughly marks the centre of the Parish. Also within our parish is the popular Truro to Falmouth maritime branch rail line which passes by Ponsanooth over the Ponsanooth Viaduct which is a significant historical feature in our Parish. The Viaduct measures 139 feet high and is the tallest viaduct west of Truro.
- 2.17 In terms of growth and pressures within our parish, like many areas of Cornwall there is an identified local need for new homes, and in particular affordable homes following a very poor track record of delivering affordable homes within our parish over the last decade. It is to this need that is the main focus of development in our parish. The dominance of the A393 is a particular concern in Ponsanooth, which carries a substantial level of traffic, and despite a new pedestrian crossing delivered in 2022, there are still concerns about pedestrian safety with a single narrow pavement along most of its length in the village. Also despite its relative proximity to a number of main towns, Ponsanooth is relatively poorly served in terms of public transport links and connectivity. Bus service provision in Ponsanooth has declined over the years, in particular to and from Truro. There is no direct bus service from Falmouth to Truro serving Ponsanooth anymore. There is a more indirect service although this runs from Penryn only to Truro stopping in Ponsanooth. There is a Redruth to Falmouth service. The rail line passes close to Ponsanooth but does not serve the village, which is considered to be a significant missed opportunity.
- 2.18 In 2024 planning permission was granted on appeal for a major mixed use student-led development to the south of our Parish area, known as 'Penvose Farm'. The development, if delivered, would have a significant effect in the local and wider area, given the nature and scope of the services that could be delivered. The Parish Council recognises that these effects can be positive as well as negative and we are keen to ensure that any opportunities are explored and delivered locally to improve the environment and surrounding area. More on this is set out further below in section 3 below.
- 2.19 Like a number of villages Ponsanooth suffers from parking problems in particular the village centre but also the Kennall Vale Woods which lies in neighbouring Stithians Parish but is only accessible through Ponsanooth. Outside Ponsanooth there is a notable dearth of footpaths and other trails, and combined with the steep nature of the approach roads this acts as a deterrent for accessing the countryside for its resident population and visitors alike. Finally, the sensitive protection and reuse of some of our fine historical buildings and landscapes is a key issue in our Parish, particularly given its designation of World Heritage Site status for its mining legacy.
- 2.20 It is to these pressures and concerns that the Neighbourhood Development Plan seeks to address.

Map 3. Ponsanooth Parish in context with Neighbouring Parishes



Map 4: Location and Key Features of Ponsanooth Parish



Local History

2.21 The parish area we know today was once a land of farming hamlets in the medieval period, parts of which were transformed by industrial processes of tin mining, explosives manufacture, manufacturing and milling from the 16th century onwards. These were concentrated in and around the River Kennall at Ponsanooth itself. Here access to water power, combined with the Redruth to Penryn highway which passed through the area concentrated development in this area. The name 'Ponsanooth' derives from the Cornish 'Pons and Woodh' meaning 'bridge at the stream'. Much of the village that

survives was created in the early and middle 19th century when the Kennall Vale gunpowder works and the Ponsanooth Woolen Mills were in their prime. Outside Ponsanooth agriculture has intensified with many farmsteads being absorbed by neighbouring expanding farms and in some places converted into residential use. The road network and railway continue to develop as they link the nearby towns and city of Truro.



- 2.22 The historic development of Ponsanooth led to a number of important buildings and institutions being established. Pubs, shops, school, halls, post office and brewery were all built to serve the largely working community and contribute to the historic character of the village which remains today. A grand and uncompromisingly powerful example of this historic character can be seen in the Wesley Methodist Chapel, rebuilt in 1842 and overlooks Ponsanooth as it faces the A393 towards Redruth. It still presents itself as a dominant building despite its current closure. The Kennall Vale Woods and associated mine buildings, together with the rows, terraces and individual cottages are now protected by the World Heritage Site.
- 2.23 Ponsanooth sits within the valley of the River Kennall and is characterised by relatively steep roads and paths. For this reason the flatter areas in particular the green spaces which are in public use are very much cherished by its resident population. The main playing field in Ponsanooth is also home to the Ponsanooth Pre School and has good links to the Kennall Vale Primary School which is a short walk away.
- 2.24 In terms of landscape character, outside the built up areas the parish is dominated by a rural agricultural landscape, although a feature of our parish are the steep sided valleys with pockets of woodland. The main areas of woodland are located around Ponsanooth which provides a pleasant sylvan backdrop to the village from a number of views and Enys estate in the east. The highest parts of our parish lie to the west and reflecting this the landscape is more open and exposed with few trees. Within this area lies the Roskrow wind farm which was approved in 2004, and is now also home to a large solar farm. Land slopes west/east as you move across the parish and over in the east land is much lower and nearer to sea level. This area of the parish is more verdant and undeveloped and is home to the Enys Estate and Gardens.
- 2.25 The 20th and 21st centuries have seen closures of those industries and other industries, and now Ponsanooth has shifted to a largely residential area. There is little industry and employment based within our Parish. There are light industrial units at the Viaduct Works to the east of Ponsanooth, and further small commercial enterprises at Barras Moor. There is also the Trevarthens Butchers at Roskrow. Ponsanooth is home to a number of small scale businesses mainly at the community level which include the Shop, Pub, Kennall Vale Primary School, Ponsanooth Pre School and increasing levels of working from home. Nowadays the character of Ponsanooth has become more residential akin to many villages in Cornwall, and the community we see today is a reflection of that.

Facts and Figures about our Parish

- 2.26 Ponsanooth Parish is home to about 1,600 residents, with a distinct shift since 2001 towards older age groups, particularly individuals aged 50 –74. Conversely, Ponsanooth has fewer residents aged 20 –39 compared to the English average, suggesting younger adults might be moving elsewhere for work or education.
- 2.27 The health of residents in Ponsanooth closely resembles the national picture across England, though some subtle differences emerge. Slightly fewer people in Ponsanooth report having "very good" health (47.8%) compared to the national average (48.5%), and similarly, a smaller proportion also report their health as "good" (31.4% compared to 33.7% nationally). However, there's a noticeably larger proportion of residents describing their health as "fair" (15.6% versus 12.7% in England). The proportions reporting "bad" or "very bad" health exactly match the national averages at 4% and 1.2%, respectively. Overall, this suggests that while Ponsanooth generally aligns with national trends, the slightly lower levels of very good or good health and higher proportion of fair health may indicate

particular local health needs, especially related to supporting an aging population. Some 21.1% of residents said they were disabled under the Equality Act 21.1%, compared to 17.3% nationally.

2.28 The pattern of economic activity in the Parish shows some clear contrasts with the broader picture for England. The proportion of residents aged 16 and over who are in employment is lower in Ponsanooth (52.8%) than the national average (57.4%), suggesting fewer working-age adults are actively employed. Interestingly, however, the unemployment rate in the village is significantly lower, just 1.6% compared to the national figure of 3.5%, implying that those who seek work in Ponsanooth generally find it successfully.

2.29 A particularly notable difference is in economic inactivity, with Ponsanooth showing a higher rate (45.6%) compared to England as a whole (39.1%). This likely reflects the larger older population within the village, many of whom may have retired. Thus, the village's economic profile points towards a community where employment rates are lower primarily because a substantial segment of residents no longer participates in the workforce, highlighting potential needs related to older populations.

2.30 Ponsanooth has a significantly less diverse population compared to the broader English average. An overwhelming majority, some 98.4% of residents identify as White, considerably higher than the national figure of 81%. In contrast, representation of other ethnic groups in Ponsanooth is very limited: Asian residents account for only 0.3% compared to 9.6% across England, and there are no residents (0.0%) identifying as Black compared to 4.2% nationally. Mixed or multiple ethnic groups are also relatively uncommon, at just 0.5% versus 3% in England, while those identifying with other ethnic groups represent 0.9%, slightly below the national figure of 2.2%.

	England	Parish
White	98.4	81
Asian	0.3	9.6
Black	0	4.2
Mixed/Multi	0.5	3
Other	0.9	2.2

2.31 Data on qualifications highlights that Ponsanooth's residents are generally well-qualified, with educational attainment levels slightly higher than the national average, particularly at higher qualification levels. This has positive implications for local employment prospects, economic resilience, and community engagement.

2.32 The commuting patterns in Ponsanooth show clear differences compared to national averages. Most notably, a significantly higher proportion of residents commute by car or van (56.2%) compared to England overall (44.5%), highlighting the Parish's reliance on private vehicles. Walking (3.6%) and public transport use, including buses (1.5%) and trains (0.6%), are considerably lower than national levels, due to limited local public transport options. Working from home is slightly above the national average in Ponsanooth, with 32.1% of residents working mainly at or from home.

	Parish	England
Car or van	56.2	44.5
Walking	3.6	
Bus	1.5	
Train	0.6	
Working from Home	32.1	

2.33 In January 2025 there were 741 dwellings according to Council Tax data. A significant majority of households (56.4%) own their homes outright, substantially higher than the English average of 32.5%. This high rate of outright ownership likely reflects the village's older demographic and may indicate residents who have paid off mortgages or retired comfortably. Fewer households (26.4%) own their homes with a mortgage, loan, or through shared ownership schemes, compared to the national average of 29.8%. Additionally, both social renting (4.4%) and private renting or living rent-free (12.8%) are significantly less common than nationally. This suggests a community with higher financial stability but potentially fewer options for younger or economically less-secure households, underscoring the need for the

• 741 dwellings in the Parish	
• 56.4% owned outright	
• 26.4% mortgage, loan, shared ownership	
• Renting:-	
○ Social rent	4.4%
○ Private rent	12.8%

NDP to more affordable housing and housing options suitable for younger residents or families

- 2.34 In 2021, 71.3% of households consisted of just one or two people, while only 41% of available dwellings had one or two bedrooms, clearly suggesting that many larger homes are occupied by small households, indicating a significant degree of under-occupation, where smaller households occupy properties larger than their immediate needs. Such a scenario typically arises in communities with older populations, where residents remain in family-sized homes long after children have moved out.
- 2.35 There are significant affordability challenges within Ponsanooth's housing market. Median house prices (£405,000,00) and lower quartile (£313,000) as measured in 2023, are unaffordable across all local income levels, including double-income households. However, median and entry-level market rents, especially for smaller homes, are generally affordable for households on average or dual incomes.
- 2.36 Affordable home ownership schemes such as First Homes and Shared Ownership (at higher shares) remain challenging for average and lower-income households. Only lower-percentage shared ownership options (25% or 10%) at lower quartile prices become realistically affordable for average earners. In contrast, affordable rented housing, both Affordable Rent and Social Rent, is universally accessible to households across all income categories examined, indicating a clear role for rented affordable housing solutions in meeting local housing needs.
- 2.37 In January 2025 there were 20 households with a local connection in need of housing in Ponsanooth. The greatest demand was for smaller properties, with 10 households needing a 1-bedroom home and another 7 households requiring a 2-bedroom property. Demand for larger homes was less, with only 2 households needing a 3-bedroom property and just one household requiring a property with 4 or more bedrooms. Some 20 'hidden households' were identified in the Housing Needs Survey 2021.

Consulting the Community

Our engagement process

- 2.38 To begin, the NDP Group adopted an Engagement and Consultation Strategy to ensure that there was proper and adequate engagement with all the community and other stakeholders. The NDP Group has undertaken engagement in the community on several occasions at several events over the years in accordance with that strategy. Naturally we had to begin the process somewhere and so on one evening in November 2016 the Parish Council resolved to hold an open evening to the public, and explained what the NDP process is and how it may benefit the community of Ponsanooth. The event was also an opportunity to recruit interested volunteers to form a Steering Group and start the process of writing a Plan.
- 2.39 The following key events have since taken place to engage with the wider community:
- **July 2017** exhibition at Ponsanooth Fair Day to develop issues first raised in November 2016 meeting. This was open to any member of the public and were invited to mark on a plan what they considered to be key issues for our community and identify what parts of the parish they cherished;
 - **March 2018** - the NDP Steering Group adopted a Community Engagement Strategy;
 - **June - July 2018** - the Steering Group undertook its first parish wide survey to all residents asking people what they considered to be their priorities in the Parish, as well as raise any other issues or concerns which the Plan could address. The survey was delivered by hand with a number of 'post boxes' in and around the Parish for people to return completed surveys. An online survey was also set up during this time;



- **June 2019** - the Steering Group undertook its second parish survey of all households, to provide a 'progress update' since the previous survey and publish the findings of the feedback responses which the Group could then use to develop themes and objectives. The survey was supplemented by a business survey inviting businesses in the Parish to put forward views about their needs which the Plan could address;
- **June 2019** - Kennall Vale School engage in our landscape character survey by visiting the Roskrow solar farm and writing about their perceptions of the landscape
- **October 2019** - the Steering Group held an open evening to discuss car parking issues in Ponsanooth, seeking solutions to known areas of parking stress, as part of our evidence gathering;
- **March - April 2021** - Cornwall Council on behalf of the Parish Council undertake a parish wide Housing Needs Survey, seeking views on a range of housing related issues to enable a better understanding of housing need;
- **September 2021** - the Steering Group held an exhibition at the Ponsanooth Fair Day updating the community on the progress made, re-engaging with the community post Covid. In particular, sharing the headline results from the Housing Needs survey;
- **June 2023** - the Parish Council and Steering Group hold an exhibition in the Krowji building on Fair Day to update the community on the work undertaken so far on the Plan, and seeking views on the emerging Masterplan allocation, as well as any other feedback;
- **April 2024** - the Steering Group used the newly launched paper version of the parish wide 'Ponsanooth Post' newsletter to update on its work so far, and draw attention to a series of monthly public surgeries where views/questions can be asked of the Steering Group on any matters related to the Plan. A dedicated page on the Parish Council website was set up with links to completed surveys and evidence, and an on-line survey provided too. The first surgery took place in June. The NDP Group also held an exhibition in the Kemeneth Krowji on Fair Day to provide information on the work so far, and sought public comment via a comments book.
- **Spring/summer 2025** - starting in Spring and running throughout the Summer the NDP Group continued to hold monthly public surgeries where anyone could attend our Group meetings to discuss a query relating to the NDP process.

- **July 2025** - the Parish Council and Steering Group held an exhibition on Fair Day to update the community on the work undertaken so far on the Plan, and seeking views on the emerging Masterplan allocation, as well as any other feedback.
- **October - November 2025** - the NDP group engaged in the statutory Reg14 parish wide consultation. This was supported by an 8 page article in the Ponsanooth Post which was delivered to all dwellings within the Parish. In addition there were drop in sessions in the village hall where the public could find out more about the plan and raise questions or comments. These inputs formed the basis of the submitted plan. Comments could also be made via an on-line survey and all the supporting documentation, reports and the draft plan were available in hard copy and online at the dedicated plan4ponsanooth.co.uk website
- **March 2026** - a summary of the outcomes from the Reg14 consultation was included in the Ponsanooth Post.
- **June 2026** - an update leaflet was printed to be handed out from the Fair Day Parish Council stall explaining the imminent submission and more details about the next steps.

What you told us

2.40 Responses to the first large-scale consultation of June 2018 were grouped into a series of priorities and ranked in order of importance to give the top 5 priorities for our Community. These were as follows:

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

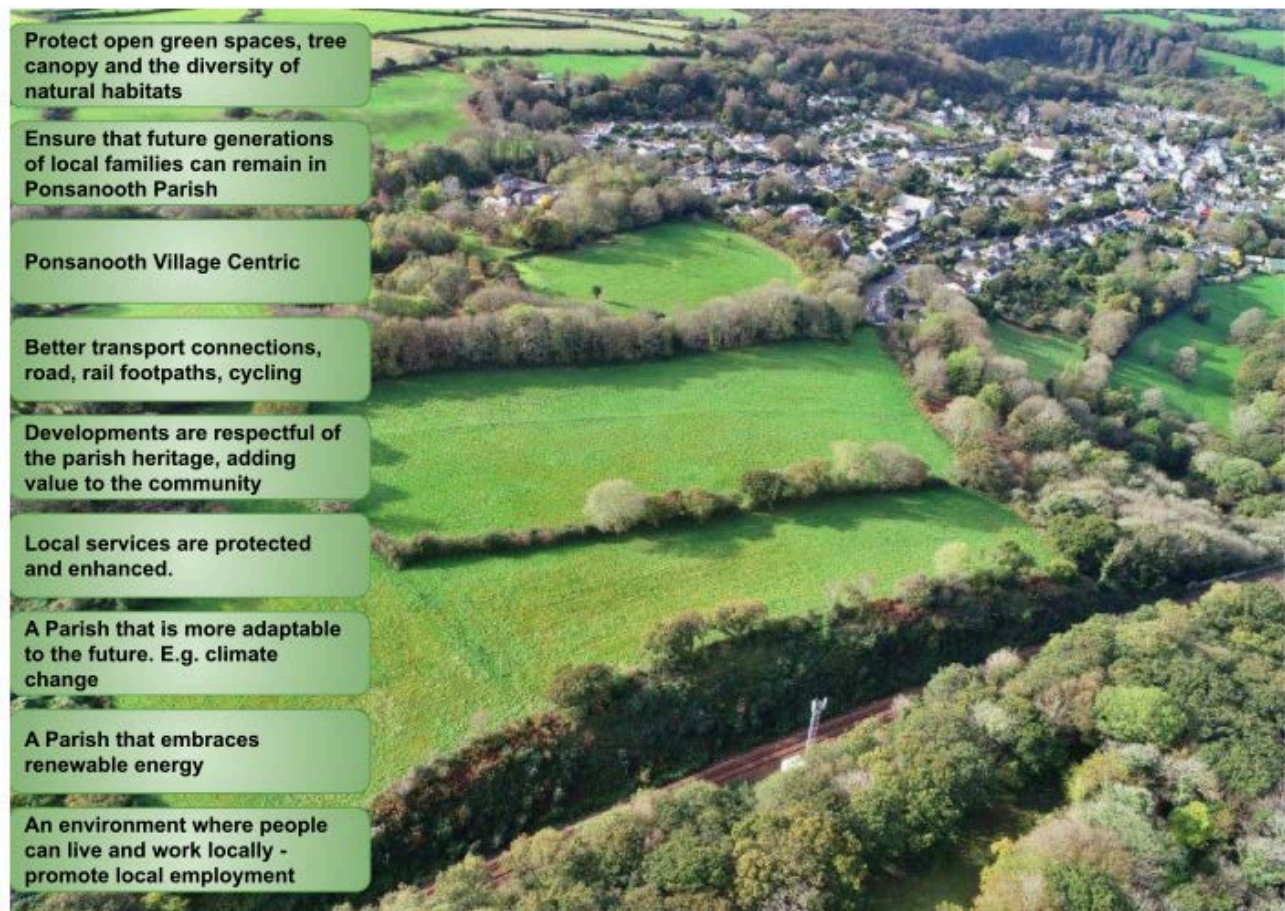
2.41 In fact there was little distinction between these priorities and were all considered to be important by the community. Other priorities and issues identified in the survey included the need to protect our important community facilities, the need for a purpose built community building on the playing field (which has since been delivered), and a general recognition that Ponsanooth and the surrounding area is a special place with a good community spirit.

2.42 These views were also consistently expressed in future engagement events such as exhibitions on Fair Day, as well as more targeted public engagements such as a car parking consultation in 2019.

2.43 What became clear from all the community engagement is that above all there is a need to protect our community and look for solutions to a pressing housing need while also addressing some acute transport problems such as road safety and parking in Ponsanooth. The environment (both built and natural) is also highly cherished which supports the view that the Plan should take special care to ensure that the design of new development understands this and maintains a sense of place in Ponsanooth and surrounding area.

Priorities for our Parish as expressed through initial public consultation

2.44 The survey and consultation events had identified the 5 priorities in 2.40 above. The team worked to develop an initial vision document that formed the basis of the evidence gathering workstreams that followed. This vision was used in ongoing communication events to check that it was still relevant.



2.45 The evidence gathering phase consisted of several workstreams by the team and also with technical support provided through Cornwall Council, grant funded consultancy and technical support packages from AECOM. These included:-

- Establishing the metrics that defined the Parish.
- Landscape Character assessment
- Parking in Ponsanooth - open session
- Heritage report - history and historical context.
- Housing Needs survey - CC housing team
- Open space survey
- Settlement boundary evaluation
- Potential site evaluation (both team and AECOM)
- Design codes - AECOM supported by Heritage report
- Open space survey - Cornwall council.

2.46 By comparing the key priorities to the evidence base the team were able to distill the key issues that the plan needed to address.

Key Issues for the NDP

2.47 A more detailed summary of the key issues identified for our parish is listed below:

1. Housing, Including Affordable Housing

- **Affordable Housing Shortfall:** Minimal affordable housing delivery over the past decade. Substantial hidden demand for smaller units, with households typically under-occupying larger homes.
- **High Ownership & Under-Occupation:** Many one- or two-person households occupying larger dwellings.
- **Mismatch in Housing Stock:** Demand for 1–2 bedroom homes is not met by existing housing supply.
- **Housing Costs:** Median and lower quartile house prices unaffordable to most local incomes; affordable rented and shared ownership options are crucial.
- **Implications:** The NDP should:
 - Prioritise smaller, affordable housing for local needs and the encouragement of downsizing.
 - Encourage shared ownership and rural exception sites to improve affordability.
 - Ensure new development aligns with demographic needs, including provision for an ageing population.

2. Employment and Commercial Development

- **Shift Away from Industry:** Historic mining, milling, and gunpowder production industries have disappeared, leaving the parish predominantly residential.
- **Local Enterprises:** A few small commercial or light industrial sites remain, but employment is largely based in nearby towns.
- **Workforce Profile:** Residents are generally well-qualified, with educational attainment levels slightly higher than the national average, particularly at higher qualification levels.
- **Commuting Patterns:** High reliance on private vehicles for work due to limited local employment opportunities and public transport.
- **Implications:** The NDP should:
 - Safeguard existing employment sites and explore opportunities for new commercial spaces.
 - Support the growth of local businesses, particularly in heritage tourism and environmental sectors.
 - Encourage improved broadband infrastructure to enable remote working and attract new enterprises.

3. Heritage, Cornish Distinctiveness, and Design

- **Mining and Industrial Legacy:** The historic gunpowder works, woolen mills, and mining infrastructure form part of the World Heritage Site.
- **Architectural Heritage:** Notable buildings such as the Wesley Methodist Chapel (Grade II*) and 19th-century terraces contribute to the village's distinct character.
- **Preservation Needs:** Potential for a conservation area to protect historic assets.
- **Implications:** The NDP should:
 - Promote sensitive reuse and conservation of historic buildings.
 - Adopt local design codes to ensure new development respects traditional local architectural styles.
 - Protect non designated heritage sites and support Conservation Area designation for Ponsanooth.

4. Natural Environment and Landscape

- **Distinctive Wooded Valleys and Rolling Hills:** Kennall Vale and surrounding woodlands are highly valued by the community.
- **Agricultural Land and Biodiversity:** Farmland is increasingly converted to residential use, impacting local biodiversity.
- **Renewable Energy Sites:** Roskrow wind and solar farms indicate a shift towards renewable energy use in the area.
- **Landscape:** Much of the Parish is within AGLV (Area of Great Landscape value), but there are other areas of locally valued landscape.
- **Implications:** The NDP should:

- o Protect and enhance wildlife habitats and maintain green corridors.
- o Support net biodiversity gain in new developments and safeguard existing trees and hedgerows.
- o Ensure renewable energy projects are appropriately sited to minimize landscape impact.
- o Protect the locally valued landscape

5. Facilities, Amenities, and Services

- **Key Community Assets:** The village benefits from a school, shop, pubs, pre-school, community halls, and green spaces.
- **Limited Recreation Infrastructure:** Steep terrain and limited footpaths make accessibility to green spaces challenging.
- **Future Growth:** The Penvose Farm development could introduce new services but also place pressure on existing infrastructure.
- **Implications:** The NDP should:
 - o Safeguard and enhance existing community facilities.
 - o Improve access to recreational areas and green spaces.
 - o Ensure new developments contribute to the improvement of local services.

6. Infrastructure and Accessibility

- **Road Network Challenges:** The A393 passes through the village, carrying heavy traffic and posing pedestrian safety concerns.
- **Public Transport Limitations:** No direct bus to Truro; only a limited Redruth–Falmouth service. The Truro to Falmouth branch rail line passes nearby but lacks a station.
- **Active Travel Constraints:** Steep roads, narrow pavements, and limited cycling infrastructure.
- **Implications:** The NDP should:
 - o Improve pedestrian infrastructure, crossings, and walkability.
 - o Advocate for expanded bus services and a new rail halt.
 - o Develop infrastructure that supports sustainable transport, including cycle paths and EV charging facilities.

7. Climate Change and Resilience

- **Climate Risks:** The climate crisis poses serious risks to Ponsanooth Parish, including summer heat-related illnesses, water shortages, flood risks, storm damage, and strain on local infrastructure such as sewers and roads.
- **Ecological Impacts:** Changes in climate threaten local biodiversity, with some species at risk of local extinction and others newly arriving. Flash flooding contributes to soil erosion, and water quality can deteriorate after heavy rainfall.
- **Local Emissions:** The Parish is estimated to contribute around 13,725 tonnes of CO₂-equivalent emissions annually, according to the IMPACT Community Carbon Calculator.
- **Implications:** The NDP should:
 - o Support the Cornwall Climate Emergency DPD.
 - o Support actions to reduce carbon emissions from local activity and development.
 - o Promote flood resilience, sustainable drainage, and climate-proof infrastructure.
 - o Encourage renewable and low carbon energy generation and energy efficiency.
 - o Protect and enhance carbon sinks such as woodland and hedgerows.
 - o Plan development to reduce car dependency and safeguard access during extreme weather events.
 - o Ensure that local biodiversity and ecological networks are protected and strengthened in the face of climate change.

3. VISION AND OBJECTIVES

Vision

- 3.1 Taking into account the community's priorities and the evidence that has been gathered, our draft 'Vision' is as follows:

A vibrant rural parish with development that meets the needs of the growing local community, protecting and enhancing its historic and natural character.

Objectives

- 3.2 In order to achieve this Vision a number of 'Objectives' are set and then policies are developed to achieve these objectives. It is these policies that will have to be taken into consideration when planning applications are considered and decisions taken, thereby helping to turn the Vision into a reality. The objectives of the Ponsanooth NDP are as follows:

Housing and Community

- ⇒ *Maintain a vibrant, mixed age, family-centred community, with a strong emphasis on affordability and homes suitable for younger households and families.*
- ⇒ *Welcome new residents into the parish, at a scale and pace of development that respects village character and existing infrastructure capacity.*
- ⇒ *Ensure that generations of local families can remain living in the parish, through the provision of genuinely affordable and appropriately sized homes.*
- ⇒ *Strengthen the parish as a live/work locality, supporting local employment, home-working, and sustainable connections to nearby towns and the rail network.*
- ⇒ *Develop a sustainable and resilient community, where growth is aligned with transport, drainage, services, and long-term environmental capacity.*

Economy employment and business

- ⇒ *Strengthen the parish as a live, work locality, supporting local jobs, small businesses, and home working to improve work life balance, at a scale that respects village character.*
- ⇒ *Focus employment growth in appropriate locations and forms, setting clearer expectations on what is envisaged, to avoid unacceptable environmental impacts.*

Built Environment and Heritage

- ⇒ *Protect and enhance the parish's substantial heritage value, safeguarding its archaeological and historic assets, and ensuring that change reinforces, not dilutes, the distinctive character and identity of Ponsanooth and its settlements.*

Natural Environment and landscape

- ⇒ *Protect and enhance the look and feel of the parish's countryside, safeguarding valued landscapes, trees, hedgerows, and wildlife corridors, and ensuring that development conserves landscape character and rural setting.*
- ⇒ *Ensure that new development sits comfortably within its landscape context, using high quality design, materials, and layout that respond to local character without eroding rural identity.*

Community Facilities

- ⇒ *Safeguard and enhance key local services and facilities, including the school, village shop and post office, pubs, public open space, and local play and recreation provision, to support everyday life and a living community.*
- ⇒ *Support accessible local transport and services, including reliable bus provision, to reduce the need to travel by car and improve inclusion for all ages.*
- ⇒ *Build a sustainable and resilient community, where community infrastructure keeps pace with change and is aligned with long term capacity and need.*

Traffic transport and infrastructure

- ⇒ *Improve transport and movement across the parish, prioritising safe, reliable, and inclusive travel options that reduce reliance on the private car.*
- ⇒ *Strengthen walking and cycling connectivity, delivering safer, better connected footpaths and cycle routes within the parish and to nearby destinations.*
- ⇒ *Support improved access to rail services, including measures that strengthen connections to the wider rail network and related infrastructure where deliverable.*
- ⇒ *Ensure new development helps address traffic, parking, and access issues, through well designed layouts, safe junctions, and appropriate parking and servicing arrangements.*
- ⇒ *Improve connectivity between Cosawes and Ponsanooth, strengthening safe routes and transport links so residents can access shared services, facilities, and community life more easily.*
- ⇒ *Enhance digital 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.*

Climate Change

- ⇒ *Enable a sustainable and resilient future, supporting measures that reduce emissions, improve energy efficiency, and strengthen the parish's ability to adapt to climate risks, including flooding, overheating, and extreme weather.*

3.3 The way this process works is illustrated in Figure 2 below:



Figure 2: The Linkage from Vision to Planning Policies

3.4 In Section 4 following are the Planning policies that will be used when planning applications are considered by the Local Planning Authority, Cornwall Council. The policies are written to shape new development so that it helps to deliver the Vision and Objectives set out above. Each Planning policy is written to contribute mainly to the particular theme's Strategic Objective under which it appears, but will also make a contribution to the achievement of other Strategic Objectives.

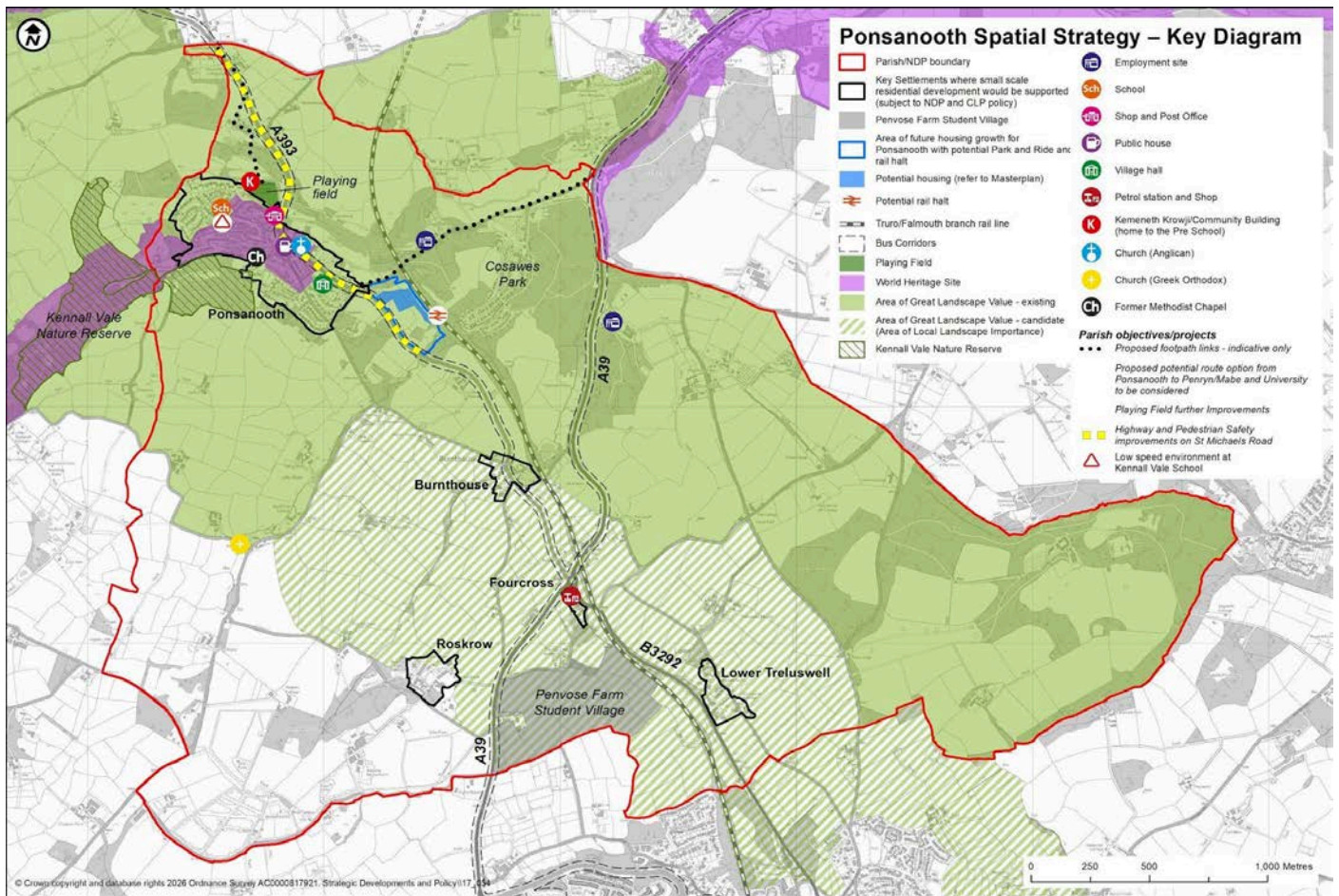
3.5 The subsequent Section 5 records various local projects and initiatives, some existing and some new, that will also help to deliver the Vision and Strategic Objectives of the NDP. These mainly cover management, funding and similar issues that are not Planning control matters so cannot be treated as Planning policies.

Spatial Strategy

- 3.6 Having worked through the process shown in the above flow diagram and having had due regard to national and local planning policy (which is necessary to ensure our NDP is in general conformity with the 'higher' level planning framework in Cornwall), it is possible to show how all this translates into an overall strategy for the pattern and scale of development in our NDP area. This is known as our 'spatial strategy'. The way we are proposing to achieve this is shown on the key diagram below.
- 3.7 The core focus of our spatial strategy is to provide homes and services that meet the needs of our community, while recognising Ponsanooth village as an appropriate location for future development in line with the Cornwall Local Plan as updated by Cornwall Council's Interim Planning Policy Statement. At the same time, we are committed to safeguarding the natural environment and heritage assets that give our parish its distinct character and make it so highly valued. Given the relatively limited connectivity between Ponsanooth and nearby towns, combined with local traffic constraints and wider concerns around climate change, it is essential that any major new development incorporates public transport provision. By capitalising on the strategic transport routes that cross our parish, we aim to support a shift towards more sustainable modes of travel and reduce dependency on private car use.
- 3.8 The primary strategy for housing growth is to focus new development at Ponsanooth, specifically through a proposed land allocation to the rear of the Old School, adjacent to the A393 and adjacent to the Truro-Falmouth railway branch line. This location offers several advantages, including the delivery of new homes within the parish's principal settlement, where the majority of local facilities and services are already concentrated, thereby helping to sustain and enhance them. Additionally, the site presents a valuable opportunity to explore the provision of new transport infrastructure, such as a rail halt and bus interchange, which would deliver wider connectivity benefits for residents of Ponsanooth and neighbouring communities, and take advantage of the forthcoming Mid Cornwall Metro.
- 3.9 The spatial strategy also allows our other settlements to grow in such a way that does not extend built development into our open and valued countryside. Through our policies we also seek to support the sustainable growth of our commercial and employment areas.
- 3.10 **Penvose Student Village.** Within our NDP area lies a proposal for a major student village development, which first received planning permission in 2016. The site and its location relative to Ponsanooth and other key features can be seen on the key diagram. The development includes the following elements:
- 1860 student bed spaces,
 - 180 space 'park and change' facility and additional car parking for 333 spaces
 - A new roundabout junction from the A39
 - A budget Hotel
 - A family pub/restaurant
 - A retail parade including a convenience store
 - Doctor's surgery and day nursery
 - Business start up units and office space for university use
 - Sports and leisure facilities including squash and tennis courts, multipurpose all weather pitch and a gym/yoga studio
- 3.11 The scheme first received 'Outline' planning permission in 2018 and the 'Reserved Matters' were allowed on appeal July 2024 meaning planning permission is now in place. At the time of writing this Plan minor works to the site access have commenced. It is recognised that if delivered the development would give rise to significant positive and negative effects in the local and wider area. For example positive opportunities would be employment gains, through the provision of new and/or

enhanced services and facilities, or the off-site financial contributions that would be secured through the legal agreement (known as the 'S106 agreement') that accompanies the planning permission. These are all examples of the potential positive opportunities which the Plan should seek to capture as much as possible for local benefit.

Map 5: Ponsanooth NDP Spatial Strategy



3.12 The scheme would however undoubtedly give rise to pressures and other negative effects, for example on the local transport network, or through increased demand for non-student housing accommodation in the local area. It is therefore considered important to be cognisant of the range of effects that the development should give rise to especially when considering the future delivery of infrastructure and other improvements in the local area.

3.13 Any subsequent development proposals that may be required as part of the Student Village development which are proposed after the NDP is adopted must take into account its planning policies on the built and natural environment. Any future planning applications for non-student led development will be considered against the housing and growth strategy and other environmental and amenity policies in this Plan.

3.14 Although the proposals will generate student accommodation within the parish it will do nothing to alleviate the housing needs or the affordable housing problem that the parish faces.

4. PONSANOOTH NEIGHBOURHOOD PLANNING POLICIES

NDP Sustainability Checklist, Strategic Environmental Assessment and Habitat Regulations Assessment

- 4.1 In order to ensure that the plan considers environmental, social and economic issues, and that the alternative options for policies and proposals were tested, the Ponsanooth NDP Steering Group carried out an Options Analysis to ensure that the most appropriate options were chosen. A Sustainability Checklist was also applied to the Ponsanooth NDP Vision, Objectives and Policies against 19 key sustainability objectives which are drawn from the Cornwall Local Plan,
- 4.2 The Options Analysis and Sustainability Checklist were a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Ponsanooth Parish.
- 4.3 The Plan has also been subject to Strategic Environmental Assessment and Habitat Regulations Assessment Screening Opinion, the result of which is that the Plan does not require a full SEA/HRA. The Sustainability Checklist document and details of the SEA/HRA Screening Opinion can be found alongside other supporting information in the evidence base.

Housing, including affordable housing

Ponsanooth Parish Housing Requirement

- 4.4 By March 2023, the rural areas of the Falmouth/Penryn Network had already surpassed the Cornwall Local Plan (2010–2030) minimum requirement of 600 dwellings. As a result, this NDP did not need to allocate any further housing in order to be considered in general conformity with the Local Plan, although it would still address local affordable housing needs and remain responsive to the local housing market.
- 4.5 The National Planning Policy Framework (NPPF) introduced a new method for Local Planning Authorities to calculate their housing requirements. This revised approach resulted in a significant increase to Cornwall's housing targets. On 9 January 2025, Cornwall Council (CC) announced that its current Local Plan (covering the period to 2030) would be unable to meet these new targets. As a result, the Local Plan's housing supply Policy 2a – Key Targets along with parts 1 and 2 of Policy 3 – Role and Function of Places is now considered 'out of date.'
- 4.6 By law, the Neighbourhood Development Plan (NDP) must demonstrate general conformity with the strategic policies of the adopted Local Plan to 2030, while also having regard to national policies and advice such as the NPPF . Consequently, it cannot rely on out-of-date housing supply policies, but it must continue to align with those strategic Local Plan policies that remain consistent with the NPPF. In practical terms, this means the NDP must plan for increased housing figures, rather than relying on the superseded Local Plan policies, to ensure it meets the Basic Conditions.
- 4.7 To establish a local housing provision target in line with NPPF expectations, the following factors were considered:
 - Affordable housing needs.
 - Feedback from Parish wide questionnaire surveys (notably 2016 and 2018).
 - The requirement that the NDP must also be responsive to the local housing market.
 - A consideration of whether additional houses (and population) would help sustain and extend local services and facilities; and
 - An awareness that developer investment could have benefits in terms of other infrastructure provision, particularly a rail halt.
 - The expectation that the NDP should also help to tackle Cornwall's 'housing crisis'.

- An indicative housing requirement setting out a minimum number of additional homes that might be expected as required by the NPPF.

4.8 Affordable Housing Need. Homechoice is the choice-based system for letting council and housing association homes to rent in Cornwall. In December 2025 the housing need identified in the Homechoice housing register ‘snapshot’ was for 23 households with a local connection seeking affordable rented housing. Of these 14 were for one-bedroom properties, 7 for two-bedroom, and 2 for three-bedroom properties. There was no affordable housing need for 4 and 5 bedroom properties.

4.9 Of the total 10 were in the higher priority bands A to B seeking 5 one-bedroom, 3 two-bedroom and 2 three-bedroom properties. There were 13 lower priority ‘General Housing Need’ households who may be suitable for Low Cost Homeownerships such as Shared Ownership or Discount Market Sale, seeking 9 one-bedroom and 4 two-bedroom properties.

4.10 12 of the 23 households were aged 55 or over, including 11x 1 bed and 1x 2 bed accommodation.

4.11 A more detailed analysis of local affordable housing needs survey is provided in the Housing Need Survey 2021, which identified a further ‘hidden’ need of 20 i.e. those who had not registered on Homechoice but needed Affordable Housing. HomeChoice was recently updated to remove households who were asked to re-register to remain active participants but did not do so, likely because they perceived that there was no available affordable housing in the area. The true level of need is therefore estimated to be 45 households, made up of 20 registered households and 20 ‘hidden’ households.

4.12 Against this need Ponsanooth has 35 social and affordable homes, all owned by Coastline Housing and Live West Ltd, featuring 9 one-bed, 14 two-bed and 12 three-bedroom homes, which is a poor fit to the current pattern of need. Historically, there has been an exceptionally poor provision of additional affordable homes, with just one affordable home provided from 2009 to 2021. As a result, only 1 social rented dwelling in the housing stock has been re-let since 2018. Only 5% of the housing stock is in the form of affordable homes compared to the rural Cornwall parish average of 8%. To match this average there would need to be an additional 22 affordable homes provided in the Parish.

<p>Affordable homes in Ponsanooth::</p> <p>35 affordable homes (Coastline):-</p> <p style="padding-left: 40px;">9 x one bed</p> <p style="padding-left: 40px;">14 x two bed</p> <p style="padding-left: 40px;">12 x three bed</p> <p>1 new affordable home built between 2009 - 2021</p> <p>5% of housing stock affordable vs 8% average for rural Cornwall</p> <p>Shortfall in Ponsanooth = 22 homes</p>
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4.13 Feedback from Community Engagement. The Parish wide community engagements of 2016 and 2018 indicated strong support for the provision of more affordable homes, particularly for younger people.

4.14 Local Housing Market. The NDP must also be responsive to the housing market according to NPPF guidance. A survey of local estate agent adverts suggests there is an adequate turnover of properties and healthy demand in the entire Parish. Local demand has three macroeconomic drivers, the main being commuting to employment hubs. Truro’s role as Cornwall’s administrative and employment centre, along with Falmouth’s growing creative industries, fosters steady demand for family housing. The presence of Falmouth University and the nearby University of Exeter campus in Penryn, with their student populations, increases demand for rental and shared accommodation, also influencing local house prices and rental rates. The rural location, close to excellent coast and countryside, continues to attract buyers seeking a lifestyle change, as testified by the shifting local demographic profile, further contributing to sustained demand.

4.15 As a result, median house prices in the Parish remain significantly higher than the average local household can afford. Given these broader market pressures, additional housing is unlikely to reduce median prices unless delivered on an unsustainably large scale, which would conflict with local heritage and environmental constraints.

4.16 Nevertheless, within these pressures there are local families who wish to remain in the area and can afford market housing when it is available, so it would be appropriate to allow for some market housing to meet these local needs.

- 4.17** It is therefore considered appropriate to forecast future market provision to 2030 based on recent housing delivery and permitted applications rates within the Parish as these reflect ongoing buoyant market conditions. According to Cornwall Council data, 41 new homes have been built in the Parish since 2010, with annual delivery ranging from 0 to 10 and averaging 3 homes per year. In addition, there are unimplemented permissions for a further 24 homes, bringing the total from 2010 to 2023/24 to 65, which equates to 5 dwellings per annum. Consequently, an allowance of at least 5 dwellings per year through to 2030 is considered appropriate.
- 4.18 Help to sustain local services and facilities.** There is no doubt that even a few additional homes, which are occupied by new residents (rather than existing) will help support existing local services by generating more custom/demand within their 'walk-in' catchment. However, in order to support the introduction of additional local services, a substantial 'critical mass' of new development would be required to provide the custom/demand necessary to support new facilities. For example, while there is no one-size-fits-all figure, evidence from UK rural planning and retail studies by the Plunkett Foundation, ACRE network, and Rural Shops Alliance, points to at least several hundred new homes - often in the 700 to 1,000+ range - being needed to ensure a standalone shop's viability in a competitive environment. Exact feasibility will hinge on local factors such as existing retail options, footfall from tourism, and community ownership models. Such a scale of development would not be proportional to the existing settlements in the Parish and could have significant environmental and infrastructure impacts.
- 4.19 Investment from housing development in terms of improvements to infrastructure provision.** Evidence gathered through the Neighbourhood Development Plan (NDP) process, together with community engagement feedback, indicates strong local support for a new rail halt at Ponsanooth village. Collaborative work with Network Rail and Cornwall Council suggests that a rail halt on land behind the Old School House in Ponsanooth would be technically feasible. However, securing the necessary funding will require involvement from the relevant rail delivery bodies.
- 4.20** To help bridge the funding gap and strengthen the case for this important transport improvement, the NDP can draw on the existing requirement for new housing development to meet local needs. By allocating a site for residential use that meets both the identified affordable and local market housing needs, the NDP could help to secure or supplement the investment needed for the rail halt and its associated infrastructure. In this way, housing development would not only address local housing needs but also facilitate a wider benefit for the community through enhanced public transport provision.
- 4.21 The Cornwall Housing Crisis.** 'Securing Homes for All: A Plan to Respond to Cornwall's Housing Crisis' was agreed by Cornwall Council in 2022. The Plan recognises that Cornwall is experiencing a housing crisis and sets out objectives and interventions in response.
- 4.22** The Securing Homes for All Plan includes 4 key measures:
1. To work towards ending homelessness and rough sleeping
 2. To improve availability and access to homes for local residents
 3. A step-change in the supply of affordable homes across Cornwall
 4. Enabling the delivery of the housing targets within the Cornwall Local Plan
- 4.23** Each of these actions are proposed to be taken forward with partners, local councils and communities. As the Ponsanooth Parish NDP is a material consideration in planning applications relating to housing, it can contribute to these measures in various ways at a local scale, for example by supporting a level of housing that meets local needs and demands, assisting in bringing forward rural exception sites by being clear as to where the release of land will be exceptional, by supporting the provision of housing to meet the needs of local elderly local elderly and/or disabled people, and expanding Community Housing development
- 4.24** The NDP can also assist by setting locally derived criteria for the mix of tenures and discounts to be provided within the affordable housing element of new development coming forward on exception and

previously developed land sites within the Parish, and supporting, subject to criteria, alternative forms of residential accommodation.

4.25 Indicative Housing Requirement. This is based on the Government approach which uses the number of existing homes in an area and applies a multiplier, adjusted for local affordability, to give a housing requirement. The indicative target is 60 dwellings, from which the 24 existing commitments can be deducted, leaving a requirement of 36.

4.26 Ponsanooth NDP Housing Requirement to 2030. In light of the issues analysis above it has been concluded that the Neighbourhood Plan should address the need for some market flexibility and encourage the provision of rural affordable housing. **Taking into account the data above, the NDP housing strategy should aim to contribute to the delivery of homes for at least 80 local households**, as set out in Table 1 below, in a mix of sizes, format and tenures to match local needs. It is important to note that this is a minimum target and actual delivery may vary according to changes in local need, which can be dynamic.

Figure 4/Table 1:- Minimum Housing Requirement for Ponsanooth Parish	
Type	No.
Affordable Local Needs	45
Open Market	35
TOTAL	80

Delivering the Ponsanooth Parish Housing Requirement

4.27 The NPPF means that the Local Plan housing supply Policy 2a – ‘Key Targets’ is ‘out of date’ as is most of Policy 3 – ‘Role and function of places.’ NDP policies can no longer be framed in the context of those policies. Instead a ‘presumption in favour of sustainable development’ then applies, meaning that proposed developments should be granted planning permission unless their adverse impacts "significantly and demonstrably" outweigh their benefits.

4.28 Notwithstanding this, several Local Plan policies remain broadly aligned with the NPPF and continue to carry significant weight in neighbourhood planning. These are:

- Local Plan Policy 2 - Spatial strategy - to maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place
- Local Plan Policy 3 – ‘Role and function of places’ parts 3 and 4 which allow for development through rounding off, infill and rural exception sites and point to the need to conserve and enhance National Landscapes [AONB],
- Local Plan Policy 6 – Housing Mix,
- Local Plan Policy 7 – Housing in the countryside,
- Local Plan Policy 8 – Affordable Housing, and
- Local Plan Policy 9 – Rural Exception Schemes.

4.29 The Ponsanooth Parish NDP must have regard to the latest NPPF and its presumption in favour of sustainable development which says that *‘all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects’*

4.30 The NPPF is also clear that development should be directed to sustainable locations. Consequently Cornwall Local Plan Policy 2 – ‘Spatial Strategy’ which states that *‘New development should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the*

role and function of each place' is considered to align with NPPF and should therefore continue to be a basis for NDP policy.

- 4.31** The NPPF specifies that, in rural areas, planning policies and decisions should address local needs, support community-led housing developments, and encourage rural exception sites for affordable housing. There is further clarification that, to promote sustainable rural development, housing should be located where it will support community vitality, allow villages to grow and thrive, and enhance local services. Then the NPPF notes that, subject to certain exceptions, planning policies and decisions should avoid creating isolated homes in the countryside.
- 4.32** Although parts 1 and 2 of Local Plan Policy 3 - 'Role and Function of Places' are now considered out of date in restricting growth to specific named settlements, parts 3 and 4 continue to offer a robust framework for sustainable rural development. These support infill, rounding-off, and rural exception schemes, and align closely with the NPPF and remain a basis for NDP policy.
- 4.33** Cornwall Council have issued an **Interim Policy Position Statement** in Jan 2025 to ensure the continued delivery of new housing by providing a clear and consistent approach to assessing and making decisions on development proposals during a period where the 'presumption in favour of sustainable development' will apply to Cornwall. By implementing the principles set out in the Position Statement, it is hoped that higher levels of housing growth in Cornwall will be managed in a way that balances the need for new homes with the protection of local character, services, and the natural environment.
- 4.34** The Position Statement accepts that Cornwall requires a **step change in housing delivery** to meet local needs, and this means bringing forward a variety of sites, especially those that can be delivered promptly by small and medium-sized builders. However, development must always be guided by the principle of putting the '**right development in the right place,**' so proposals should always respect a settlement's scale, character, and role. It sets out the following guidelines to achieve that aim:
- **More Sustainable Settlements.** A wider range of settlements will inevitably need to accommodate growth, recognising that sustainability depends not only on settlement size, but on local services, facilities, and functional connections to neighbouring areas. Larger settlements with a robust service base can typically accommodate more extensive development, while medium-sized settlements may be suitable for more flexible rounding off or infill. In smaller settlements or areas within National Landscapes, new housing will predominantly come forward through rural exception sites unless more general housing policies now apply.
 - This more flexible approach should help to strengthen vital services such as public transport, schools, and shops, which often serve multiple nearby communities. Modest housing growth in closely linked settlements can build the critical mass necessary to improve bus routes and encourage walking or cycling. Every development should contribute to a better-connected network by enhancing local pedestrian and cycle links.
 - **Meeting Housing Needs.** Within this framework, a broad range of housing types, sizes, and tenures is required, including affordable, supported, specialist, and market housing. Sites should incorporate affordable housing in line with local policies and evidence on community needs, while also providing a suitable mix of dwelling types.
 - **Making the Best Use of Land.** Land should be used effectively and efficiently. This can mean higher densities where appropriate, reusing previously developed land, and avoiding artificially low densities or site subdivisions aimed at bypassing affordable housing requirements. Where higher density supports affordability and remains in keeping with local character, it will be encouraged.
 - **Infrastructure and Accessibility.** New housing must be accompanied by necessary infrastructure, ranging from roads and public transport to community facilities and active-travel routes. The benefit of any uplift in land value should be shared to address local needs such as affordable housing and improved connectivity. Proposals should be sustainably located,

prioritizing safe and convenient pedestrian and cycle access, reducing car dependence, and creating inclusive, walkable neighborhoods. This also aligns with the commitment to providing accessible homes that meet the needs of various groups.

- **Design Quality and Local Distinctiveness.** Housing developments should demonstrate high standards of sustainable construction, address carbon reduction, and respond positively to local design and heritage considerations. Proposals must conserve and enhance the character of the area, including both designated and non-designated heritage assets, and meet biodiversity net gain requirements. Reference should be made to the Cornwall Design Guide, local design codes, and any relevant supplementary planning documents.
- **Deliverability and Engagement.** Because increased housing delivery is an urgent priority, proposals must be demonstrably deliverable, ideally within five years. The Council may impose time-limited conditions or shorter implementation periods to expedite delivery. Developers are also encouraged to engage early and meaningfully with local communities, parish or town councils, and relevant stakeholders to ensure that proposals address local needs and concerns.
- **Rural Exception Sites in Smaller Communities.** Cornwall's policy on rural exception sites remains critical in smaller or more isolated settlements, including those within National Landscapes. While some sites previously considered only as exception sites may now come forward under general housing policies, Policy 9 still applies where needed to secure genuinely affordable homes for local people.
- **Isolated Homes.** The National Planning Policy Framework strongly discourages isolated homes in the countryside. Exceptions, such as alternative living proposals, must comply with local policies and rigorous national guidelines to ensure location-specific circumstances truly justify these homes.

4.35 Taking into account the NPPF provisions, the Cornwall Local Plan Policies 2 and 3 [parts 3 and 4], the Interim Planning Position Statement and the considerations set out in paragraphs 4.4 to 4.32 above, the main means for delivering the new housing requirement will be by:

- Accommodating local growth up to 2030 which is commensurate with the size, local facilities and services of Ponsanooth by establishing a development boundary beyond which only countryside appropriate development will be permitted.
- Within the development boundary at Ponsanooth allocating a residential development site to meet local needs and assist the provision of a new rail halt and park & ride infrastructure.
- Supporting small scale 'rural exception' sites for affordable dwellings to meet local needs (along with any additional open market housing that may be required to provide the commercial incentive to meet this need) outside but alongside the development boundary – the release of 'rural exception' sites will take into consideration evidence of local need for affordable homes throughout the period of the NDP.
- At the smaller settlements of Burnthouse, Roskrow, Fourcross and Lower Treluswell allowing for small-scale infill that is demonstrated to be in sustainable locations.
- Elsewhere supporting only the replacement or subdivision of dwellings, the reuse of suitably constructed redundant, disused or historic buildings, temporary accommodation for workers to support established and viable rural businesses, full time agricultural and forestry and other rural occupation workers where there is an essential need, and 'Regenerative, Low Impact Development' in accordance with CEDPD Policy AL1.

4.36 This strategy directs development to the most suitable and sustainable locations to meet local needs, ensuring that growth remains proportionate to local services and infrastructure. It also encourages enhancement of the natural environment, alignment with the local built environment in terms of scale and design, and preservation of the Parish's unique character and identity. In doing so, it can further contribute to mitigating climate change.

4.37 It is also recognised that various forms of ‘self-build’ can deliver market and affordable housing, so the NDP supports such developments on both infill and exception sites.

4.38 The development boundary at Ponsanooth has been drawn up to recognise any reasonable opportunities for ‘rounding off’, the development of ‘brownfield land’ (Previously Developed Land), small scale infill and the site allocation at Ponsanooth, and its potential housing capacity assessed. Similarly, the capacity of smaller settlements has been examined. This assessment suggests that about 90 new dwellings could be delivered by 2030, meeting the assessed local housing requirements.

Figure 5/Table 2 :- Potential housing opportunities enabled by these policies.	
Policy Reference	Approx. number of homes.
Policy H1 – Residential Infill Development and Conversions within Ponsanooth Development Boundary	About 5
Policy H3 – Land behind the Old School	About 50 of which 20 are affordable homes
Policy H4 - Rural Exception Sites for Affordable Housing	No more than 25
Policy H5 - Infill Within Hamlets and Small Groups of Dwellings.	About 10
TOTAL (including those from Table 1)	About 90

Policy Reference	Policy H1 – Ponsanooth Village Development Boundary
Policy Intention:	4.39 To identify where sustainable development should be directed and thereby enable controlled growth to meet the needs of Ponsanooth Parish and the Falmouth & Penryn Community Network Area, whilst preserving the landscape, countryside and open/green spaces and distinctive village identity and the natural and historic environment, and facilitating, where appropriate, the operation of CLP Policy 9 for rural exception housing.
Justification:	<p>4.40 The Cornwall Local Plan says that Neighbourhood plans can indicate where the settlements are in their Parish and show that they are considered appropriate for smaller scale, organic growth of open market housing by defining a development boundary in their NDP. Therefore, to have a Development Boundary a settlement should be capable of accommodating at least some sustainable development, i.e. have some basic services, or be within reasonable and safe walking distance of them, be reasonably accessible by public transport, and not seriously constrained by natural and historic environment considerations.</p> <p>4.41 Based on the community feedback emphasis on protecting the landscape, countryside and open/green spaces and distinctive village identity and the need to facilitate the application of CLP Policy 9 (Rural Exception Sites), the intention is to introduce Development Boundaries. To ensure that the precise placing of the boundary is robust, well-balanced and consistent, and take into account the requirements of CLP Policy 3 and Para 2.32, they have been carefully assessed. Details of the assessment can be found in the Development Boundary Report carried out in 2022</p> <p>4.42 The Cornwall Local Plan, in paragraph 1.68, encourages and defines ‘rounding-off’ of settlements as ‘development on land that is substantially enclosed but outside the urban form of a settlement and where its edge is clearly defined by a physical feature’. The Development Boundaries established in NDP Policy H1 have been drawn to enclose such small-scale rounding-off opportunities where they have been identified, which will offer the potential for small-scale sustainable residential developments.</p> <p>4.43 The Cornwall Local Plan also defines ‘infilling’ 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. It states that neighbourhood plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the Policy will operate. NDP Policy H1 identifies the local villages that are thought to be suitable locations for infill, and the Report on Settlement Boundaries suggests there is some potential remaining for such infill.</p> <p>4.44 In accordance with the NPPF presumption in favour of ‘brownfield land’ development, the Development Boundaries have also been drawn to take into account any reasonable ‘brownfield land’ opportunities.</p> <p>4.45 At Ponsanooth, the proposed Development Boundary takes into account the proposed housing land allocation on land behind the Old School (see Policy H3).</p> <p>4.46 In drawing the Boundaries, careful consideration has also been given to retaining the distinctive character, heritage and setting of the village.</p> <p>4.47 The Development Boundaries also represent a clear and easily understandable dividing line between areas of built development (the settlement) and the open countryside, allowing provision for infilling and rounding-off and using brownfield sites over greenfield development where the settlements have the capacity and services to support sustainable growth. This will help local people to understand the considerations applying to new planning proposals.</p>
<p>Policy H1 – Ponsanooth Village Development Boundary</p> <p>1. A Development Boundary is designated for Ponsanooth village as shown on Map 6:</p> <p>2. Within this boundary there is a presumption in favour of sustainable development comprising ‘infilling’ or the development of previously developed (brownfield) land where they comply with other policies in the development plan including this NDP.</p> <p>3. Outside the Development Boundary, development will not be supported unless it is in accordance with CLP Policy 3, 7, 9, or 21 or CEDPD Policy AL1 or is small scale infill/rounding-off</p>	

Map 6: Ponsanooth Village Development Boundary and Housing Allocation.



Policy reference:	Policy H2 – Housing Mix
Policy Intention:	4.48 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.
Justification:	<p>4.49 The NPPF says that planning should ensure that sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and provide for a mix of housing catering for different groups, identifying the size, type, and tenure of housing required and where an affordable housing need has been identified, plans should provide for it.</p> <p>4.50 The NDP Housing Evidence Report notes that 81% of the current housing need from the HomeChoice Register is mainly for smaller dwellings, whilst the 20 ‘hidden households’ identified in Housing Need Survey 2021 the are likely to follow the same profile. These numbers reflect the Month/Year position and although they fluctuate during the Plan period, it is likely that there will be a continuing need for affordable housing.</p> <p>4.51 Against this in 2021 the 71.3% of people in 1 and 2 person households were matched by only 41% of dwellings that were 1 and 2 bedrooms implying a significant level of ‘under occupation’ of larger dwellings.</p> <p>4.52 Median house prices in the area have grown overall from £195,000 in 2011 to £405,000 in 2023, an increase of 108% since 2011, whilst lower quartile house prices have grown by 90%. In order to afford to buy a median priced house in 2023, an income of £91,125 was needed, and for a lower quartile house £71,972 (assuming that mortgages are available on the basis of industry standard loan to income ratio of 4, and that a 10% deposit was available). For a new build property in Cornwall the income required would be £76,213, and for a so-called ‘entry level’ property an income of £48,825 was required. To pay the median level market rent for, an income of £52,000 was required, and for the ‘entry-level’ (i.e. a flat or 1 bed) £27,000 was needed. For a 50% shared ownership dwelling an income of £62,438 was needed. However for an affordable rent the income required was £22,799 and for social rent £19,959.</p> <p>4.53 Compared to these income requirements the average household income in the local area in 2023 was £38,306, whilst the lower quartile individual income was £24,861. Where two partners are in full time, median income employment, the figure would be £65,430. Clearly local households on average incomes will struggle to access even entry-level purchase homes unless they have the advantage of a very large deposit. The situation with private renting is similar for households on the local average earnings. Only those households with two lower quartile incomes can just afford the average renting cost, so they fall into what is popularly called the ‘can rent, can’t buy’ grouping.</p> <p>4.54 Discounted Market Homes [aka First Homes] are a government backed affordable housing product offers a discount on the purchase price of a minimum of 30% against the market value, sale prices no higher than £250,000 after the discount is applied in perpetuity, and restriction to first-time buyers with a household with a combined annual income of less than £80,000.</p> <p>4.55 Where justified by local evidence, a deeper minimum discount of up to 50% may be set. Cornwall Council have examined the local housing market and concluded that households on an average income in Cornwall would also not be able to afford a 50% share of a Discounted Market Home if the standard 30% discount was applied. Acquiring a Discounted Market Home would only be likely to begin to be affordable for people on an average income if a discount of 50% is applied. This situation is also backed by evidence produced independently for the NDP evidence base. The Cornwall Chief Planning Officer Advice Note relating to Discounted Market Homes can be found via this link: https://www.cornwall.gov.uk/media/ee1dodd4/chief-planning-officer-note-first-homes-final.pdf</p> <p>4.56 In order to ensure that such developments are most effectively used to meet local needs it is considered that the established Cornwall local connection criteria should apply to Discounted Market Homes to ensure that affordable housing is delivered to meet the needs of the Parish and nearby communities. This will mean that the housing should meet local needs before cascading out. [Local eligibility criteria apply to Discounted Market Homes for</p>

a maximum period of three months from the date the home is first marketed, after which the eligibility criteria revert to the national criteria].

- 4.57** The NDP evidence also found that only Shared Ownership schemes of 25% or less share would be affordable on local average household incomes.
- 4.58** The available income data also suggests that buying property and market renting is impossible for single people and households on lower than average incomes. The affordable rented sector therefore performs a vital function in Ponsanooth Parish as the only option for a large segment of those in the greatest need.
- 4.59** Therefore, to comply with CLP Objective 4 (which is to meet housing need), affordable housing in Ponsanooth Parish will need to be a mix of 50% social rented and 50% intermediate housing (including 25% First Homes when there is a requirement for the tenure) with a priority that for any developments of affordable homes the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the Parish.
- 4.60** The evidence also reports that the population in the Parish is ageing, which is likely to increase the need for smaller, more appropriate housing provision which is suitable for older people, offering 'downsizing' opportunities. Providing more smaller dwellings could also help address the decline in the proportion of younger people, many of whom may be leaving to find smaller, more affordable dwellings. The needs of growing young families are also apparent from the data. The recent affordable housing developments in the Parish will have helped to address these issues.
- 4.61** The Parish is within commutable distance to a number of larger towns in Cornwall including Camborne, Redruth, Falmouth, Penryn St Austell, Newquay and the city of Truro, and which provide most of the employment opportunities, resulting in considerable pressure for housing, so it is appropriate that some market provision to address this sector is also included. Provision to work from home, which has recently emerged as a much more viable choice on the back of technological developments and post the pandemic, is also appropriate.

Policy H2 – Housing Mix

1. Within the Ponsanooth Village Development Boundary, particular encouragement will be given to a mix of formats, sizes and tenures of dwellings to ensure the provision of multi-generational housing solutions which will promote the development of a balanced and sustainable community.

These may include:

- a) A mix of smaller one and two bedroom homes for the young and elderly.
- b) Family homes of two and three bedrooms, designed as lifetime homes.
- c) Some family homes of 4 to 5 bedrooms.
- d) Homes that provide enhanced opportunities to 'work from home'.
- e) the provision of well-designed housing intended for occupation by older people including accessible and adaptable homes, and ground floor apartments or bungalows, within a sustainable location with access to services and amenities*.
- f) Self-build opportunities in accordance with NDP Policy H4.

2. The affordable housing portion of development proposals, secured through developer contributions as required by Policies 8 and 9 of the Cornwall Local Plan, should comprise 50% social rented and 50% intermediate housing (including 25% Discount Market Sales when there is a requirement for the tenure).

3. To enable affordability within the Parish's housing market:

- a) **All Discount Market Sales provision should be offered at a discount of 50% of market value in perpetuity.**
- b) **Shared ownership homes provision should be offered at a viable price point and discount that is affordable at average local salaries.**

4. To meet the needs of the community households on or below local average income, the rented portion should maximise the proportion of 1 and 2 bedroomed units in socially rented tenure taking into account the current assessed housing need for the Parish.

5. When applications for housing are being considered, developers should assess current demographic and market information to determine the proportional balance of specialist housing required and demonstrate how their proposals meet the local requirements identified in the assessment. Provision should include an appropriate element of M4(2) Accessible and Adaptable Homes and M4(3) Wheelchair Accessible homes.

Notes. [1] When applications for housing are being considered developers should assess current demographic and market information to determine the proportional balance of specialist housing required.

*Further information as to standards required may be found in the Cornwall Council Housing Supplementary Planning Document February 2020.

[2] Housing for the Over 55's and 1.5 bedroom properties – the inclusion of 1.5 bed 2 person dwelling type in developments will be welcome as they will enable accommodation that provides a small ancillary room for a carer or for homeworking, that is not considered a bedroom for rental charging purposes. Such dwellings should have a Gross Internal Area of 50m2 as a minimum, but should also be less than 61m2, with the second bedroom being smaller than 7.5m2.

Policy reference:	Policy H3 - Land behind the Old School, Ponsanooth Village
Policy Intention:	<p>4.62 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.</p> <p>4.63 To protect the countryside setting of Ponsanooth and deliver a sustainable community with a range of homes of all tenures to support the needs of the village.</p> <p>4.64 Improve access to the train service and develop a site in harmony with the existing attractive landscape setting.</p> <p>4.65 To provide an attractive and sustainable place to live and work, with access to local employment, education, community facilities and services.</p>
Justification:	<p>4.66 In order to meet the local needs for affordable and market housing identified in this plan, the Ponsanooth NDP adopts a strategy which involves the allocation of a specific site for most of the housing requirement.</p> <p>4.67 To ensure that this development takes place in an appropriate location, at a scale which is in keeping with the settlement, contributes to preserving and enhancing the identity of Ponsanooth, and supports the objective of improving sustainable connectivity, a Site Options and Assessment analysis was carried out in 2023, updated in 2024.</p> <p>4.68 The Assessment looked at 7 alternative sites around the village, and identified the site behind the Old School (Site A in the report) as the optimal site suitable for housing, with other sites only potentially suitable in small part, or not suitable. The Assessment noted that the site has the capacity to accommodate the scale of development required, is closely related to the existing village, with a footpath connection along the A393 and walking distance access to services and amenities, supporting the objective of locating growth where day to day needs can be met more sustainably.</p> <p>4.69 The site also sits on strategic transport corridors, being bounded by the A393 and the mainline railway, and it offers a realistic opportunity to safeguard a future rail halt and associated sustainable travel measures, including potential park and ride and pedestrian, cycle connections.</p> <p>4.70 In order to ensure that the site is developed to a high standard which delivers the required mix of house types, open space and connections, a Site Masterplan was produced. This demonstrates that the site development can be structured to deliver high quality design outcomes, including the retention of boundary vegetation, integration of existing hedgerows, provision of extensive internal footpaths, and a layout designed to support active travel and biodiversity net gain. It also describes the key factors which should be taken into account when a development proposal comes forward, including landscape sensitivity, ecological mitigation, access upgrades, and heritage mitigation. Developers will be expected to take the Masterplan into account when preparing schemes for the site.</p> <p>4.71 Given the relatively limited connectivity between Ponsanooth and nearby towns, local traffic constraints, and wider climate change objectives, it is essential that any development on this site accords with NDP Policies IA1 and IA4, which seek to capitalise on the strategic transport routes that cross the parish, encourage a shift towards more</p>

	<p>sustainable travel modes, and reduce reliance on the private car. Accordingly, proposals for the site must be designed so that they do not prejudice, constrain, or physically prevent the future delivery of the adjacent Park and Ride and rail halt infrastructure, including by safeguarding the necessary land, access corridors, and maintaining appropriate vehicular connectivity between the two.</p> <p>4.72 In view of the need of 45 households for affordable accommodation it is considered that the provision of affordable housing on this site should be maximised above Local Plan Policy 8 requirements, where viability evidence demonstrates this can be achieved.</p>
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Policy H3 - Land behind the Old School, Ponsanooth Village

1. Land is allocated for residential development as shown on the proposals map 6 above.

2. Proposals for development in this area will be supported if they

- a) conform to a masterplan which demonstrates:
 - i. A well-designed mix of houses, open spaces, play space and green infrastructure;
 - ii. That principal vehicular access is gained via a junction on the A393 as shown on Map 6;
 - iii. Provision of open space of the typologies as set out in NDP Policy Policy FAS2 – Recreation and Open Space;
 - iv. Good footpath and cycle connectivity to Ponsanooth utilising the existing farm gate entrance shown on Map 6;
 - v. Affordable housing at a scale consistent with above the Local Plan Policy 8 minimum where viability evidence demonstrates this can be achieved
 - vi. A housing mix of types and number of bedrooms in accordance with and NDP Policy H2;
 - vii. Conformity to the Design Code principles set out in NDP Policy D1;
 - viii. A layout that does not physically prevent the delivery of a park and ride/rail halt facility shown on Map 6;
 - ix. That the extent of development, layouts, design solutions, densities, scale and massing should be demonstrably responsive to and informed by the historic and landscape character of site and an understanding of setting and wider context of the landscape and any designated or undesignated historic environment assets nearby in accordance with national and local planning policies
- b) Meet the requirements of NDP Policies IA1 and IA4.
- c) Are designed so that they do not prejudice, constrain, or physically prevent the future delivery of the adjacent Park and Ride and rail halt infrastructure, including by safeguarding the necessary land and access corridors, and maintaining appropriate vehicular connectivity between the two.

4. The site sits within the zone of influence of a European Protected Site (Fal and Helford SAC) and as a result, the development may be required to provide mitigation to address recreational impact upon the SAC, if this is demonstrated to be necessary [1].

Notes. [1] Further detail on the nature of the mitigation measures are set out in the European Sites Mitigation Strategy Supplementary Planning Document July 2021 Marine and Terrestrial Sites (cornwall.gov.uk).

Policy reference:	Policy H4 - Infill and Rounding-off at Small Rural Settlements.
Policy Intention:	4.73 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.
Justification:	<p>4.74 In the ‘open countryside’ housing development is strictly controlled by CLP Policies 3 and 7 and is limited to dwellings for rural workers, replacement dwellings, house extensions and, within established hamlets and small groups of dwellings, small scale infill.</p> <p>4.75 Burnhouse, Lower Treluswell, Roskrow and Four Cross lack local facilities and have limited or no access to public transport. These are considered to be suitable only for a very small scale of development [whether market, affordable exception or brownfield development] in order to avoid creating additional rural isolation and creating financial pressure on new residents to find ways to access facilities elsewhere. Para 1.68 of the CLPs supporting text explains that ‘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</p>

settlements and / or be in reasonable proximity to a larger village or town with more significant community facilities, such as a primary school'. This highlights the importance of proximity, accessibility, and functional relationships to other settlements, services, employment, and facilities in achieving a sustainable and balanced distribution of development.

4.76 Cornwall Local Plan Paragraph 1.67 notes that the large gaps between the urban edge of a settlement and other isolated dwellings are not appropriate locations for infill development.

4.77 Regenerative Low Impact developments are proposals that seek to enable off-grid lifestyles that minimise the ecological footprint of the inhabitants to sustainable levels. It is broadly self-sufficient in terms of energy, water and waste, whilst also providing a significant proportion of food and income directly from the land. It can achieve very low impact and high sustainability in ways that respect, conserve and enhance the landscape and cultural heritage of a site and its surroundings, whilst improving and increasing biodiversity, carbon sequestration, air, water and soil quality and other bringing relevant environmental enhancements. Policy AL1 of the Climate emergency DPD sets out an approach to Regenerative Low Impact development in Cornwall. It allows for a departure from national and local policy preventing development in the open countryside, so any such proposals must clearly demonstrate a truly low impact approach and undergo rigorous assessment and ongoing monitoring.

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

1. The small rural settlements of Lower Treluswell, Burnthouse, Roskrow and Four Cross have a form and shape with clearly definable boundaries, as shown on Map 7a to 7d. Small-scale residential developments at these settlements will be supported where:

a) The development would constitute either:

- i. 'infill' of a gap in an otherwise continuous frontage [which will normally be a road frontage]; or**
- ii. Small-scale rounding-off, which is surrounded on at least two sides by the existing built edge of the settlement and does not visually extend building into the open countryside; and**

b) The design and scale of the development is in in harmony with the existing character of the settlement and its landscape and in accordance with NDP Policy D2; and

c) The development will not diminish open land that is considered important to the character of the hamlet or the setting of a nearby settlement or historic environment asset.

2. Beyond the settlement areas of Lower Treluswell, Burnthouse, Roskrow and Four Cross development will not be supported unless it is in accordance with CLP Policy 7, 9, or 21 or CEDPD Policy AL1

Policy reference:	Policy H5 - Rural Exception Sites for Affordable Housing
Policy Intention:	4.78 To set effective criteria for consideration of planning applications for non-plan led exceptional developments, to ensure that this ‘unplanned’ development takes place in an acceptable format.
Justification:	<p>4.79 ‘Rural exception sites’ are small sites located outside of but adjacent to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs. They must be clearly affordable housing led and well related to the physical form of the settlement and appropriate in scale, character and appearance. (NPPF Glossary and CLP Policy 9). Such sites could supply up to 100% affordable housing, with open market housing only allowed as cross-subsidy to pay for essential delivery costs identified in a detailed financial viability assessment.</p> <p>4.80 By their nature exception sites cannot be identified in advance and rely upon landowner/developer willingness to bring them forward in response to local need. Thus, it is essential to set effective criteria for consideration of planning applications for exceptional developments to ensure that they are appropriate for the scale and form of the settlements alongside which they are likely to occur, and to guide their development away from the most sensitive areas. CLP Policy 9 does this in general, but the Ponsanooth Parish NDP includes additional criteria to reflect local circumstances, including the housing mix needed to meet projected needs.</p> <p>4.81 The inclusion of a small extra room in very small dwellings can help accommodate occasional visits by relatives or carers and help the elderly or infirm to remain at home rather than requiring special accommodation outside the Parish.</p> <p>4.82 Self-build can be delivered on ‘exception’ sites, see Policy H6 below.</p>

Policy H5 - Rural Exception Sites for Affordable Housing

Proposals for affordable housing-led residential development under CLP Policy 9 (‘Rural Exception Sites’) and proposals which meet the criteria for affordable self-build dwellings will be supported where they meet an identified local need for affordable housing on sites outside of and well-related to the Ponsanooth Village Development Boundary and the small rural settlements of Lower Treluswell, Burnthouse, Roskrow and Four Cross, and:

- a) where there is potential for harm to the landscape setting of the settlement, a landscape and visual impact assessment (LVIA) prepared under the Landscape Institute guidelines is submitted and appropriate mitigation is demonstrated in the design;**
- b) If market homes are included, the overall scheme is ‘tenure blind’ such that market and affordable homes are indistinguishable in design, materials and form.**
- c) where feasible the scheme will deliver some homes that are accessible and suitable for older or less mobile residents, including those that may require an overnight carer.**

For a rural exception site to be “well-related”, it should normally be:

- a) adjacent to the built up area, or**
- b) very close to it, with no obvious separation in character, and no intervening open countryside that makes it read as detached.**
- c) Accessible via a continuous, publicly available walking and wheeling route with an all-weather surface, which has no pinch points or gaps, is traffic free or physically separated from traffic, with safe crossing points as needed.**

Policy reference:	Policy H6 - Community Led, Self and Custom Build Housing
Policy Intention:	4.83 To support community led local housing initiatives that help address affordable housing needs.
Justification:	<p>4.84 The National Planning Policy Framework (NPPF) has a focus on delivering sufficient affordable housing to meet local needs. It highlights “Other affordable routes to home ownership,” referring to housing options for people who cannot afford market-rate homes. These options include shared ownership, equity loans, low-cost homes for sale, rent-to-buy schemes, and self-built housing by individuals or groups. Community Land Trusts (CLTs) are another route to affordable housing. These are non-profit, democratic organizations that develop land for community benefit and can be initiated by various local stakeholders. According to the NPPF, development of exception sites for community-led housing should meet specific criteria: being located next to existing settlements, limited in size, protecting important areas, and adhering to local design policies.</p> <p>4.85 Self and custom-build (self-build) housing is defined in the NPPF as housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Policy 6 of the Cornwall Local Plan says that self-build housing can be affordable, market housing or starter homes. Self-build can be more affordable than purchasing a home in the local market, especially where there is an element of ‘sweat equity’ (personal labour) which can provide the equivalent of a further 10% discount on the open market value of a property, so it may provide an “other affordable routes to home ownership” (NPPF definition) solution for those people whose needs may not be met by the market and who are unable to find a suitable affordable home in their area. This will help people to stay local and support their communities.</p> <p>4.86 Self build can be difficult to finance as an affordable housing product and will often result in less affordable, detached dwellings. Such sites need to be appropriately restricted so that they continue to provide local affordable housing in the long term.</p> <p>4.87 Self build can be provided on ‘exception’ sites in the form of low cost serviced plots offered to self-builders in local housing need, and would need to be occupied by that individual, discounted serviced plots, watertight shell units or built units (in the case of self-finish proposals. Whilst self-build can allow for greater expression of individual tastes in design, it is important that the resultant dwellings share broad characteristics of form, scale and materials to ensure that they are well related to each other and to neighbouring development and landscape.</p> <p>4.88 An accompanying Design Code for the whole self-build element of larger schemes may be produced in agreement between the landowner and the Council. This will help to provide a flexible planning permission and clarify and guide what forms of development are acceptable on a site, giving greater certainty to all parties. It is good practice for plot providers to seek to provide a mix of serviced plot sizes to meet the range of demand and affordability.</p>

Policy H6 - Community Led, Self and Custom Build Housing

1. Proposals that deliver **locally restricted affordable housing in perpetuity** will be supported where they are brought forward by individuals, community groups, Community Land Trusts, registered providers, or developers, acting alone or in partnership, and where they meet all of the following criteria:

- a)** Are located at Ponsanooth or the small rural settlements of Lower Treluswell, Burnthouse, Roskrow and Four Cross in accordance with NDP Policies H1, H4 and H5.
- b)** Can demonstrably meet an identified local affordable housing need and secures affordability in perpetuity, including where delivered through community led housing, or other affordable route to home ownership, including self build or custom build plots, provided that the affordable housing outcome is secured through planning obligation and any necessary delivery partner arrangements.
- c)** They are secured through a planning obligation to ensure local eligibility, nomination arrangements, and local restriction on all future resales.
- d)** The number of bedrooms/unit size to be provided reflects the need identified in a current housing needs assessment; and are no larger than the relevant Nationally Described Space Standard

(NDSS) for the property type +10%; and

- e) Where a rural exception scheme includes any self build or custom build component, the scheme must demonstrate that the inclusion of such plots **does not prejudice the delivery, phasing, or viability of the affordable housing as a whole**, and the affordable housing element is secured to be delivered in full.
- f) Where a rural exception scheme includes any self build or custom build component, the scheme must demonstrate that the inclusion of such plots does not prejudice the delivery, phasing, or viability of the affordable housing as a whole, and the affordable housing element is secured to be delivered in full.

2. In addition, community led housing development on sites that would not otherwise be suitable as rural exception sites will be supported providing it complies with NPPF guidance and criteria b) to f) above.

Policy reference:	Policy H7 - Working from Home and Home-Based Businesses
Policy Intention:	4.89 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.
Justification:	<p>4.90 Home based businesses are those that undertake most or all of their activity in the residential home and others that operate from the home but a large proportion of their activity is conducted either at the client's premises or at outdoor sites.</p> <p>4.91 According to DBIS figures (2014) 1 in 10 domestic properties are home to at least 1 business and around 59% of businesses are home based, whilst other research suggests that this will continue to grow. According to Office for National Statistics data, the proportion of working adults who did any work from home was 27% in 2019. This increased to 37% during the COVID pandemic. Evidently the experience of home working brought work-life balance benefits, improved productivity and cost savings such that post-COVID some 24% of businesses said they intended to use increased home working in the future, whilst 85% of working adults currently homeworking said they wanted to use a 'hybrid' approach to both home and office working in the future. If the benefits of home working continue to be attractive, there may be considerable further growth on working from home (WFH).</p> <p>4.92 These trends have the potential to make local shops and other services more viable and by reducing travel to work have a positive impact on climate change, although the impact on supporting services in business districts may be harmful.</p> <p>4.93 The growing focus on enabling people to work from home, requires suitable home office spaces and reliable broadband. Some may lack appropriate space or prefer to separate work from home life, and there may be occasional visits from support staff like managers or accountants. Working from home can also benefit people with limited mobility by fostering economic independence. To support home-based businesses long-term, there is a need to allow for home extensions, conversions of outbuildings, and new standalone buildings in gardens for business use.</p>

Policy H7 - Working from Home and Home-Based Businesses

1. Where planning permission is required, the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses, will be supported, provided that:

- a) **Other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- b) **No significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour, or other nuisance associated with the work activity; and**
- c) **The activities involved are not likely to generate a significant level of additional traffic (eg, off-site staff visits, deliveries, collections) or result in parking congestion around the site or on approach roads, or harm road safety;**
- d) **Any extension or free-standing building shall be designed having regard to the design policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

2. Proposals for development to provide small-scale employment opportunities in residential areas will be supported provided that the proposals do not involve the loss of a dwelling and do not unacceptably detract from the residential character of the area.

Notes. [1] In most cases planning permission is not required. However, where building alterations beyond Permitted Development limits are involved, or the scale of business materially changes the use of the premises, including impacts on the amenity of adjoining residents through activity outside of reasonable work hours, or other environmental harm such as increased traffic, noise and smells, then planning permission may be required.

[2] For purpose built live/work units see NDP Policy EM1 below.

Employment and Commercial Development

- 4.94** Encouraging small scale local business development might provide local jobs, reduce the need to travel, and increase prosperity, and may also assist with rural diversification. The majority of community survey respondents agree that more businesses should be encouraged to set up in the Parish. The community survey also revealed that most businesses felt growth would be moderate over the period of the NDP but that it is essential to do everything possible in order to maintain current levels. A number of existing businesses stated that they would welcome a dedicated area, outside the centre of the village, to promote the creation of a small business complex providing job opportunities for local people and business networking prospects. At the present time there are limited job opportunities within the community.
- 4.95** Many of the Ponsanooth community work outside the Parish, in professional and/or managerial posts, mainly in nearby towns such as Falmouth, Camborne/Redruth or Truro, and there are few local jobs available. The limited availability of local employment means local young and working age people tend to leave the area to find work and careers, another reason along with high house prices for the decreasing proportion of this age group in the Parish, which may also reduce the viability of local services.
- 4.96** If proposals were to come forward for development of further business activity at Frog Hill, it could lead to the creation of valuable jobs on a site that is outside of the village centre and has good road access without overloading the existing road system within the Parish. The Barras Moor area has also been identified as a potential site for further business activity. While this site is outside the village, it is sufficiently close by to offer work opportunities for parishioners.
- 4.97** The COVID 19 pandemic has meant a greater focus has been placed on the ability to work from home and highlights the requirement for appropriate home office space and sufficient broadband speeds. It is anticipated that working from home will increase in the future.
- 4.98** Tourism, although not a major business sector, does provide benefits such as employment and additional spending in the local economy. With easy access to both North and South coasts the rural nature of the Parish provides an ideal base for tourists. It is important that development of tourism is against the background of national policy which enables sustainable rural tourism and leisure developments that respects the character of the countryside.

Policy reference:	Policy EM1: Small Business Development and Safeguarding of Employment Land
Policy Intention:	4.99 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.
Justification:	<p>4.100 The Cornwall Good Growth Plan (which builds upon the foundations of the 2017-2030 Strategic Economic Plan) shifts the focus toward a 'nature-positive' and circular economy, emphasizing developments that strengthen local cultural identity and deliver tangible environmental growth. While continuing to foster diverse communities and industry innovation, particularly in high-growth sectors like marine renewables and digital tech, the plan places a renewed priority on equitable rural development. NDP Policy should therefore support new business initiatives that align with this 'Good Growth' framework, aiming to reduce deprivation by providing adaptable, sustainable workspaces for modern manufacturing and innovation to create higher-value, secure local jobs.</p> <p>4.101 Cornwall Local Plan Policy 5 requires Neighbourhood Plans to identify and protect land for economic strategies. NPPF supports sustainable growth of rural businesses through conversions and new buildings, including agricultural diversification. It further acknowledges that rural business sites may need to be near or outside settlements, with considerations for sensitivity, road impact, and sustainability, favouring previously developed land.</p> <p>4.102 CLP Policy 21 gives encouragement to sustainably located proposals that use previously developed land and buildings. However, given the emphasis in the NPPF on housing provision, it would be inappropriate to support business conversions which involve the loss of a dwelling.</p> <p>4.103 CLP Policy 2(h) supports the provision to work from home through provision of live/ work units. These are buildings or groups of buildings that offer the opportunity to live and work in the same location. The residential use must be subservient to the work use. They may be new build or converted from existing buildings. There will be circumstances where a development would not normally be appropriately located for a standalone residential development but will be appropriate for live/work proposals in line with Policy 2(h).</p> <p>4.104 In order to maintain and enhance Cornish Distinctiveness it is important that new developments, conversions and improvements to existing buildings, particularly in sensitive rural and historic environments, are well designed. Where appropriate reference should be made to Cornwall Council's 'Using Distinctiveness' guidance, the associated Farmsteads Guidance, and the Sustainable Building Guide to retrofitting existing buildings and Improving Energy Efficiency in Historic Buildings which are all available on the Council's website.</p>

Policy EM1: Small Business Development and Safeguarding of Employment Land

1. Safeguarding: The following existing employment sites shown on Map 5 are safeguarded in accordance with CLP Policy 5:

- a. Frog Hill 'Dynamite Valley'
- b. Barras Moor

Where any of these sites is no longer required, the mechanism for release in Policy 5 of the Cornwall Local Plan will apply.

2. Conversion to Business Use: Where planning permission is required, the conversion of existing buildings to small business use will be supported if:

- a) A water supply, sewerage and sewage treatment and waste disposal can be provided;
- b) The proposed use will not have a materially adverse impact on the rural environment in terms of, noise, effluent or fumes it would emit, and the traffic it would generate;
- c) It will not significantly conflict with the need to conserve the best and most versatile agricultural land and minimise interference with farming;
- d) It will not have a materially adverse impact on nature conservation or landscape interests;

- e) It includes where possible measures to improve access on foot, cycling or public transport;
- f) Reasonable measures have been taken to provide for any nature conservation interest.
- g) The building is capable of change or conversion without the need for major extension or rebuilding;
- h) If extension is required the scale, design and use of materials retain the existing character of the building and relate to its surroundings; and
- i) There is no net loss of residential dwellings, or any loss can be justified.

3. Where development involves conversion or change of use of a listed building, CLP strategic policy 24 will apply.

4. New Business Development: Where the need cannot be met by the conversion of an existing building, proposals for new build and extension proposals will be supported where in addition to 2.a to 2.f above:

- a) It is located within or adjacent to existing groups of buildings, uses previously developed land, or is well-related to an existing settlement, and avoids isolated development unless a specific operational or functional need can be demonstrated;
- b) The scale, form, bulk and general design is appropriate and compatible with the scale and character of the area;
- c) It does not create road hazards that are considered unacceptable by the Highway Authority;
- d) Where appropriate and feasible, it supports opportunities to make the location more sustainable by improving the scope for access on foot, by cycling or by public transport, and
- e) NDP Policy D1 having regard to Design is reflected in the proposal.

5. Proposals for Live/Work Units will be supported where:

- a) Criteria 2 a) to f) apply.
- b) The residential use is subservient to the business use with at least 60% of the built infrastructure for employment use; and
- c) In rural locations, the need for a live-work unit in the location can be justified and evidence is provided to demonstrate the long-term business viability; and
- d) The residential space may only be occupied by a person working full-time in the business and their immediate family; and ,
- e) The development is restricted to live-work use.

Notes. [1] This policy will also support community schemes for the provision of critical services and the extension of an existing business where re-location is not viable.

[2] The Parish falls into the safeguarding zone for RNAS Culdrose. Guidance from the MoD is that it should be consulted on (a) any applications for development within the safeguarding zones designated for RNAS Culdrose for structures or buildings exceeding statutory safeguarding height; and (b) any development within the Birdstrike Safeguarding Zone which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation.

Policy reference:	Policy EM2 - Rural Business Diversification
Policy Intention:	4.105 To encourage sustainable farm diversification initiatives that positively contribute to the local economy while safeguarding community wellbeing and protecting the natural environment.
Justification:	<p>4.106 Ponsanooth Parish is generally rural in character, with a rolling open agricultural topography on which are located small farms that form the backdrop to and an essential part of the brand image for the successful tourism businesses that have gathered in the area. Farmers are important stewards of the local landscape, biodiversity, heritage and recreational resources that benefit the Parish residents and visitors. Therefore the business viability of the agricultural sector locally needs to be supported.</p> <p>4.107 A successful strategy for developing the rural economy, that accords with NPPF policy, is to support the diversification of agricultural and land-based rural businesses. Farming incomes are low and unstable, affected by factors like currency rates and climate change. Post-Brexit uncertainties increase the need for stable revenue streams. Diversification, such as extended processing and local retailing, helps but requires substantial investment and has a long payback period. To protect the area's unique environment, diversification should align with local strengths, like small-scale food processing, traditional crafts, and digital businesses, fostering new business formation.</p> <p>4.108 Many agricultural holdings rely on private water sources, such as boreholes, with public water as a backup. Water efficiency and Sustainable Drainage Systems (SuDS) in agricultural development can support sustainability by reducing pressure on groundwater and public water supplies, especially during water shortages. Rainwater harvesting and SuDS for surface water management can offer sustainable storage for gradual release or reuse in agricultural irrigation.</p>

Policy EM2 - Rural Business Diversification

Farm business diversification proposals that require planning permission will be supported where they:

- a) Accord with Policies AG1 and G2 of the Cornwall Climate Emergency DPD**
- b) Are complementary to and sustain the long-term operation of the farm business; and**
- c) Do not compromise the working of the farm business and its land management; and**
- d) Are located within or well related to existing building groups; and**
- e) The activities and structures are of an appropriate scale to their setting and do not have an adverse effect on the environment, tranquility, wildlife and landscape, or place an unacceptable burden on local infrastructure; and**
- f) Include water efficiency and sustainable drainage measures, where practicable.**
- g) Demonstrate how they take account of NDP Design Code Policy D1, 2 & 3.**

Notes. CEDPD Policy TC5 aims to support new rural service and employment hubs, including small scale day to day retail facilities to meet the needs of the settlement or cluster of settlements. Ponsanooth Parish NDP Policies EM1 to EM3 cover existing and new commercial development, live/work proposals, farm business diversification and rural tourism and are intended to sit alongside and work with CEDPD Policy TC5.

Policy reference:	Policy EM3 - Sustainable Tourism
Policy Intention:	4.109 To support tourism that leverages the area’s assets, ensures accessibility for residents, and protects the unique landscape and heritage character.
Justification:	<p>4.110 Cornwall is a popular tourist destination due to its scenic landscape and rich heritage, making tourism a major local employer. The tourism in Ponsanooth Parish mostly aligns well with its character, supporting local traditions and values. Anticipated growth in tourism can further benefit the community by boosting employment, increasing local spending, and helping preserve important buildings. Tourism also provides community facilities and serves as an environmentally sustainable form of farm diversification, which can extend the holiday season and contribute to local prosperity.</p> <p>4.111 However, excessive tourism poses risks, such as damaging the area’s heritage, biodiversity, and landscape. High levels of tourism can also increase traffic congestion, pollution, strain resources, and disrupt the lives of local residents. Recognizing these challenges, CLP Policy 5 encourages the development of sustainable, high-quality tourism facilities, attractions, and accommodations. These facilities should be scaled appropriately for their locations, aiming for a balanced mix of economic, social, and environmental benefits.</p> <p>4.112 To maintain the area’s appeal and accessibility for both residents and visitors, tourism development should focus on maximizing the value of local assets while protecting the parish’s landscape and heritage. Responsible tourism growth can enhance local prosperity and potentially extend the holiday season. New tourism ventures like glamping sites, touring caravan parks, and farm-based accommodations are welcomed, provided they respect the area’s character and environment.</p> <p>4.113 Planning regulations stipulate that tourism accommodations located in areas unsuitable for permanent residence will generally have holiday occupancy conditions, preventing their use as permanent homes. However, if a location and design are appropriate for residential use, and if the holiday market changes, these accommodations may help address local housing needs. In such cases, holiday occupancy conditions may be adjusted based on local circumstances to allow permanent use. This policy flexibility ensures that tourism development can support both current economic needs and potential future housing requirements, maintaining a balanced approach to growth and community well-being.</p>

Policy EM3 - Sustainable Tourism

New and extended high-quality tourism facilities and accommodations will be supported if they align with the parish’s tranquil rural setting, industrial heritage, its distinctive rural settlements, and encourage sustainable travel like cycling and public transport, and:

- a) **Are appropriately scaled to settlements, avoiding undue expansion into open countryside or overwhelming nearby villages.**
- b) **In open countryside, are linked to farm diversification or existing employment sites and must match the scale, design, and landscape features of the surroundings.**
- c) **Do not create significant noise, traffic, odour, or other nuisances impacting nearby residents, and traffic impacts must be acceptable within local road conditions.**
- d) **Align with NDP policies on landscape, design, and and CEDPD policy on biodiversity net gain.**
- e) **Are accessible to people with reduced mobility and other impairments and benefit both tourists and locals.**
- f) **Do not increase visitors’ risk from local flood hazards.**

The inclusion of sustainability practices, such as waste recycling, renewable energy, and locally sourced materials, are encouraged.

Additionally, new tourism accommodations unsuitable for permanent residence must include a planning condition/obligation to ensure holiday-only use.

Notes. A new permitted development right was introduced in July 2023 allowing for the temporary use of land for recreational campsites for up to 60 days per calendar year. It is subject to limitations and conditions, including an annual prior notification to the Local Planning Authority before land is used as a campsite and prior approval in Flood Zones 2 and 3.

Heritage, Cornish Distinctiveness and Design

- 4.114** The “Cornwall Historic Environment Cultural Distinctiveness and Significance Project,” part of Cornwall’s Devolution Deal, was launched to ensure that Cornwall’s unique heritage is respected in planning and design. The project’s document, “Distinctively Cornish: Valuing What Makes Cornwall Cornish,” emphasizes that all places in Cornwall, whether ancient or modern, hold a unique Cornish identity. It identifies five themes that define Cornwall’s distinctiveness:
1. **Linguistic:** Cornwall’s Celtic language and distinctive use of English, visible in place names and local dialect.
 2. **Economic:** A diverse economy, spanning rural, industrial, urban, and marine sectors, characterized by Cornish resourcefulness.
 3. **Topographical:** Unique ways of living and working within Cornwall’s rugged, beautiful natural landscape.
 4. **Natural:** Cornwall’s adaptation to its diverse natural environment, which includes a distinctive array of native and non-native plants and animals.
 5. **Spirit:** The collective Cornish identity and spirit, seen in local customs, festivals, rituals, sports, storytelling, art, and music, embodying the motto “Onen hag Oll” (One and All).
- 4.115** Preserving these characteristics is considered essential to Cornwall’s economic and social well-being. By maintaining Cornwall’s distinctiveness, the area can prevent the gradual erosion of its unique identity, which is valued as Cornwall’s principal asset. This identity draws tourists who contribute nearly £2 billion annually to the local economy, supports local jobs, and brings enjoyment to global visitors.
- 4.116** Safeguarding Cornwall’s unique heritage also enhances its appeal as a desirable place to live, work, and visit. This improves residents’ well-being and encourages them to engage more deeply with their surroundings, fostering a healthier, more active community. Furthermore, it nurtures an appreciation for Cornwall’s historical and cultural heritage, inspiring people to actively participate in shaping the area’s future.
- 4.117** The document highlights two forms of distinctiveness: the “Typical,” which represents historical features found across Cornwall, and the “Particular,” which includes rare elements unique to Cornwall, like china clay workings, tin mines, and traditional industrial housing.
- 4.118** To guide communities in preserving this heritage, the companion document “Using Cornish Cultural Distinctiveness” introduces a “distinctiveness assessment framework.” This tool assists in identifying and describing how historical landscapes, buildings, and places shape local identity. Neighbourhood Development Plans (NDPs) can use this framework to develop policies that preserve and enhance Cornwall’s distinctive character.
- 4.119** In this NDP, the Local Greenspace Report and Design Note serve as Cornwall’s Distinctiveness Assessment, integrating these values into policy. By embedding Cornish distinctiveness in planning, the NDP aims to protect and celebrate Cornwall’s heritage, ensuring it endures for future generations while inspiring younger residents to appreciate and sustain their cultural heritage.
- 4.120** Listed Buildings and other structures are those that have been listed by the Secretary of State (for Digital, Culture, Media and Sport) as being of special architectural or historic interest. On listing, buildings are graded as I, II* or II. The grading is a general indication of the level of importance of the building. The effect of listing is that Listed Building Consent will be required for demolition or alteration or extension works that affect the character of the building as a building of special architectural or historic interest. Consent is sought from the local planning authority and procedurally is handled much like a planning application. Anyone carrying out works without proper consent may be required to reverse them and/or face prosecution. Scheduled Ancient Monuments have similar protection.
- 4.121** In Ponsanooth Parish there are many heritage features including prehistoric and medieval settlement and field patterns, listed buildings of historic interest and important Scheduled Ancient Monuments including. The Heritage at Risk Register includes several sites in the Parish –There are also

numerous non-listed heritage assets shown on the Cornwall Historic Environment Record which all contribute to the rich heritage in the Parish.

Designated Heritage Assets

4.122 Information and advice on Scheduled Monuments and Listed Buildings can be found at <https://historicengland.org.uk/listing/what-is-designation>

Scheduled Ancient Monuments and Statutorily listed Buildings are strongly protected by law, the NPPF and Policy 24 of the Cornwall Local Plan. Therefore, protective policies for them are not needed in this NDP.

Placenames

4.123 The names of places, such as farms, small settlements and hamlets, can be an important indicator of historic evidence. For example those that include Cornish word roots such as goon, cos, krow, tre, and fry. Thus, they preserve the memory of times past and are part of the historic context and should be referred to at least as a 'clue' in the assessment of development proposals to ensure that historic setting and significance of a site is fully understood.

4.124 Wherever possible in building or street naming they should also be preserved.

Policy reference:	Policy D1 – General Design Principles
Policy Intention:	4.125 To ensure that new projects are safe, accessible, visually considerate, and supportive of community needs whilst addressing local concerns and conditions.
Justification:	<p>4.126 The NPPF emphasizes that high-quality sustainable buildings and places are central to effective planning and development. Good design is crucial for sustainable development, creating better living and working spaces that communities accept. It further highlights that developments should enhance area quality, be visually appealing, respect local character, and foster a strong ‘sense of place’. They should create safe, inclusive, accessible environments that promote well-being and quality of life. Planning policies should, therefore, focus on connecting people with places and ensuring that new residential developments integrate effectively with the natural, built, and historic surroundings.</p> <p>4.127 Building design has historically been shaped by local materials, available technology, social needs, and builders’ skills, creating valued, distinctive architectural styles and development patterns. New developments should consider the local context, enhancing the area’s “sense of place” and respecting residents’ expectations. They must also be functional, offering livable spaces that support daily needs.</p> <p>4.128 It is important to note however that the Parish also welcomes diversity in design, and that it is possible through careful design to respond to the scale, density and character of settlements without limiting originality and innovation. Carefully designed development proposals can be locally distinctive and to complement rather than detract from the village and urban form, by being informed by and consistent with the scale and character of the existing sense of place and reflecting its historic street-lines and established/traditional building line practice. There should still be scope for different areas of a development to establish their own distinctive character and identity, derived from the environmental and historic character and context of the settlements, interpreted in a contemporary manner, appropriate to the 21st century. This is what is referred to as design lineage.</p> <p>4.129 There is increasing interest in Modern Methods of Construction [MMC] using factory-built modules or rapid techniques, through innovative working processes to speed-up delivery, reduce labour costs, eliminate unnecessary waste and improve quality. MMC has been seen as a way to help solve the UK’s housing crisis; it has the potential for a 30% improvement in the speed of construction of new houses, a potential 25% reduction in costs, and potential for advances in improving quality and energy efficiency. However, there is concern that MMC may lead to increased standardisation in the appearance of dwellings, potentially causing harm to local character and distinctiveness.</p> <p>4.130 Cornwall Local Plan Policy 13: ‘Design,’ Policy 14: ‘Development Standards,’ and the Cornwall Design Guide 2021 outline requirements for design-related matters. However, development proposals in the Parish, whether in villages or rural areas, should consider specific local design aspects. To support this, the Ponsanooth Parish Design Codes and Guidelines have been created as part of the Neighbourhood Development Plan, offering guidance on how new development can best align with the Parish’s unique character. Further details are provided in the box following this policy.</p>

Policy D1 – General Design Principles

1. New sustainable development will be supported if it meets the following design and functionality standards:

- a)** Is demonstrably aligned with the Cornwall Design Guide 2021 and Ponsanooth Design Codes and Guidelines 2023.
- b)** Incorporates design features that minimise the fear of crime; minimise opportunities for crime and anti-social behaviour; and support personal and property security by application of ‘Secure by Design’ standards.,
- c)** Demonstrates a positive relationship with public spaces, maintaining and improving the permeability and safety of pedestrian routes.

- d) Uses design that withstands Cornwall's climate and climate change effects.
- e) If using Modern Methods of Construction (MMC) is of a format that reflects local character.
- f) Allows sufficient road width in its layout to prevent obstructions from parked vehicles and ensure access for delivery and emergency vehicles.
- g) Maintains privacy and daylight access for neighbouring properties.
- h) Avoids visually exposed areas like ridges or steep valley sides unless effective landscape mitigation is implemented.
- i) For residential developments:
 - i. The proportions and positioning of the new buildings are in keeping with the character of the area, reflecting the typical curtilage patterns, plot sizes, scale, density and rooflines found in the surrounding built environment.
 - ii. Layouts, design solutions, densities, scale and massing etc. responds to and is demonstrably informed by the historic and landscape character of site and its surroundings including the context of any heritage assets;
 - iii. The relationship between the building size and plot size and orientation is such that;
 - a. The provision of garden space is appropriate to the size of the dwelling proposed, in accordance with policy G1(8) of the Cornwall Climate Emergency DPD, and able to encourage recreation and physical activity for all ages, or
 - b. Is well related to other communal green space that provides a cohesive and useable space which is suited to a range of activities and space for nature; and,
 - iv. Provides sufficient car parking to realistically meet demand (including residents, visitors, delivery and work vans), without impacting on the appearance and safety of the development, in locations where users are likely to feel confident that their own security and that of their vehicles will not be compromised [1].
 - v. Allow for vehicle manoeuvring without obstructing neighbouring property access.

Notes. [1] For guidance, parking space provision should be designed to accommodate modern family-sized private vehicles with the minimum provision for at least two vehicles, and where possible for larger dwellings one parking space per bedroom. For other levels of appropriate parking please reference the [Cornwall Council Travel Plan and Parking Standards Guidance](#).

[2] To assist in assessing the design of planning proposals, a checklist is provided in [Appendix 1](#).



Policy reference:	Policy D2 - Cornish Distinctiveness and Design
Policy Intention:	4.131 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.
Justification:	<p>4.132 Ponsanooth Parish has rich historical and cultural significance, with roots tracing back to medieval farming hamlets, gentry houses, and a historic road network. Its location along the River Kennall fostered water-powered mills for grain, wool, and paper from the 17th century, including a notable wool factory and a paper mill supplying the Royal Cornwall Gazette. The river also powered Kennall Vale's gunpowder works, established by the Fox family in 1811 to support Cornwall's tin mines, with remains now part of a World Heritage Site. After Cornwall's mining decline in the 1880s, the site shifted to cartridge powder until 1910. In the 19th and 20th centuries, Ponsanooth's economy included granite quarrying, with materials used in village buildings. This industrial growth led to the construction of distinct terrace housing for workers along the village's steep contours. This history has defined the character of the area today. Despite modern developments, the parish, particularly Ponsanooth village, retains a uniquely Cornish and locally distinctive identity.</p> <p>4.133 The National Design Guide underscores the significance of understanding the historic environment for good design. It asserts that successful development considers the evolution of a place, as local history, culture, and heritage shape its sense of identity, affecting both the built environment and landscape. Modern developments should respect this legacy, contributing positively to their historical context. Exceptional designs may one day be valued as heritage, symbolizing early 21st-century architecture and placemaking.</p> <p>4.134 When development affects historic environments, the value of impacted historic assets should be carefully considered and weighed alongside other factors, guiding decisions and suitable mitigation strategies if adverse impacts are likely. Recognizing the unique character of historic assets is essential for informed decision-making and will also be invaluable when determining appropriate mitigation measures to be applied (by planning conditions) if adverse impact is likely to occur</p> <p>4.135 The Cornwall Local Plan further emphasizes that available information may be insufficient for planning. Therefore, development proposals should be supported by proportionate historic environment assessments, including heritage impact assessments, desk-based appraisals, field evaluations, and historic building reports. These should determine the significance of affected heritage assets and the potential impact of the proposals. If harm is anticipated, the assessments should demonstrate how any harm will be avoided, minimized, or mitigated.</p>

Policy D2 - Cornish Distinctiveness and Design

1. New development proposals will be supported where, as appropriate to their nature and location:

- a) They are demonstrably aligned with the Ponsanooth Design Codes and Guidelines 2023 and their format, scale, massing, density, articulation and use of materials and other external finishes, and orientation and location within the site, is drawn from and influenced by the distinctive design lineage established through the historic architectural, design and cultural traditions established in the surrounding character area.**
- b) Where appropriate and feasible, proposals should help to address any negative features and take up enhancement opportunities identified in Ponsanooth Design Codes and Guidelines 2023.**

2. Exceptionally, a deliberate contrast to the prevailing locally distinctive characteristics may be acceptable, but only where this would provide a demonstrably greater contribution to local distinctiveness and design quality than following those local characteristics.

Notes. For mitigation consideration should be given to the provision of material/resources to Kresen Kernow (County Records Office).

[3] In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

Policy reference:	Policy D3 - Design and Local Distinctiveness in the Historic Core of Ponsanooth
Policy Intention:	4.136 To ensure new development harmonises with the existing character and form of Ponsanooth Parish, drawing inspiration from the local historic context, and seizing opportunities to reverse any previous harm to the local character.
Justification:	<p>4.137 The Historic Environment Evidence Report acknowledges that while certain elements of Ponsanooth's fabric and character have suffered damage, several high-quality aspects remain. Notably, the village retains early 19th-century rows and terraces built for industrial workers, characterized by the use of large granite blocks for quoins and lintels, and terraces aligned along contours, creating a distinctive stepped village plan. The village's development history is evident in its road patterns, street layouts, and historic character areas. These features are interconnected with the leat system that powered industrial water wheels, the prominent Wesleyan chapel, the commercial village core—including shops, pubs, and services—and the main highway linking Redruth and Penryn, which traverses the village via a bridge.</p> <p>4.138 The setting of listed buildings and the general character of the village centre is attractive but in places it has been affected by some unsympathetic modern development. That which remains is worthy of protection and enhancement as it makes a significant contribution to the distinctive 'sense of place' associated with the settlement. Protection from development that could harm its characteristics is justified. Carefully designed development proposals can be locally distinctive and complement rather than detract from the village form, by being informed by and consistent with the scale and character of the existing sense of place and reflecting its historic street-lines and established/traditional building line practice. In doing so it can help reverse previous losses to local character.</p>

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

New development proposals within the historic core of Ponsanooth as defined within the Design Code , should be particularly sensitive to their surroundings, and will be supported where the design:

- a) Is locally distinctive, informed by and consistent with context of the site and its surroundings interpreted in a contemporary manner appropriate to the 21st century, in terms of:**
 - i. the historic stepped topography, landscape features and boundary treatments;
 - ii. orientation and location within the site;
 - iii. the scale and shape of buildings including height, massing, silhouettes and roofscapes;
 - iv. vertical and horizontal rhythms, for example created by window arrangements and architectural composition and the pattern of straight terraces and rows of 19th century workers' housing;
 - v. materials (using locally sourced materials where possible) and colours.
- b) Avoids any overwhelming impact on buildings nearby or on the streetscape.**
- c) Reflects the historic streetlines and established/traditional building line practice.**
- d) Retains boundary walls, hedges, hedgerows, fences, railings, kerbs and revetments, surfacing of yards, lanes, paths, steps, and trees that contribute to the character of the settlement.**
- e) Demonstrates a positive relationship with the public realm, maintaining and improving the permeability of pedestrian routes.**
- f) Is sensitive to its potential impact upon the setting of the settlements and public views into, across and out of the settlement.**
- g) Where appropriate and feasible, helps to address any negative features and take up enhancement opportunities.**

Notes [1] In applying this policy users should be aware of and carefully take into account the needs of groups with special characteristics as set out in the Equalities Act 2010.

Policy reference:	Policy D4 – Treluswell Gateway
Policy Intention:	4.139 To ensure that all development at and near the Treluswell highway junction (improved in 2018) is of a high design quality, reinforces its gateway function, and creates an attractive, safe, and inclusive environment for all users.
Justification:	<p>4.140 The Treluswell junction of the A39, A393 and the B3292 has been upgraded as the previous junction design was nearing or exceeding capacity at peak times, causing congestion and delays. The improvements were focused on enhancing traffic flow by redesigning lane layouts and providing additional capacity to accommodate current and future demand, but an important factor was to incorporate sympathetic design solutions reflecting Cornwall's landscape and heritage. Therefore, visual impact mitigation, planting, re-contouring, and soft landscaping to integrate the new junction layout into the surrounding environment was a key factor.</p> <p>4.141 The newly landscaped highway junction serves as a gateway to the area, providing an opportunity to create a sense of arrival and identity. By careful coordination of building design, public realm enhancements, and land uses, new developments can contribute positively to this characteristic and bolster local character, foster economic vitality, and raise environmental sustainability.</p> <p>4.142 While the junction serves a vital strategic function for traffic flow, the environment can be inherently overwhelming for pedestrians, particularly those who are neurodivergent or have limited mobility. Inclusivity at this "gateway" requires a "human-scale" design approach that mitigates the sensory impact of a high-capacity highway. These could include for example 'sensory refuges', and intuitive, non-glare wayfinding.</p>

Policy D4 – Treluswell Gateway

Development proposals in the Treluswell A39/B3292/A393 junction area will be supported where:

- [a] They follow a context-led approach, demonstrating how their building form, scale, massing, and materials respond to the local context, accentuating the highway junction as a landscaped focal point and gateway, and**
- [b] if fronting the junction, create a visually engaging presence through careful articulation, quality materials, and a consistent design language that reinforces the area's gateway definition.**
- [c] They demonstrate an inclusive design approach that accommodates the needs of neurodivergent individuals and those with limited mobility by providing intuitive, step-free navigation and creating calm, accessible spaces that mitigate the sensory and physical impact of the highway environment.**

All proposals should incorporate complementary landscaping such as planting, seating areas, and pedestrian-friendly pathways that align with and build upon the existing landscaping of the highway junction.

Policy reference:	Policy HA1 – Heritage Assets
Policy Intention:	4.143 To ensure that development affecting non-designated heritage assets retains their intrinsic heritage qualities and ensure that the impact of development on archaeological assets is managed.
Justification:	<p>4.144 The NPPF emphasises the importance of conserving designated heritage assets as irreplaceable resources, ensuring they contribute to quality of life for current and future generations. These assets should be put to viable uses that are consistent with their conservation. Cornwall Local Plan Policy 24 supports this by permitting development that sustains the distinctiveness and significance of Cornwall’s historic environment, whether rural, urban, or coastal. This policy applies to both designated and non designated heritage assets, including buildings, monuments, and landscapes that hold heritage value and require consideration in planning decisions.</p> <p>4.145 Ponsanooth Parish has a rich historic environment reaching as far back as scatters of flint and other stone artefacts of the Mesolithic Age, and includes a considerable number of non designated assets, as recorded in Appendix 1 of the Historic Environment Report, which individually and together form a fundamental part of the distinctive local character of the area. The parish hosts a complex mix of ancient farmland and woodland, with several layers of industrial and ornamental activity, as well as major routeways, roads and railway, driven through it. However, it has received only sporadic archaeological attention, and there is a significant likelihood that much remains undiscovered, whether above ground, including within the visible fabric of buildings with more than one structural phase, or below ground, for example in the cropmarks of prehistoric settlements or monuments.</p> <p>4.146 Many local farmsteads have been abandoned and subjected to radical changes associated with conversion to other uses, occasionally light industrial or business, but mainly historic stone built barns and animal houses converted to dwellings, with mowhays, yards, and vegetable gardens turned into car parking spaces and ornamental gardens. This has fundamentally changed the character of much of rural Ponsanooth.</p> <p>4.147 As a result, there are few working farms operating in the parish now, and those that still have yards, sheds, and barns in use are increasingly important survivals. They contribute greatly to the character of the rural parts of the parish, reminding us that the countryside of Cornwall enjoyed by many is also a workplace for some, and a producer of food for all. They also help the many other former farmsteads, some now converted beyond easy recognition, to be reimagined as the agricultural hubs they once were.</p> <p>4.148 Preserving or recording archaeological remains on development sites is important because these remains are finite and irreplaceable resources that provide valuable insights into the Parish’s history. The NPPF emphasises the need to conserve heritage assets in a manner appropriate to their significance, ensuring they contribute to the quality of life for current and future generations.</p> <p>4.149 Where preservation in situ is not feasible, proportionate recording through excavation and documentation helps ensure that knowledge of the past is not lost, balancing development needs with heritage conservation.</p>

Policy HA1 – Heritage Assets

1. New development proposals which involve or would have an impact on Non-Designated heritage assets will be supported where appropriate to their nature and location:

- a) They comply with national policy and Cornwall Local Plan Policy 24 and seek to conserve and enhance the significance of the asset or its setting or any features of special architectural or historic interest which it possesses, and**
- b) In view of potential for prehistoric and mediaeval sub-surface evidence of sites in the Parish, a proportionate archaeological and heritage assessment is accepted, and any subsequent archaeological investigation and heritage impact mitigations are agreed.**

2. Development proposals for conversion to residential use of historic farm buildings will be

supported where they demonstrate how their design, including treatments of ground surfaces and associated enclosures (e.g. mowhays, yards, etc), respects the historical layout, building arrangement and form of the site and conserves its distinctive agricultural character.

3. Where a proportionate assessment indicates that a site may contain valued heritage or archaeological assets, development proposals will be supported provided they include a proportionate archaeological and heritage assessment; this assessment must identify any potential impacts on both above and below-ground deposits and, where appropriate, provide mitigation strategies to ensure that evidence contributing to the understanding of human activity and past environments is not lost

Notes.

[1] A list of non-designated heritage assets is included in the Ponsanooth NDP Historic Environment Evidence Base Report derived from the Cornwall and Scilly Historic Environment Record plus others identified in this study from historical maps (especially the 1811 OS 2-inch drawing, the Tithe Maps for St Gluvias, Stithians and Perranarworthal, the 1878 and 1906 editions of the OS 1:2500 mapping), as well as sites identified in material gathered by the Ponsanooth History Group and in literature concerning the area. This is an extensive but not exhaustive list, and additional features are added to the Cornwall and Isles of Scilly Historic Environment Record daily so it should be consulted as part of the preparation of any development proposals.

[2] Such proposals must be accompanied by a heritage impact assessment that provides an appraisal and evaluation of their historic importance in order to enable decision-makers to appreciate in greater detail:

- the nature of the asset's significance and its setting, the effects of the proposal on those, and
- how any harm that may be caused by the proposal will be avoided or minimised, or mitigated.

Policy reference:	Policy MC1 – Ponsanooth Methodist Chapel
Policy Intention:	4.150 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.
Justification:	<p>4.151 At the very heart of Ponsanooth village, perched on a slight crest, between the western ends of the two longest terraces of labourers' house (Higher and Lower Terraces), next to the main leat and its substantial millpond (and therefore close to the workplaces of many) is the mighty Wesley Methodist Chapel, rebuilt in 1842 to an uncompromisingly powerful design. It lies within calling distance of what was the commercial and administrative centre of the village, the two principal pubs, and the Penny School. It was built tall and imposing, high above the heads and homes of the community who built it and worshipped within it, and oriented north to south so that its main face addressed all the travellers on the Redruth to Penryn turnpike. It captures all the confidence of Cornwall's great nonconformist tradition and with its dark and rather forbidding north front looking down on the village at its feet, representing an unarguable moral centre to the Victorian village.</p> <p>4.152 Today the Chapel retains its dominant position in the village and is vital to conserving the village's distinctive historic character. However the congregation has moved to a newly refurbished associated hall and Chapel is no longer used.</p> <p>4.153 The building is much cherished in the community which is keen to see it retained in a suitable use that will preserve its fabric. However, its historic importance and its location give rise to challenges in terms of securing a viable use. One challenge concerns the method of access and accessibility to meet modern standards. Access and parking for the Chapel is particularly problematic, and for this reason an area to provide for a small car park is proposed as shown on Map 8. There are potential opportunities for the utilisation of underused land in the adjacent cemetery which is under the same ownership as the Chapel itself. Given the particular issues for the Chapel it is considered reasonable to provide a positive policy that seeks to secure a viable use that preserves its historical significance while addressing its locational challenges.</p> <p>4.154 Listed as a Grade II* structure, the Chapel is on the Historic England Heritage at Risk register. Discussions have been held with Historic England about reuse of the chapel for associated community uses, and feasibility studies prepared, but so far no solution has been identified.</p>

- 4.155** The National Planning Policy Framework (NPPF) emphasizes that heritage assets are irreplaceable resources and should be conserved in a manner appropriate to their significance, allowing them to be enjoyed by current and future generations.
- 4.156** To achieve this, the NPPF encourages putting heritage assets to viable uses consistent with their conservation. A business case demonstrates the financial and operational feasibility of a proposed use, ensuring that the development will not compromise the asset's significance. Additionally, Historic England's guidance on enabling development and heritage assets supports the use, as a last resort, of business cases to justify developments that might otherwise be unacceptable, provided they secure the long-term conservation of the asset. Therefore, requiring a business case for the reuse of a designated heritage asset is a reasonable measure within planning policy to balance development needs with heritage conservation.

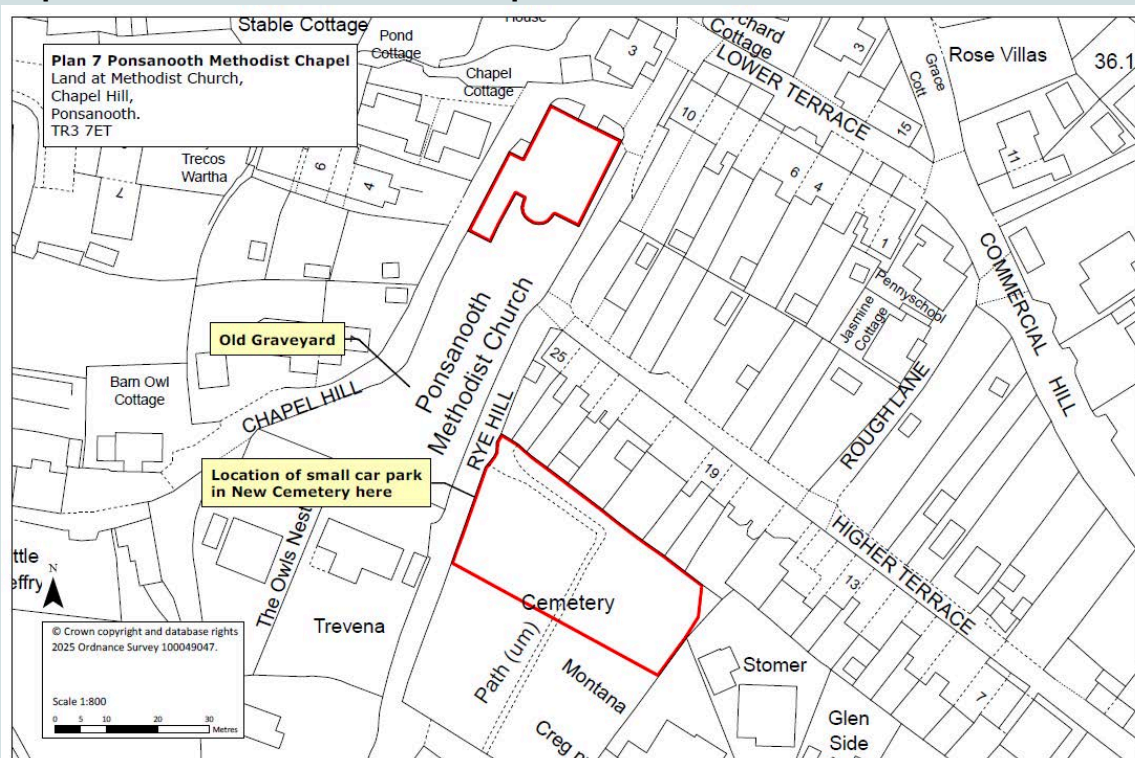
Policy MC1 – Ponsanooth Methodist Chapel

Development proposals that provide for a viable use of the Methodist Chapel identified on Map 8 that upholds its historic importance will be supported, subject to:

- a) A business case demonstrating how the financial and operational feasibility of the proposed use will secure the Chapel's long-term conservation.
- b) Linked to the business case, a Heritage Impact Assessment that provides an appraisal and evaluation of the building's historic importance and assesses how the proposal will affect the nature of its significance and its setting, demonstrating how any harm that may be caused by the proposal will be avoided, minimised, or mitigated.
- c) Provision of a car park in the area of the new cemetery, appropriate in size to meet the functional requirements of the new use, designed in such a way as to minimise any harm to the historic setting of the Chapel.

Notes.

Map 8 Ponsanooth Methodist Chapel.



Natural Environment and Landscape

Policy reference:	Policy NEL1 - Green Infrastructure
Policy Intention:	4.157 To recognise 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.
Justification:	<p>4.158 The Parish is predominantly rural, characterized by rolling agricultural landscapes and a tranquil, ecologically rich river valley with ancient woodlands and medieval farmland. Heritage structures also serve as important habitats, supporting wildlife such as bats and birds. These natural and heritage features, along with settlements, open spaces, recreation areas, and the route of the Falmouth Branch Line form a vital green infrastructure network that supports biodiversity and contributes to Cornwall's Nature Recovery Network and Environmental Growth Strategy.</p> <p>4.159 To mitigate the impacts of new development on wildlife and natural spaces, it is essential to maintain and enhance this network. Developments should include measures to promote wildlife and connect surrounding habitats.</p> <p>4.160 Policy G4 of the Climate Emergency DPD requires developments near a Local Nature Recovery Network to demonstrate how they will maintain its integrity and connectivity while aligning with recovery strategy principles.</p>

Policy NEL1 - Green Infrastructure

1. The Ponsanooth Parish NDP identifies a network of 'green infrastructure' within the Parish (See Map 9)

2. Development proposals on land that lies within or adjoining the network of green infrastructure will be supported where they:

- a) Do not compromise the integrity of the network of green infrastructure and its assets, by avoiding adverse impacts, or providing effective mitigation where impacts are unavoidable.
- b) Ensure through landscaping schemes, layouts, access and public open space provision, that it contributes to the connectivity, maintenance and improvement of the Network.
- c) Contributes to a biodiversity net gain as required under Cornwall Climate Emergency DPD Policy G2 and NDP Policy 22.

3. Proposals for major developments [1] must:

- a) identify the existing GI within and around the development site, and
- b) demonstrate how GI has been incorporated into the proposal, and
- c) assess and address how the proposal will benefit the range of ecosystem services that the GI network provides, and
- d) assess and address how the proposal will benefit connectivity of GI through the site and beyond, and
- e) demonstrate that GI in the proposal has been designed to promote and enhance local diversity and distinctiveness.

4. All developments should seek to ensure that:

- a) Where sites contain patches of semi-natural habitat they are retained and ideally linked together as part of the intended end land-use.
- b) The potential to retain, restore and re-create habitat linkages such as Cornish hedges is considered.

c) Enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site, and off site if immediate gains are not possible within the development site are considered.

5. To protect the distinctive character of the landscape of the parish the creation of new habitats should always respect the existing character as established by Historic Landscape Characterization.

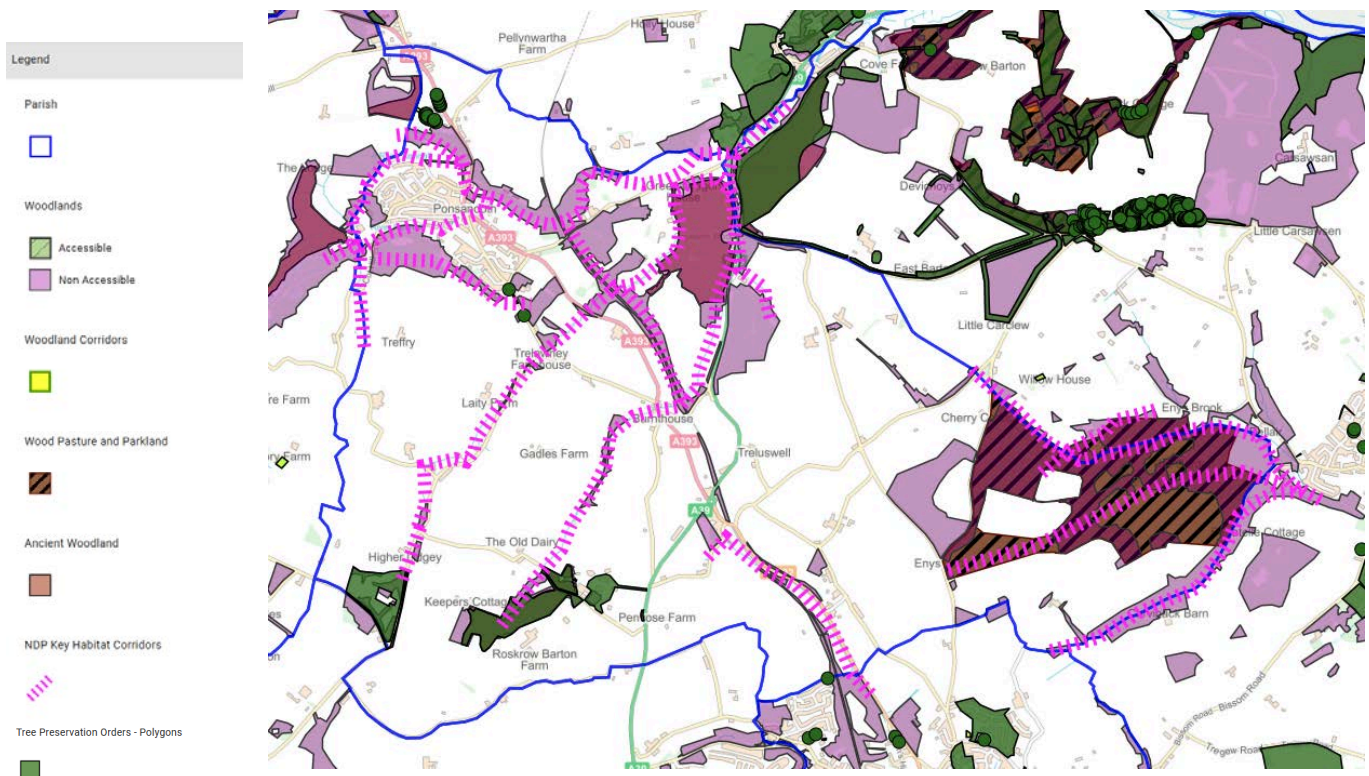
Notes. [1]. Major development is one where the number of residential units to be constructed is 10 or more, or where the number of residential units is not given, a site area of 0.5 hectares or more. For all other uses, a major development is one where the floor space to be built is 1,000 square metres or more, or where the site area is 1 hectare or more

[2] **Local Nature Recovery Network.** Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

A map showing the NRN zones in Ponsanoth Parish can be found at the LAGAS Natural Capital Information and Management Hub. [<https://lagas.co.uk/>].

[3]. **Species Reintroduction Feasibility Study.** One way nature recovery is to restore lost wildlife back into Cornwall. This study examined the benefits and challenges of reintroducing species that once lived here, such as beavers, water voles, red squirrels, pine martens, wild boar and wildcats. The mapping in the study shows the green infrastructure network in the Parish as having potential for various species re-introduction.

Map 9: Green Infrastructure Network in Ponsanoth parish



Policy reference:	Policy NEL2 - Biodiversity Net Gain
Policy Intention:	4.161 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.
Justification:	4.162 The NPPF emphasizes the importance of protecting and enhancing biodiversity, which is especially valuable in Ponsanooth Parish due to its limited natural areas. Biodiversity Net Gain (BNG) aims to leave the environment in a measurably better state post-development, with a mandatory 10% net gain requirement introduced in the Environment Act 2021 and adopted by Cornwall Council in the Cornwall Climate Emergency DPD. To achieve BNG, proposals must preserve as much existing habitat as possible and follow an approved mitigation strategy, using DEFRA's Biodiversity Metric to measure and account for biodiversity impacts.

Policy NEL2 - Biodiversity Net Gain

- 1. New development will be supported where it is planned and designed to protect and enhance local wildlife species and habitats, demonstrating how it will deliver a net gain in biodiversity, as a minimum, in accordance with Policy G2 of the Cornwall Climate Emergency DPD.**
- 2. The receptor site for any local offsite biodiversity gains should have regard to the Ponsanooth GI Network and the Local Nature Recovery Network.**

Notes.

[1] Examples of appropriate measures to address net biodiversity gain in developments in the rural Ponsanooth Parish might include:

- purpose designed boxes and bricks for bats, birds (including owls in remote areas), bees and other invertebrates, providing hibernacula for reptiles and amphibians.
- within the structure of the building, or within the site boundaries on non-built features if this is not possible;
- hedgehog access points in fences,
- planting new native trees and hedges and flower-rich habitats
- improving the quality of existing hedgerows by filling gaps and encouraging dense growth
- the intentional use of SuDS, and drainage ponding, as habitat to support amphibians and aquatic species.
- 're-wilding' of areas to support drainage and create habitat,
- measures to protect the integrity of any affected wildlife corridors, mitigate any harmful impact and incorporate linkages to provide new connections between corridors.
- Restoring degraded wetlands, ponds, or streams.

[2] Cornwall Council has drafted a Local Nature Recovery Strategy under the terms of the Environment Act 2021. It includes a map of the most valuable areas for wildlife presently [Zone 1], opportunities to improve nature in the future [Zone 2], and short-term priorities. The aim is to use the high-quality existing habitats as core wildlife hubs and connect them together through the restoration and creation of strategically placed opportunity habitats, thereby creating one larger network.

[3] Policy G4 of the Cornwall Climate Emergency DPD requires that where applications are sited within or adjacent to an adopted Local Nature Recovery Network, they should demonstrate how they will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy.

[4] A map showing the NRN zones in Ponsanooth Parish can be found at the LAGAS Natural Capital Information and Management Hub. [<https://lagas.co.uk/app/product/nature-recovery-network>]

[5] Biodiversity enhancements, especially where they involve tall structures, planting, open water, or certain plant species, can create safeguarding issues, including physical obstacles and birdstrike risk within safeguarding radii, and the MoD recommend that BNG sites and host developments are checked against safeguarding zones, with MOD consultation where relevant.

Policy reference:	Policy NEL3 - Trees, Cornish Hedges, and Hedgerows
Policy Intention:	4.163 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 a thoughtful development design.
Justification:	<p>4.164 Ponsanooth Parish has a valued woodland, making the trees, Cornish hedges, and hedgerows within its landscape invaluable as critical environmental and biodiversity resources within the green infrastructure network. They support a rich array of flora and fauna, forming essential wildlife habitats and corridors in a parish with otherwise sparse woodland coverage and are integral to the unique character and distinctiveness of the local landscape, contributing to the parish’s rural identity and aesthetic quality. They can provide natural screening for developments, reducing visual impacts, and create well-defined spaces that enhance the layout and integration of development within the landscape.</p> <p>4.165 Trees can also play a vital role in absorbing carbon dioxide, filtering air pollutants, and providing shade to mitigate heat. Cornish hedges and trees help intercept and slow stormwater, increasing resilience to extreme weather events, and act as natural sponges, absorbing runoff and reducing flood risk. When paired with ditches and silt traps, they can efficiently convey and store water for agricultural use, enhancing resource sustainability.</p> <p>4.166 Therefore protecting and enhancing these features is not only crucial for conserving biodiversity and the local environment but also for ensuring long-term resilience to climate change and preserving the cultural and ecological heritage of Ponsanooth parish.</p>

Policy NEL3 - Trees, Cornish Hedges, and Hedgerows

- 1. Developments which seek to retain and sympathetically incorporate trees and Cornish Hedges or hedgerows of good arboricultural and amenity value into their overall design, and include measures to ensure their protection during the course of development and their continued survival in the long term, will be supported.**
- 2. Major development proposals should:**
 - a. Be accompanied by a survey that establishes the health and longevity of any affected trees or hedgerows and a management plan in accordance with the latest version of British Standard BS 5837 ‘Trees in relation to demolition, design and development’ to demonstrate how they will be maintained.
 - b. Are accompanied by a detailed landscaping scheme which:
 - i. Provides for canopy coverage in compliance with Cornwall Climate Emergency DPD Policy G3.
 - ii. Includes replacement planting of a proven Cornish provenance or other provenance which is appropriate to the site, its character and surrounding habitat. (See Cornwall Council Guidance).
 - iii. Includes a scheme depicting the method by which retained trees and hedges will be protected for the duration of development.
 - c. Provide an adequate buffer between residential or commercial development and edge of canopy of any adjoining woodland in accordance with the appropriate tree survey recommendations, to minimise any long-term impact on the woodland.
- 3. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; European and UK protected species and Biodiversity Action Plan habitats and species must be avoided wherever possible, unless the need for and benefits of the development clearly outweigh the loss.**

4. Where appropriate when proposals involve Cornish Hedges, the local stone facing patterns and stone type should be retained and/or replicated.

Notes.

[1] CEDPD Policy G3 - requires that all major development should provide, through the retention of existing and or / the establishment of new, canopy coverage equal to at least 15% of the site area.

Policy reference:	Policy NEL4 - Area of Local Landscape Importance
Policy Intention:	<p>4.167 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.</p>
Justification:	<p>4.168 The northern half of Ponsanooth Parish is designated as an 'Area of Great Landscape Value'. The Local Landscape Character Analysis that forms part of the evidence base for this NDP records that Ponsanooth Parish has five landscape character areas that contribute to its distinctive rural appeal. These are shown on Map 10 and are described as follows:</p> <p>Rising Land - an elevated granite plateau with a northeast aspect, steeper gradients in the north, and long views. It includes part of an Area of Great Landscape Value, linked to the Kennall River valley. The rural landscape features medieval farmsteads, Cornish hedges, small ancient fields, and modern enclosed farmland. Predominantly agricultural, with renewable energy installations in Roskrow, it retains a tranquil, small-scale character. Access is via rural lanes, with no major transport routes.</p> <p>Undulating Land - medium and small fields used for arable farming, bulb growing, and grazing, with better soils supporting a higher proportion of arable land. Medieval farmland dominates the central and western parts, while post-medieval enclosures and plantations are prevalent in the east. Cornish hedges, often tree-lined, create a treed appearance and form tree tunnels along roads. The undulating landscape slopes from southwest to northeast, offering views and hosting historic features like ancient woodlands and parklands. Major transport corridors dissect the area, contrasting with tranquil lanes and isolated farms. Limited new development includes small commercial clusters and tourism-related enterprises.</p> <p>Steep Sided Valley - steep, tree-filled valley sides framing Ponsanooth, offering scenic views across and along the valley. Covered entirely by an Area of Great Landscape Value, it is characterized by woodland and tree-lined Cornish hedges forming natural corridors. Key transport routes, including the A39, A393, and the Falmouth to Truro railway, introduce movement and noise. The landscape is relatively unsettled, with few buildings and limited accessibility, maintaining a tranquil, rural character in many parts.</p> <p>Low Lying Fluvial - flat valley floor of the River Kennall, framed by Ponsanooth village and steep-sided valleys, features small fields primarily used as amenity land. Mature trees flourish unaffected by wind or salt, and parts of the river are contained by man-made walls within the village. The area includes some hidden commercial and utility development, such as sewage treatment at the viaduct works, surrounded by trees, preserving the valley's natural and tranquil character.</p> <p>Low Lying Estuarine - lies on the periphery of estuarine landscapes to the east and south, outside the parish, and serves as a transitional zone between parkland and estuary, with stronger parkland characteristics. It features wooded and wet areas on low, gently sloping land.</p> <p>4.169 The LLCA analyses each landscape character area and identifies its characteristic, distinctive and historic features. To ensure that these features are not harmed unacceptably, it is important that new developments demonstrate that they have been recognised and responded to effectively in the design process.</p> <p>4.170 The landscape also has value to the setting and significance of heritage assets which may depend in part on their legibility in views towards and away from them.</p> <p>4.171 The LLCA also involved community surveys that have identified a further area of highly valued landscape in the Parish which is seen as particularly significant to local people. Familiar local landscapes and views enhance people's enjoyment of their surroundings,</p>

contribute to a sense of place, and strengthen the feeling of belonging to a village and community. They form the backdrop to daily life and personal experiences, embedding a deep connection to the area. This attachment to the ordinary landscape is integral to psychological and social well-being and aligns with the principles of sustainable development. As such, these cherished landscapes hold significant local value.

4.172 The NPPF requires planning decisions to contribute to 'protecting and enhancing valued landscapes.' Further, policy 23 of the Cornwall Local Plan which explains through paragraph 2.146 that 'All landscapes matter, not just those with national designations which is why attention to distinctiveness and character of the whole of Cornwall is so important.' Policy 23.1 also states that '1. Development proposals will need to sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance', and in 23.2(b) 'Development within the ...Areas of Great Landscape Value should maintain the character and distinctive landscape qualities of such area'.

4.173 The LLCA therefore proposed a new landscape designation of local Area of Local Landscape Importance [ALLI], covering the most valued part of the Parish landscape that is not already part of the AGLV [1].

Policy NEL4 - Area of Local Landscape Importance

1. Development proposals will be supported which demonstrate that they have responded to and been informed by the characteristic, distinctive and historic landscape features identified in the Local Landscape Character Assessment of Ponsanooth Parish.

The demonstration required above should address the foreground, middle ground and background landscape impacts, taking into account the cumulative impact caused by any existing unimplemented development proposals.

2. The Ponsanooth NDP designates an Area of Local Landscape Importance [ALLI] as shown on Map 11. Within the ALLI, development proposals which accord with paragraph 1 of this policy and with Cornwall Local Plan Policy 23.2(b) will be supported.

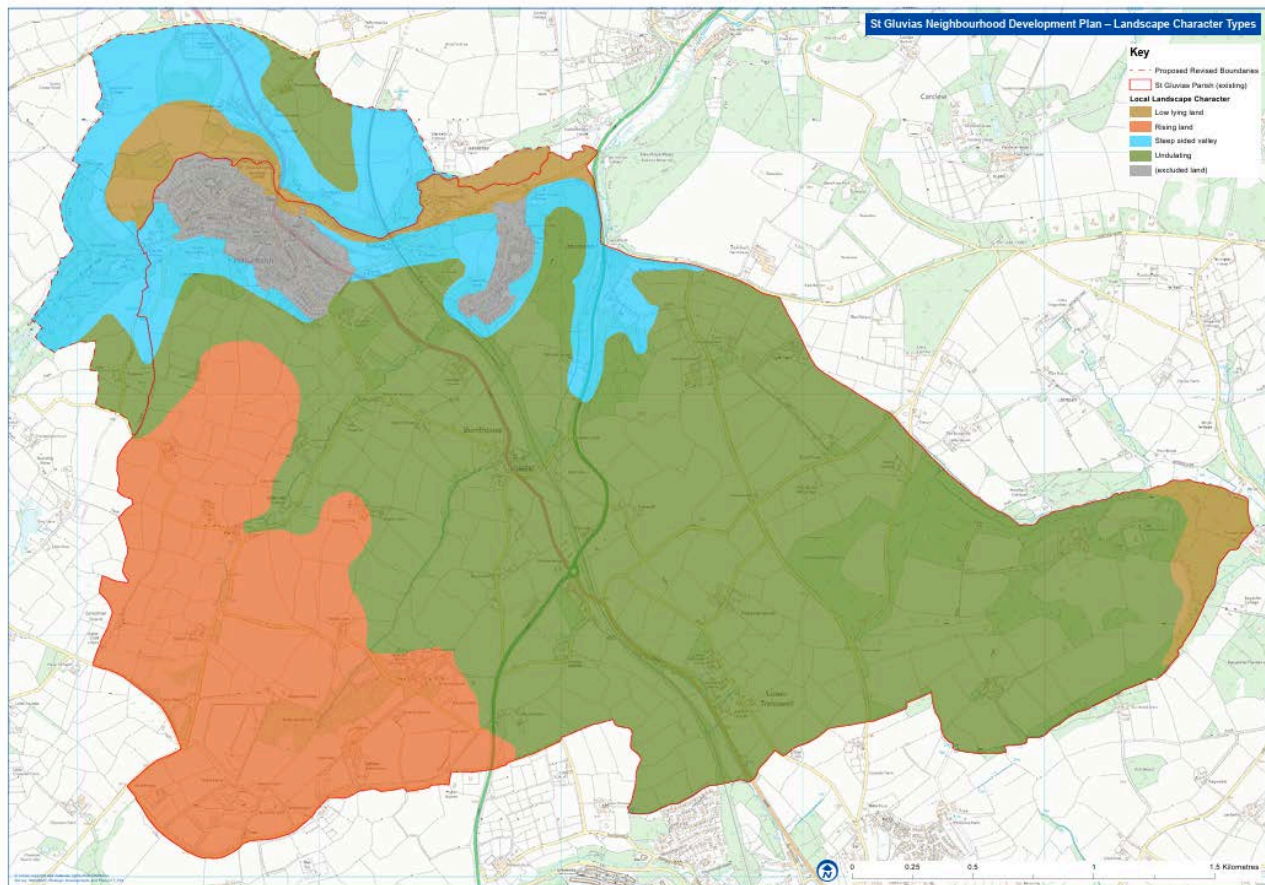
Notes.

[1] Since the commencement of the preparation of this NDP Cornwall Council also undertook an assessment of the existing AGLV boundaries, with the result that a broadly identical area to our proposed ALLI is intended to be included in the Area of Great Landscape Value when the currently emerging new Cornwall Local Plan is adopted.

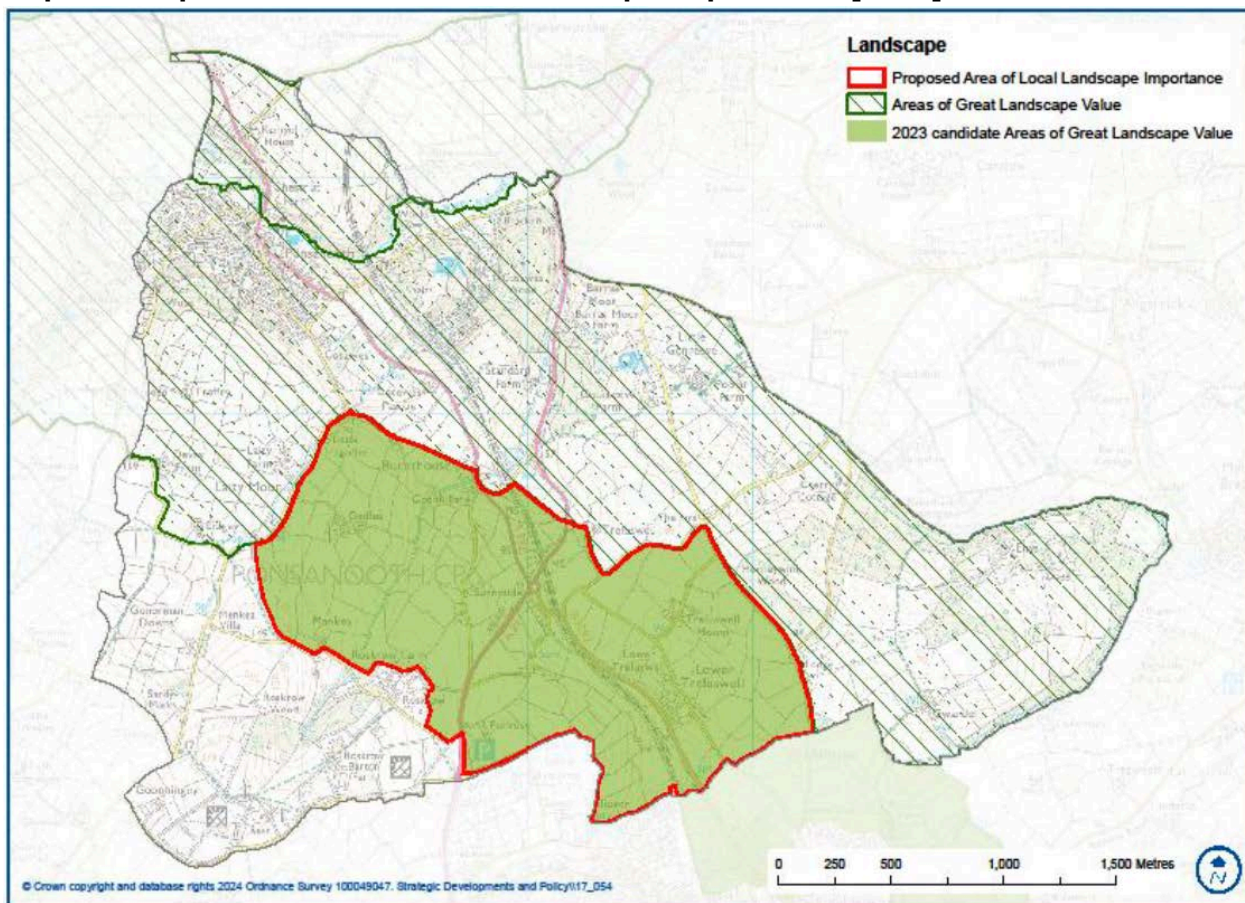
[2] To evaluate the landscape and visual effects created by the proposed development on the characteristics identified above, applications may be supported by a Landscape and Visual Impact Assessment or Appraisal, and a heritage impact statement, as appropriate to the scale of the development*, in line with the current Landscape Institute and Historic England guidelines to be set out in the Design and Access Statement or Environmental Statement accompanying a planning application

**For all proposals which qualify as 'Major Development' [for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more] or are within the setting of the nearby AONB and which may be likely to have a substantial impact on the surrounding landscape, it is expected that a landscape and visual assessment of a level of detail proportionate to the development will have been carried out by a suitably qualified professional, and that the findings of this will be incorporated in the final proposals in a manner which demonstrates that the landscape asset has been assessed and understood using best practice methods.*

Map 10: Landscape Character Areas in Ponsanooth parish



Map 11: Proposed Area of Local Landscape Importance [ALLI]

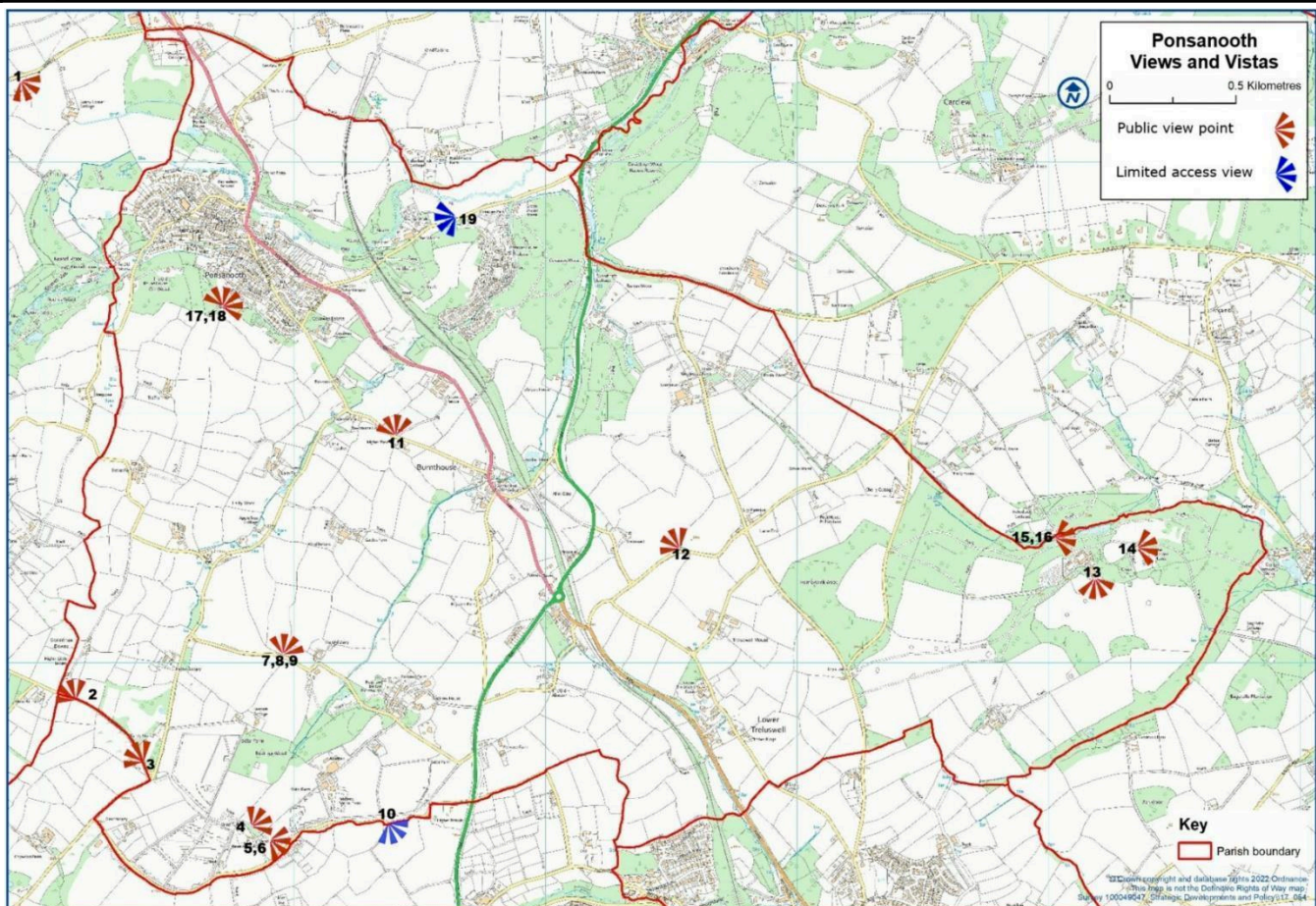


Policy reference:	Policy NEL5 - Cherished Views and Vistas
Policy Intention:	4.174 To ensure that new developments align harmoniously with the existing landscape and topography in both character and form, protecting familiar views and vistas to maintain the rural character of the area and preserve the distinct character of the village.
Justification:	<p>4.175 As noted above, landscape can have important value to both the setting of heritage assets and to human well-being. It is thus important to ensure that new proposals draw their design inspiration from local sources and thereby fit well within existing landscape and topography in character and form, and that familiar views and vistas are not harmed, so as to preserve the rural look and feel of the landscape and preserve the village character.</p> <p>4.176 The Local Landscape Character Assessment and the Historic Environment Report in this NDP's evidence base highlight key viewpoints and vistas, emphasising that panoramic views from high ground and intimate valley perspectives are central to the Parish's distinctive character. Within Ponsanooth village, views of the Methodist Chapel, dominating the dramatic topography, the terraces clinging to a steep slope beyond further enhance its sense of place. In some areas, views extend dramatically to the distant skyline, while in others they are more constrained by the topography, woodlands, and the abundance of trees along Cornish hedges. Higher elevations offer expansive vistas spanning many miles, providing a sense of openness and scale. In contrast, lower levels often provide more intimate, enclosed views, creating a peaceful and tranquil atmosphere that enhances the area's character and appeal.</p>

Policy NEL5 - Cherished Views and Vistas

1. Development proposals should demonstrate how, taking into consideration the cumulative impact caused by any existing unimplemented development proposals, they take account of, and protect the views and vistas from, across and within the Parish as shown on the Proposals Map [Map 12].

Map 12: Cherished Views and Vistas in Ponsanooth parish



Policy reference:	Policy NEL6 - Dark Skies
Policy Intention:	4.177 To encourage design that will help to secure the tranquillity and dark skies quality of the landscape for current and future generations.
Justification:	<p>4.178 Rural areas in Cornwall enjoy a dark sky at night, and because of the lack of development in the Ponsanooth area the night sky is particularly dark in the mid parts and west, although there is nighttime glare from Tremough and Penryn to the south [See Map 13].</p> <p>4.179 The dark nighttime sky in itself is a natural asset which is enjoyed by the community of Ponsanooth Parish as part of the experience of living in the area. It can also bring several other benefits:</p> <ul style="list-style-type: none"> • Scientific advantages – enabling enhanced conditions for astronomy; • Educational outreach – facilitating both formal education and more informal activities; • Enjoyment and appreciation – improving quality of life and provide creative inspiration; • Health – promoting improved sleep patterns and reducing stress; • Wildlife – providing a more natural environment for both nocturnal and diurnal animals; and • Energy efficiency – reducing wastage from unnecessary or excessive lighting. <p>4.180 However, lighting is often installed which is overly bright, needlessly spills upwards, is poorly aimed and creates shadows – making it harder to see as well as being wasteful and harmful to the night sky. This is not necessary and with a little thought can be avoided.</p>

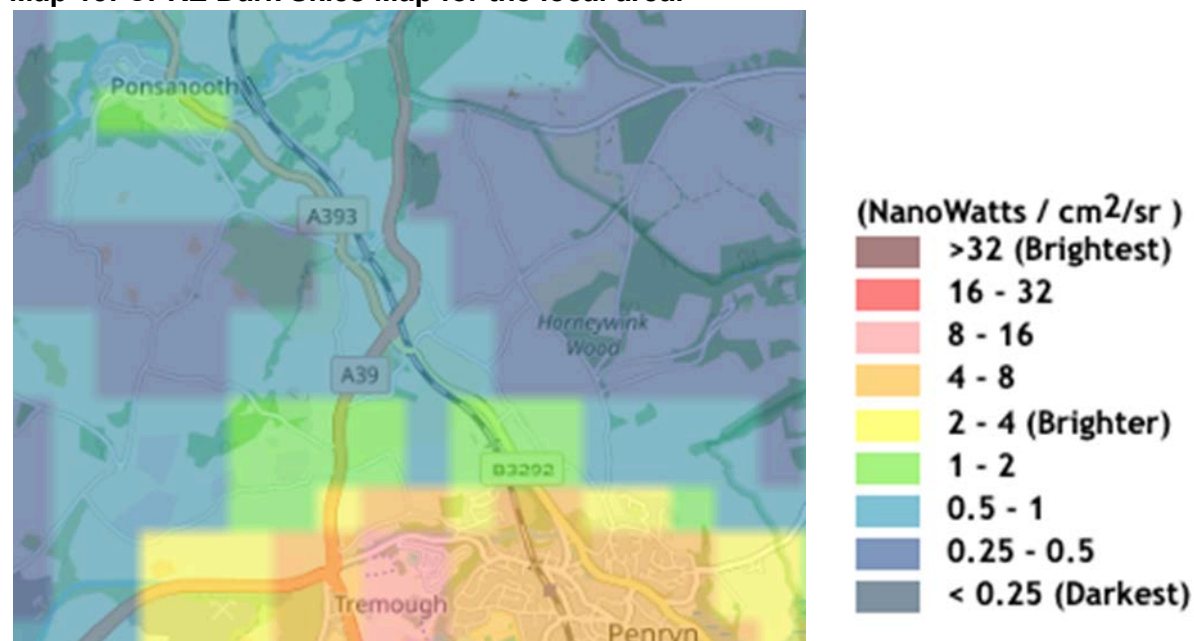
Policy NEL6 - Dark Skies

Proposals for development will be supported where it is demonstrated that, light spill from within buildings will be reduced by:

- i. avoiding or recessing large areas of vertical fenestration;
- ii. avoiding glazing which is facing upwards (whether horizontal or angled) including conservatory roofs; and
- iii. within a site, locating and orientating development as sensitively as possible.
- iv. Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.

Notes. [1] Guidance on 'dark sky' design for new development or for replacement lighting can be found at: <https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

Map 13: CPRE Dark Skies Map for the local area.



Facilities, Amenities and Services

Policy reference:	Policy FAS1 - Safeguarding and Enhancement of Community Facilities
Policy Intention:	4.181 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.
Justification:	<p>4.182 Community facilities are vital to maintaining a happy, cohesive and socially inclusive community and crucial to its social and physical well-being.</p> <p>4.183 Community facilities in Ponsanooth are gathered around the village. Serving as a central hub, Ponsanooth Hall provides versatile spaces for various events and activities such dances, parties, fitness classes, wedding receptions, and exhibitions. On the Lower Ground Floor, is the Well-Being Hub, with kitchen facilities, a projector, and a sound system, used for community drop-in sessions and smaller gatherings.</p> <p>4.184 St Michaels and All Angels Church is part of the Penryn benefice, sharing a vicar with Mylor, Mabe and Flushing. The Parish is in the Falmouth and Gwennap Methodist Circle, but unfortunately its Chapel, an important historic building that dominates the village, is not in use. Worshippers gather instead at the cafe in Ponsanooth Hall for approximately 2 Sundays each month.</p> <p>4.185 Ponsanooth Village Stores includes a Post Office and basic top-up shopping, plus a take away hot food service of good repute.</p> <p>4.186 For primary education there is the Kennall Vale School, located in a modern building located in the residential area to the north-west of the village. Nearby, adjoining the village playing field is the Ponsanooth Pre-School located in a modern modular building known as Kemeneth Krowji.</p> <p>4.187 The Stag Hunt Inn public house is located on the main road through the village and remains a valued community facility and an important informal hub for social life, local identity, and everyday interaction. Like many rural pubs nationally, it faces well documented viability pressures, and its loss would represent more than the closure of a business, it would weaken community cohesion and reduce the range of services available within the village.</p> <p>4.188 In response, a local fundraising group was established in February 2025 with a clear aim, to secure the future of the Stag for the community. Since then the group has held fundraising events, achieved local and national publicity, and has launched a community share offer to raise up to £500,000 to purchase the Stag Hunt Inn and operate it as a community owned pub, shaped around local needs (see Section 5.6).</p> <p>4.189 The group recognises that planned growth, including new housing, can help support the long term vitality of Ponsanooth's facilities and services, including the Stag. In that context there is a clear case for the Plan to explicitly support the sensitive and appropriate use of the pub buildings, outbuildings, and land within the wider holding, where this would help sustain the Stag as a viable community facility, for example through the adaptation of outbuildings or complementary uses that provide an income stream to support the pub's ongoing operation.'</p> <p>4.190 Away from the village is Fourcross Filling Station at Treluswell, which includes a small convenience store.</p> <p>4.191 The Cornwall Local Plan Policy 4 (Shopping, Services and Community Facilities) says that community facilities should, wherever possible, be retained and new ones supported, and that loss will only be acceptable where the proposal shows there is no need for the facility or service, or it is not viable; or adequate facilities or services exist or the service can be provided in accessible locations elsewhere.</p>
<p>Policy FAS1 - Safeguarding and Enhancement of Community Facilities</p> <p>1. The facilities shown on Maps 14a and 14b are recognised as being of significant importance to the local community and proposals for loss or change of use will need to meet the requirements of CLP policy 4.4.</p>	

2. Well-designed development proposals which diversify and improve the range of services and local community facilities will be supported where any increase in use will not harm the amenity of neighbouring properties. Developers are encouraged to:

- Promote the use of active travel or public transport.
- Improve the viability of established community uses of buildings and facilities.
- Provide a well-designed public realm.
- Increase the range of every-day facilities and services within reasonable walking distance of residential areas.
- Provide additional parking so that outlying residents are able to visit the villages to access services.
- Incorporate opportunities for informal gatherings in a safe and clean environment.
- Provide publicly accessible electric vehicle charging points, where appropriate, to support the transition to low-emission transport.

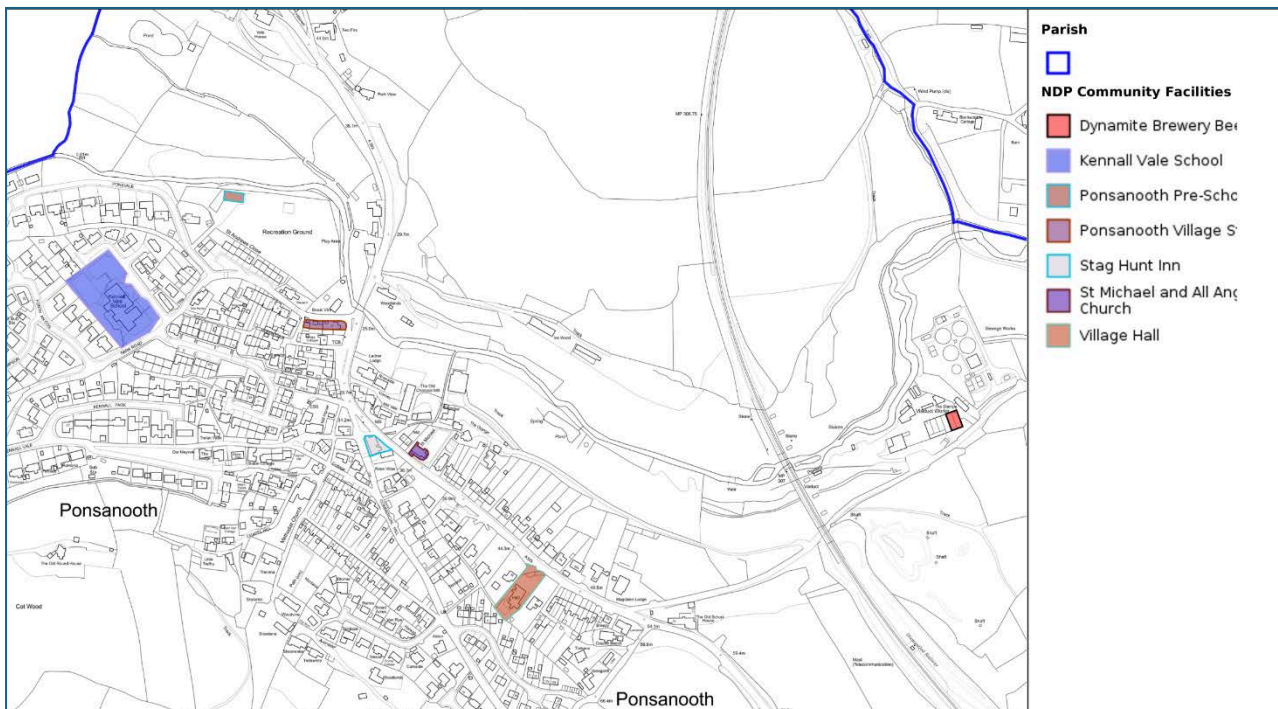
3. Proposals that support the long term viability of The Stag Hunt Inn public house, Ponsanooth, as a community facility will be supported in principle, including the sensitive and appropriate use, re use, or adaptation of the pub buildings, outbuildings, and surrounding land within the wider holding, where this would help sustain the pub’s operation, subject to the proposal being of an appropriate scale and type, and to satisfactory design, access, parking, servicing, and residential amenity considerations.'

Notes. Community Facilities identified under NDP Policy FAS 1

- Ponsanooth Hall
- St Michael and All Angels Church
- Ponsanooth Village Stores
- Kennall Vale School
- Ponsanooth Pre-School
- Stag Hunt Inn
- Fourcross Filling Station
- Dynamite Brewery Beer Café



Maps 14a and 14b: Community Facilities in Ponsanooth parish



Policy reference:	Policy FAS2 – Local Green Space
Policy Intention:	4.192 To identify and protect the key green spaces that are of local significance in the Parish.
Justification:	<p>4.193 Within the Parish there some smaller open areas of local significance which are of particular importance to the local community and fulfil the requirements of the NPPF for Local Green Space designation in that each green space:</p> <ul style="list-style-type: none"> a) Is in reasonably close proximity to the community it serves; b) Is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tran-quillity or richness of its wildlife; c) and the land involved is local in character and is not an extensive tract of land.

Policy FAS2 – Local Green Space

The neighbourhood plan designates the following locations as local green spaces (as shown on Maps 15a and 15b).

- A. Wooded Bank Commons Lane
- B. Chestnut tree Triangle below Stag Hunt Inn
- C. Fuse works riverside
- D. Ponsvale
- E. Cosawes river bank field

Development on these designated locations will not be supported except in very special circumstances.

Maps 15a and 15b - Local green space



Policy reference:	Policy FAS3 – Recreation and Open Space
Policy Intention:	4.194 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.
Justification:	<p>4.195 National research highlights a significant public health challenge linked to inactivity. According to the 2022/23 Active Lives Adult Survey by Sport England, 63.4% of adults in England met the Chief Medical Officers' guidelines of engaging in at least 150 minutes of moderate-intensity physical activity per week. This indicates that approximately 36.6% of adults did not meet these guidelines. In Cornwall, the situation is concerning. Data from Healthy Cornwall indicates that one in three adults in the county are physically inactive, which is higher than the national average. Physical inactivity contributes to approximately 800 deaths annually in Cornwall.</p> <p>4.196 Regular physical activity is known to improve physical and mental health, boost educational attainment, and reduce antisocial behaviour. The National Planning Policy Framework reinforces this by stating that The social role of the planning system should support 'strong vibrant and healthy communities' with 'accessible services and open spaces that reflect the community's present and future needs and support its health, social and cultural well-being.</p> <p>4.197 The NPPF advises that planning policies should promote healthy, inclusive, and safe places and support the delivery of local health improvement strategies. In response, Cornwall's Physical Activity Strategy aims to increase activity levels across communities to deliver both health and economic benefits. Accessible parks and open spaces enhance local satisfaction, mental health, and wellbeing. These areas serve as wildlife habitats, flood protection, climate regulators, and venues for community activities, education, and social interaction. They also contribute to regeneration, local property values, and carbon sequestration.</p> <p>4.198 Open spaces and woodlands near settlements support recreation, local character, and community needs.</p> <p>4.199 Cornwall Council has devised a process by which the adequacy of provision in a locality may be assessed. This identifies 8 types of space and assesses existing local provision against an adopted standard which applies generally across Cornwall, covering quantity, accessibility and quality. Using this approach, an open space assessment was carried out in 2023. It analyses the existing level of different types of open space in the study area and recommends provision standards that will govern the levels & type of provision required of developments in the future. The standards can also help in prioritising investment in the open spaces, and identify opportunities for revenue savings, capital income and improving management practices.</p> <p>4.200 The assessment revealed that:</p> <ul style="list-style-type: none"> • Whilst the level of amenity [type 1] is typical, the planned increase in the sports pitch [type 3] would reduce this down to a moderately low amount. • The level (per person) of natural space [type 2] is relatively high, but only because of the presence nearby of Kennall Vale Nature Reserve, most of which falls outside of the parish boundary. • The level of both public outdoor sports space [type 3] and School pitches and outdoor sports club facilities [type 8] is very low, and even with an expansion of the Playing Field pitch to U13's, it would still only be 23% of what might typically be found in larger settlements than this one. Alternative provision at Penryn, Falmouth or Redruth is also deficient. • The provision of equipped Playspaces for Children (Type 4), and Teenagers (Type 5) is above average. The proposed new residential development under NDP Policy H3 will provide a small play area on the east side of the village.

- There are no allotments [type 6] within the village, but the Chyenhall Allotments at Burnthouse, which are in the Parish, are more than adequate to serve the population of all of Ponsanooth Parish, and also of Penryn, Mylor & Mabe parishes

4.201 It is also recognised that enjoyment of the wider countryside is restricted by the relative lack of Public Rights of Way and Permissive Routes.

Policy FAS3 – Recreation and Open Space

1. Development which would lead to the loss of, or harm the quality and accessibility of existing and any new Parks & Amenity (Type 1), Natural Space (Type 2), Public Sport facilities (Type 3), Equipped Playspaces for Children (Type 4), Equipped Provision for Teenagers (Type 5), Allotments (Type 6), Cemeteries (Type 7) and Private Sports Facilities (Type 8) will not be supported, except where it is demonstrated that the site is surplus to requirements; or equivalent or better facilities will be provided; or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

The location of existing open spaces is shown on Maps 16a and 16b.

1. The standards for open space provision set out in Figure 6 and 7 below are required for all new residential development.

2. Developments will be required to contribute to the creation and maintenance of the open space required through a Planning Obligation agreement. Where new provision is not viable or practicable within the site boundary, contributions towards the enhancement of existing off-site facilities will be required to mitigate for impact from the additional population. These should include:

- Enhancement of and improvement of links to the PRow footpath network and the creation of new permissive routes to increase access to natural green space.
- Multifunctional use of sports provision (e.g., shared use, improved access arrangements etc) to increase access to public sport opportunities, playable open space and facilities for teens.
- Enhancement, extension and repair of existing play spaces so that they can continue to meet local needs.

3. The provision of additional or enhanced facilities that will provide opportunities for involvement in healthy physical activity will be supported where they provide multifunctionality with regards to biodiversity, connectivity and hydrology, and respect residential amenity.

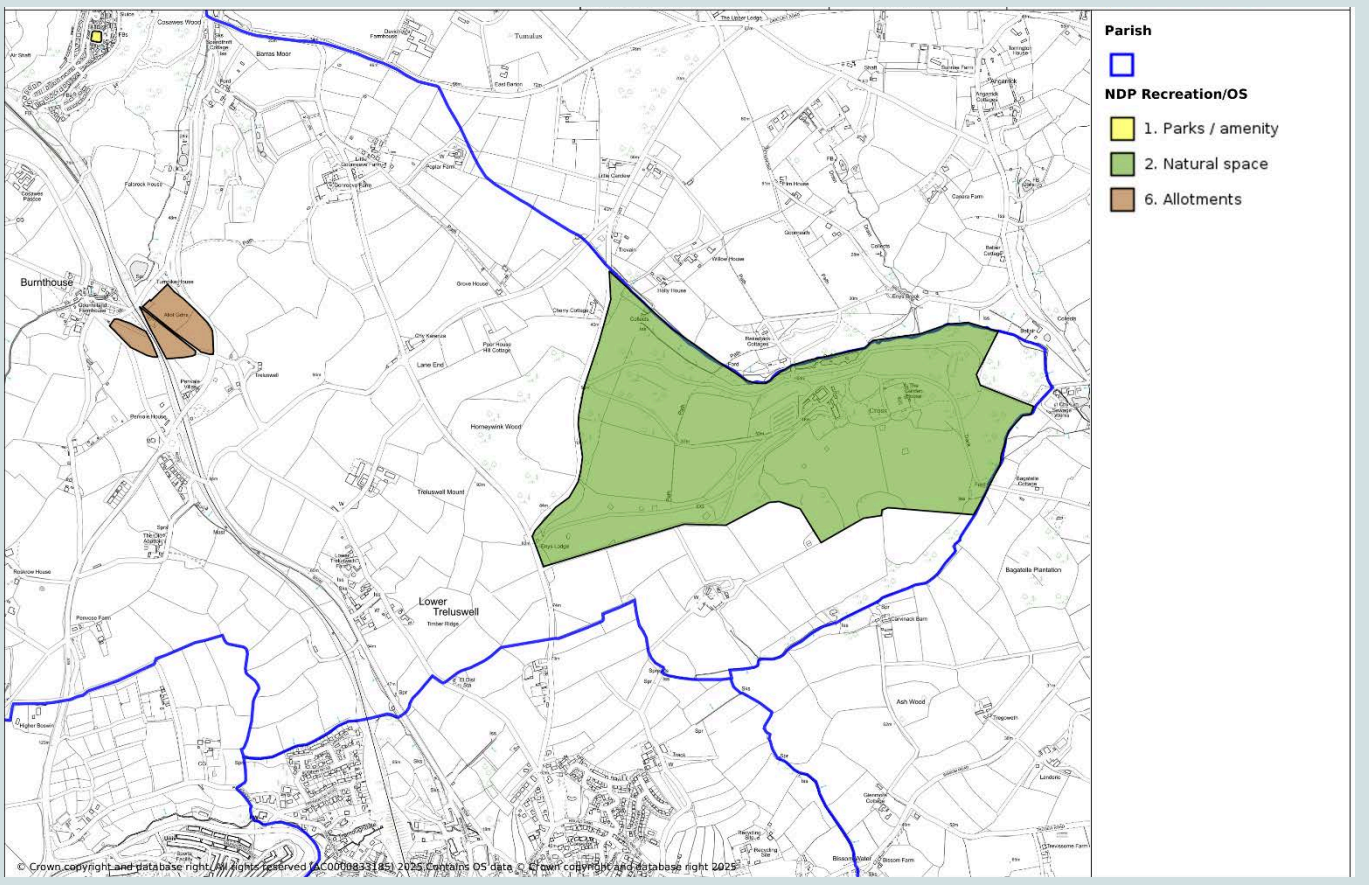
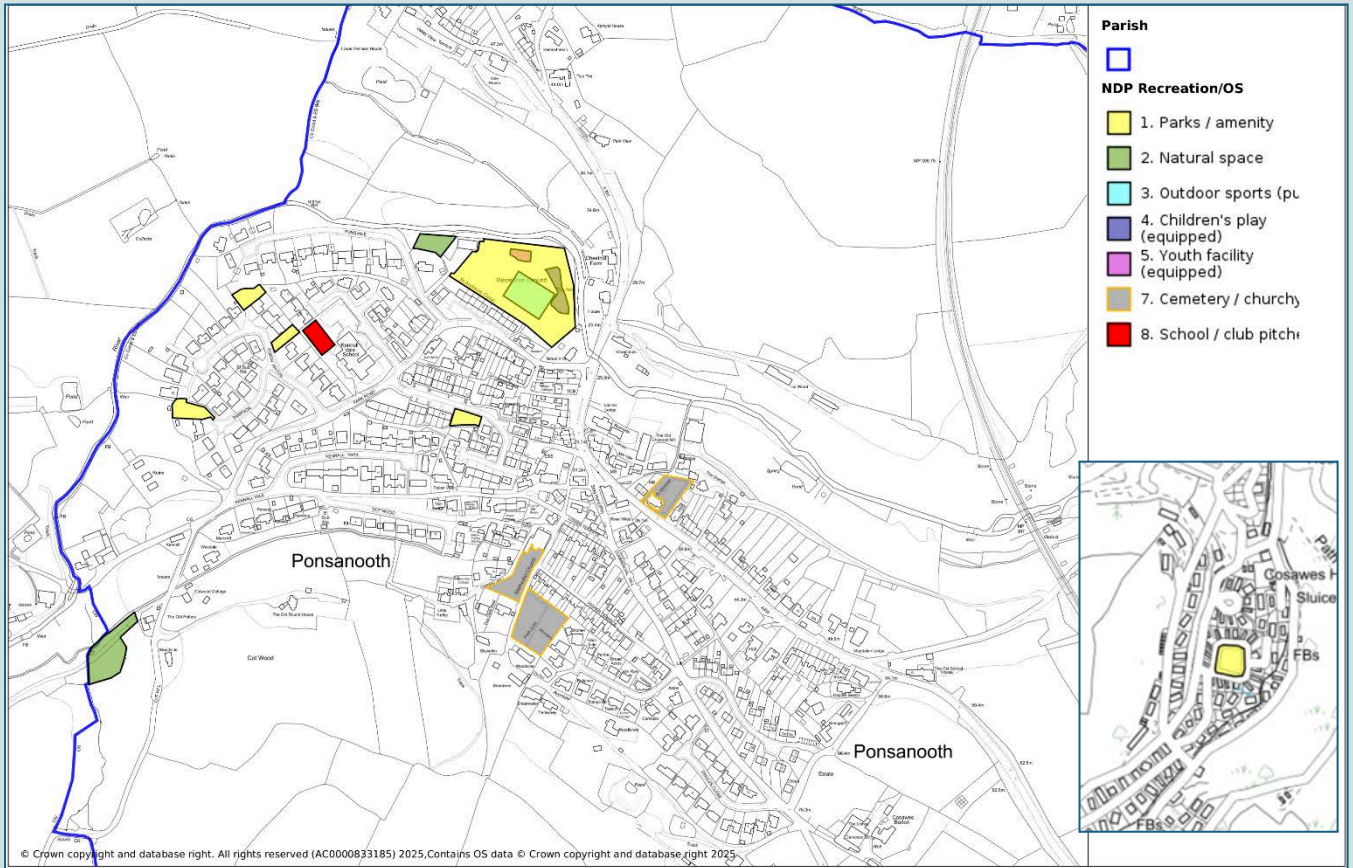
FIGURE 6 RECOMMENDED FUTURE PUBLIC OPEN SPACE QUANTITY PROVISION STANDARD (sqm/PERSON) TAKING INTO ACCOUNT DISTRIBUTION AND LOCAL CONDITIONS

Type	Future quantity Provision standard m ² /person	Existing requirement based upon distribution or actions recommended	Minimum quantity needed for new housing (m ² per dwelling)
1. Parks, amenity	5.61	Lack of playable space in east of Village – but note the proposed new residential development under NDP Policy H3 will provide a small playground in this area.	12.91
2. Natural space	55.55	Increase GI into small pocket spaces	Off-site enhancement & access only
3. Public sport	2.47	Increase playing field pitch	5.68
4. Children's Equipped Play	0.70	Cosawes	1.61
5. Teen provision	0.25	Consult young people	0.58
6. Allotments	Burnthouse site sufficient	Introduce community food growing into small pocket spaces	0
Total for 1 – 6 (standards apply)	64.58		20.78

FIGURE 7: PROPOSED OPEN SPACE ACCESSIBILITY STANDARDS FOR PONSANOOTH PARISH

Type of open space	Proposed accessibility standard ('as crow flies') depending on open space quality		Min size new (m ²)
	Higher value	Low value (Neighbourhood 2)	
1. Parks, amenity	720m	500m	1000
2. Natural space	860m	700m	1000
3. Public sport	No limit	NA	10000 (1Ha)
4. Children's Equipped Play	750m	600m	500
'Playable space' of any of the above types	All housing to be no further than <u>330m</u> from at least one open space suitable for children's informal play		500
5. Teen provision	1000m	720m	500
6. Allotments	No limit providing access from village	NA	2500
Proposed quality standard	Fair/good	Fair	

Maps 16a, 16b and 16c: Recreation and Open Space in Ponsanooth parish



Climate Change

4.202 The climate crisis represents a fundamental threat to global and local well-being. This has been recognised internationally through the Kyoto and Paris Climate Conference Agreements. The causes are excessive releases of 'greenhouse gases', particularly carbon, through production and consumption. The effects of this present a range of local impact risks for Ponsanooth Parish, including:

Human Health

- Increased heat-related illnesses and deaths during summer months.
- Greater incidence of sunlight-related illnesses, including skin cancer and cataracts.
- Heightened risk of pathogen-related diseases such as Covid-19, legionella, and salmonella.
- Increased health risks from elevated ozone levels during warmer periods.

Extreme Weather and Flooding

- More frequent and severe storms, leading to increased injuries, fatalities, and property damage.
- Increased risk of flooding, including greater vulnerability to 1:100 year floods caused by storm surges, river overflow, and surface water runoff — especially on steep local terrain.
- Soil erosion and land degradation due to flash flooding.
- Obstruction of roads from flooding or fallen trees, disrupting emergency access and key deliveries (e.g. fuel for off-gas homes).

Water Resources and Quality

- Reduced water availability and more frequent summer droughts, particularly challenging in agricultural areas.
- Deterioration in water quality following heavy rainfall events, particularly where combined sewer systems are in use.
- Higher demands for wastewater treatment, sewer upgrades, and flood defences.

Biodiversity and Ecosystems

- Loss of species at the southern edge of their natural distribution.
- Spread of species from northern areas, potentially altering local ecosystems.

Wider Economic and Social Impacts

- Secondary effects on local infrastructure and services, including:
 - Disruption to supply chains
 - Increased insurance premiums
 - Higher road maintenance costs

4.203 Further details can be found in the [Cornwall Climate Risk Assessment](#).

4.204 According to the IMPACT Community Carbon Calculator, Ponsanooth parish contributes about 13,725 tonnes of carbon dioxide and equivalent gasses that contribute to climate change emitted as a result of activities taking place within its boundary (see Figure 8 below).

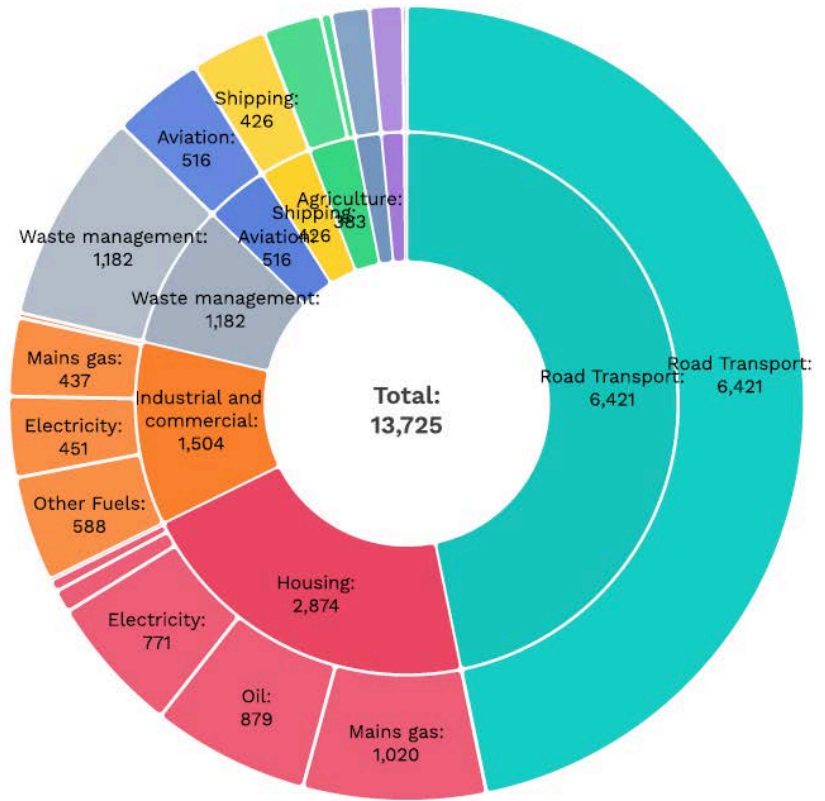


Figure 8: Climate Change emissions by type in Ponsanooth parish. The outer ring represents a more detailed breakdown of the inner ring, where information is available.

Community Benefits from Renewable Energy Projects

These renewable energy projects involve local communities participating in, owning, or receiving funds from local renewable energy projects like wind or solar farms. These benefits can provide monetary (e.g. funding for local projects) and non-monetary (e.g., in-kind, energy discounts) contributions, which have the objective of creating lasting social, economic, and environmental impacts that support the energy transition to a low carbon society. Within the parish of Ponsanooth the Roskrow commercial solar farm had made two such contributions to the Parish Council firstly as part of the original grant of planning permission in 2014 and a second permission to extend the end date granted in 2017.

It is a long-held planning principle in the UK planning system that a planning proposal should be determined based on material planning considerations. Local planning authorities cannot take into account contributions that are not necessary to make a development acceptable in planning terms. A development can however be required to undertake or make contributions towards a compensatory set of actions in order for planning permission to be granted, for example infrastructure improvements or initiatives to mitigate the direct loss of amenity or habit, providing they are necessary to make the development acceptable in planning terms; are directly and related to the site development; and fairly and reasonably related in scale and kind to the development.

Examples of projects in Cornwall that have benefitted from renewable energy schemes include the reinvestment of capital generated to support causes such as local scouts, sports clubs, wildlife groups, and schools. For a Ponsanooth context there is a list of local projects in the NDP which could benefit from renewable energy schemes and discussions to secure the benefits listed in this section are encouraged.

- 4.205** Actions through this NDP and changes in people's habits and business management can help reduce this figure.
- 4.206** In May 2019 the UK Parliament declared a 'climate change emergency'. The UK Government has a commitment to reduce CO2 emissions by 78% on 1990 levels by 2035 and by 100% on 1990 levels by 2050.
- 4.207** Government advice in the NPPF requires that 'The planning system should support the transition to a low carbon future' helping to 'shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.'
- 4.208** The Levelling Up and Regeneration Act 2023 requires that Neighbourhood plans must be designed to ensure that the development and use of land in the neighbourhood area contributes to the mitigation of, and adaptation to, climate change.
- 4.209** In 2019 Cornwall Council resolved to declare a 'climate emergency' and set a target for Cornwall to become carbon neutral by 2030. The adoption of Cornwall Climate Emergency DPD [CEDPD] as part of the Cornwall Local Plan is an action taken to work towards this target. This section of the Ponsanooth NDP is intended to directly support the CEDPD planning policies, and add local detail where appropriate.
- 4.210** In addition, many of the other policies in the NDP indirectly help tackle climate change causes and impacts. For example, settlement development boundaries, open areas of local significance, landscape, green space and recreation policies help to reduce the loss of natural carbon sinks, whilst policies to protect local facilities help to reduce the need to travel for services, as do housing policies which focus new development near to existing services. Dark sky policy helps to reduce energy use, and the policies on biodiversity and trees and landscape help to encourage the retention/enhancement of natural carbon sinks and enhance opportunities to avoid species loss.

Policy reference:	Policy CC1 - Sustainable Design and Low Carbon Heat
Policy Intention:	4.211 To support the Cornwall Climate Emergency DPD Policy SEC1
Justification :	<p>4.212 Ponsanooth Parish supports Cornwall Council's commitment to tackling the climate emergency and becoming 'net zero' by 2030. A significant contribution can be made to this if all new developments within the Parish aim to achieve high standards of sustainable design in construction and operation as this can:</p> <ol style="list-style-type: none"> a. Reduce the use of fossil fuels and the consequent release of 'greenhouse' gasses b. Improve the efficiency of use of natural resources, c. Increase the re-use and recycling of resources, d. Increase the production and consumption of renewable energy, e. Reduce fuel poverty, and f. Improve social equality. <p>4.213 Sustainable construction is about taking a 'life cycle' approach to development. This encompasses location, design, materials, construction management, the life and long-term stewardship of developments.</p> <p>4.214 Policy SEC 1 of the CEDPD has the 'energy hierarchy' as its core principle and provides an excellent basis for ensuring new development is of sustainable design. Its provisions go as far as possible within the bounds of viability for new homes and new commercial premises. Measures proposed require new developments to:</p> <ul style="list-style-type: none"> • take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and maximise the use of renewable energy and optimize passive solar gain; • incorporate on-site provision of renewable energy or heat and/or low carbon technologies; • incorporate water reduction, storage and reuse design principles including rainwater harvesting, greywater recycling and efficient use of all water for both internal and external water consumption; • be designed to reduce the risk of summer overheating of properties and increased energy use for building cooling, optimising the use of green infrastructure [such as shelter belt planting in areas exposed to wind] in maintaining healthy indoor and outdoor temperatures; • use high quality, thermally efficient building materials, locally sourced wherever practicable, and of low embodied energy use; • Include the use of "natural" SuDS (Sustainable Drainage System) features • sensitively retrofit energy efficiency measures in heritage properties/assets and buildings to reduce energy demand, providing that it safeguards the historic characteristics of these heritage assets and development is done with the engagement and permissions of relevant organizations**. Such measures could include: <ul style="list-style-type: none"> • include measures to reduce heat loss, such as double or secondary glazing with wooden windows that meet the latest relevant British standard; and/or • replacement of fossil fuel burning energy sources with electric power from renewable sources with zero air emissions locally. • achieve BREEAM 'Excellent' (or equivalent). <p>4.215 Additionally to minimise waste, and enhance resource management, sustainably designed homes may include:</p> <ul style="list-style-type: none"> • Recycling Facilities: Built-in recycling bins for effective waste separation. • Composting Systems: On-site composting units for organic waste and soil enrichment. • Rainwater Harvesting: Systems to collect and reuse rainwater for non-potable purposes. • Energy-Efficient Appliances: Appliances and fixtures that conserve energy and water. • Green Roofs and Walls: Features that improve insulation, manage stormwater, and support biodiversity.

	<ul style="list-style-type: none"> • Water-Efficient Landscaping: Use of native, drought-resistant plants to reduce water and maintenance needs. <p>4.216 The CEDPD requires a water consumption standard for residential development of no more than 110 litres/person/day through the incorporation of water saving measures where feasible, but does not specify a water consumption standard for non-residential development. South West Water advocates the inclusion of a specified standard for water efficiency within NDP policy for non-residential development.</p>
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Policy CC1 - Sustainable Design and Low Carbon Heat

1. All new development proposals will be supported which:

- a) **seek to achieve high standards of design and sustainable development, or which seek to retrofit low carbon heating and cooling solutions to existing buildings as part of any redevelopment, and**
- b) **demonstrate how design, construction and operation addresses the requirements of the Cornwall Climate Emergency DPD Policy SEC1.**

2. Applications for non-household development are encouraged to achieve a score of three credits within the water (Wat 01 Water Consumption) issue category for the BREEAM New Construction Standard, achieving 40% reduction compared to baseline standards;

3. Applications that clearly demonstrate the incorporation of measures to sustainably minimise waste or improve the management of resources will also be supported.

4.217 Ponsanooth Parish Council has set itself a vision to support the introduction of renewables in the interests of the community and to address climate change, air pollution, and energy insecurity (with a focus on the affordability of electricity for the vulnerable). Studies have been conducted to assess the level of renewables that would be required to provide 100% renewable electricity for the population of Ponsanooth Parish and the Falmouth and Penryn Network area. This estimated current domestic energy consumption for the Network Area as 53.3 MWH, against which 19.9 MWH is available from renewables, and 33.3 MWH from other sources. The studies demonstrated that a combination of hydro generation in the River Kennall Valley, an additional solar farm at Roskrow, the repowering of 2 existing turbines to 2MW and 3 additional 2mw turbines, plus 5% of domestic roofs hosting solar PV, would deliver 100% of the current demand, with some capacity to spare.

Policy reference:	Policy CC2 - Wind Energy
Policy Intention:	4.218 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.
Justification:	<p>4.219 Cornwall has the best wind resources in Europe and as shown in the evidence base for this NDP the Parish has average wind speeds that would support viable wind turbine development. All of the area is within 2km of the 33kV and 132kV electricity distribution grid. The CEDPD sets relevant criteria for decision making in its Policy RE1.</p> <p>4.220 The NPPF says that plans should provide a “positive strategy” for renewable and low-carbon energy and give “significant weight” to such schemes when determining applications.</p> <p>4.221 Policy RE1 of the CEDPD supports renewable energy schemes where:</p> <p>4.222 They contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and they balance the wider environmental, social and economic benefits of renewable electricity, heat and/or fuel production and distribution.</p> <ul style="list-style-type: none"> ● Will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated. ● The current use of the land is agricultural, the use allows for the continuation of the site for some form of agricultural use. ● Commercial led energy schemes with a capacity over 5mw provide an option to communities to own at least 5% of the scheme subject to viability, and ● There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to its original use or an acceptable alternative use, and opportunities for co-location of energy producers with energy users, in particular heat will be supported. <p>4.223 In the Parish at Roskrow Barton there are two 75m Band C turbines each of 850 kW. Repowering these and adding additional turbines subject to the guidance set out in the Cornwall Renewable Energy Landscape Sensitivity Assessment [RELS] would make a significant contribution locally towards achieving carbon zero. There is also a small ‘micro’ 5kw turbine of 15m height at Gadles Farm)</p> <p>4.224 Elsewhere landscape constraints limit the potential for wind turbine development(see ‘Renewable Energy Landscape Considerations for Ponsanooth Parish’ in the NDP evidence base).</p> <p>4.225 Small scale individual turbines (sub Band A) can help enhance the viability of farming and other small businesses by reducing energy costs and providing a measure of independence from the electricity grid, whilst minimizing landscape impact on the special features described in Para....</p> <p>4.226 National Planning Practice Guidance, advises that “Local planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances. Other than when dealing with set-back distances for safety, distance itself does not necessarily determine whether the impact of a proposal is unacceptable.” While the Climate Emergency Development Plan Document (CEDPD) Policy RE1 sets broad criteria for renewable energy schemes, it contains no explicit reference to safety offsets. The Parish Council regards public safety, particularly in relation to highways and occupied buildings, as a priority.</p>

Policy CC2 - Wind Energy

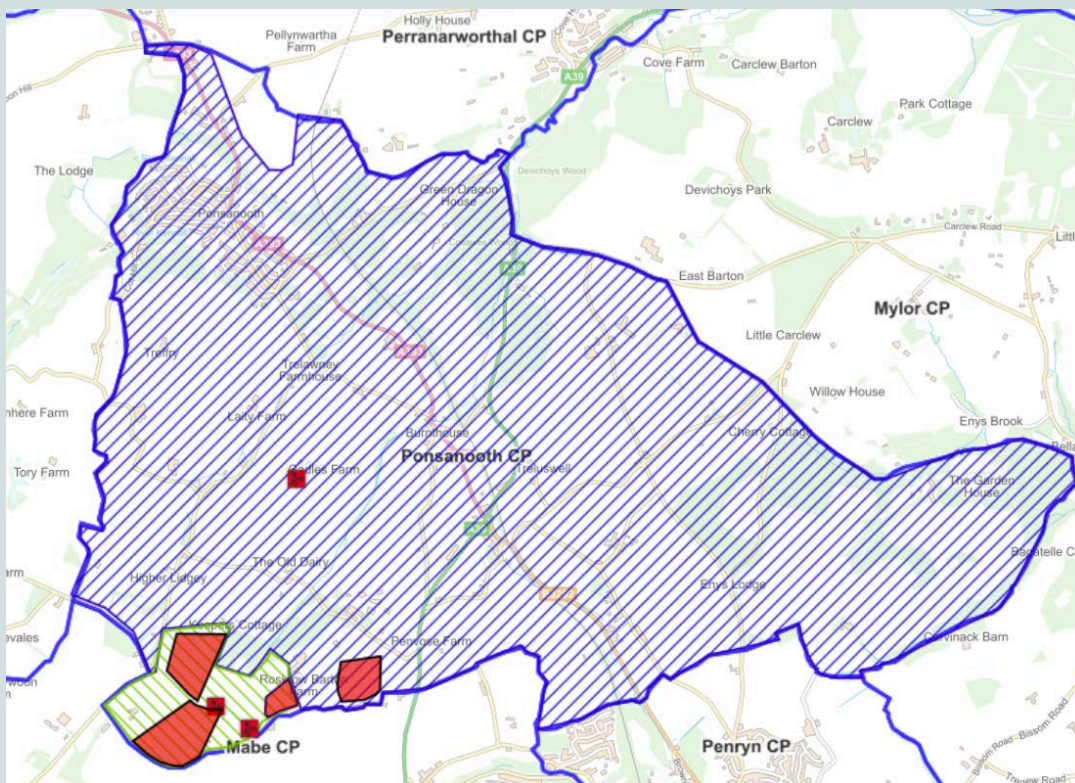
1. Proposals for the erection of new or replacement of existing wind turbines will be supported where:

- a) They meet the requirements of Policy RE1 of the Climate Emergency DPD;
- b) Follow the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020 or any successor guidance.
- c) Are set back sufficiently from occupied buildings and roads to ensure that there is no risk from structural failure [toppling], detached blades or ice-throw, and that turbine blades do not oversail the highway or a public right-of-way.
- d) Provides a community benefit package

2. The replacement of existing wind turbines and additional wind turbines at Roskrow Barton [shown on Map 17 by green diagonal lines] will be supported providing the development consists of an odd number of turbines, not exceeding 5, and subject to criteria 1a) to 1c) above.

3. Elsewhere [shown on Map 17 by blue diagonal lines] only small scale [sub Band A] farm-scale and domestic wind turbines for localized energy generation will be supported, subject to criteria 1a) to 1c) above.

Map 17: Renewable energy opportunities in Ponsanooth parish



Notes. [1] Cornwall Council as the Local Planning Authority will consider whether turbines should be granted permission in line with National, Cornwall Local Plan, Cornwall Climate Emergency DPD, and Neighbourhood Development Plan policies which set out a series of technical tests (including distances from homes and heritage assets including Scheduled Monuments and Listed Buildings, potential impact on habitat and species, and demonstration of the acceptability of their visual impact). This sits alongside other policy requirements including those for Landscape and Visual Impact Appraisal, Ecological Impact Assessment, and Statements of Heritage Significance and Heritage Impact Assessments where relevant.

[2] The Parish falls into the safeguarding zone for RNAS Culdrose. Guidance from the MoD is that it should be consulted on any applications for development within the safeguarding zones designated for RNAS Culdrose for structures or buildings exceeding statutory safeguarding height. Developers and Local Planning Authorities should consult the MOD where a proposed turbine has a tip height of, or exceeding 11m, and/or has a rotor diameter of, or exceeding 2m.

Policy reference:	Policy CC3 - Solar Energy
Policy Intention:	4.227 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.
Justification:	<p>4.228 As with the rest of Cornwall and most of the SW of England, the Parish area shares the highest solar PV potential in the UK, at 3.4kWh/m2/day. Local solar PV developments can therefore help to make a meaningful contribution to meeting net zero. However, it is important to ensure that solar PV developments are appropriate and proportionate to their location and have minimal impact on agricultural use.</p> <p>4.229 In the Parish there is a Band D, 8.9 MW Solar farm development at Roskrow Farm (21ha) which despite its size is well hidden from view, being enclosed by hedgerows and woodland.</p> <p>4.230 Elsewhere landscape constraints limit the acceptability of solar PV installations to Band 'A' and Band 'B' developments, or in the case of of the land to the north-east of Ponsanooth village, only very small-scale ground mounted and domestic roof-top PV [See 'Renewable Energy Landscape Considerations for Ponsanooth Parish' in the NDP evidence base].</p>

Policy CC3 - Solar Energy

- 1. Proposals for additional solar PV development at Roskrow Barton [shown on Map 17 by green diagonal lines] bringing the existing site up the maximum Band 'D' size [approx. 30ha] will be supported providing it**
 - a) meets the requirements of Policy RE1 of the Climate Emergency DPD, and
 - b) follows the guidelines set out in the Cornish Renewable Energy Landscape Sensitivity Assessment 2020.
 - c) Provides a community benefit package
- 2. In the area shown by blue diagonal lines on Map 17, Band 'A' and Band 'B' developments will be supported providing they meet criteria a) and b) above.**
- 3. Elsewhere only very small-scale ground mounted and domestic roof-top PV will be supported.**

Notes. (1). Solar panels arrays on agricultural buildings may assist farming businesses to boost income. make energy savings and improve environmental performance. They are usually 'permitted development' not requiring specific planning permission if they meet important limits and conditions but are subject to 'prior approval'. This means farm businesses must submit a written description of the proposed installation along with a site plan. Listed Building Consent may be required if a Listed building or its setting is involved.

[2] MoD advises that there are potential impacts from solar PV on communications and technical assets, and glint and glare effects depending on location. Developers should consult the MOD where a Solar PV installation at scale is proposed.

Policy reference:	Policy CC4 - Local Energy Storage Batteries
Policy Intention:	4.231 To encourage battery storage supporting renewable energy generation and distribution in ways that are not environmentally harmful.
Justification:	4.232 Local energy storage is a crucial element in moves to increase the proportion of renewable and low carbon energy. When renewable sources produce insufficient power to meet demand, rather than draw from the grid, power is drawn from batteries and they progressively discharge. When the system produces more electricity than can be used, the batteries can be recharged. Such storage can help improve energy security, alleviate energy poverty, and potentially assist moves to off-grid systems and is expected to be particularly advantageous to farming as it adapts in the face of rapidly changing economic conditions. Storage could, in addition, be part of a new residential or non-residential development site, as an essential element of an energy strategy to decarbonise the new development. Carefully designed and located storage facilities can be accommodated in sensitive locations. However, as an emerging area of technology a cautious approach to their development is appropriate.

Policy CC4 - Local Energy Storage Batteries

Proposals for renewable and low carbon energy storage developments will be supported and encouraged where they meet the requirements of CEDPD Policy RE1 (6), and providing that:

- a. Any new buildings are designed to reflect local building vernacular and minimise visual impact on the landscape.**
- b. They would not dominate, or prevent the understanding and appreciation of heritage assets, the layout and use of heritage buildings is informed by a detailed Heritage Impact Assessment.**
- c. Appropriate ecological and tree surveys are undertaken where appropriate and adequate mitigation of any effects is proposed in accordance with Policy NEL3**
- d. They would not adversely affect the amenities of local residents or users of footpaths and cycle routes in terms of noise, vibration, traffic generation, security lighting, fencing, and construction impacts – e.g. noise, vehicle movements, tree removal.**
- e. Wherever possible, the opportunity is taken to re-use existing agricultural or industrial buildings and apply remedies to despoiled ground.**

Policy reference:	Policy CC5 - Community Led Renewable Energy
Policy Intention:	4.233 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.
Justification:	<p>4.234 Communities can have a significant role in renewable energy development and innovation. In 2017 community energy organisations in the UK owned 121 MW of energy capacity, generating 265 GWh of energy since 2002, benefitting householders, wider community and local businesses.</p> <p>4.235 Para 161 of NPPF 2023 encourages NDPs to support community-led initiatives for renewable and low carbon energy. The Government’s Energy Security Strategy of April 2022 includes plans to prioritise putting local communities in control by developing local partnerships for supportive communities who wish to host new onshore wind infrastructure in return for benefits. The CEDPD gives significant weight to community led energy schemes where evidence of community support can be demonstrated, with administrative and financial structures in place to deliver/manage the project and any income from it. Encouragement will be given to schemes to provide for a community benefit in terms of direct supplies, profit sharing or proportion of community ownership and delivery of local social and community benefits.</p> <p>4.236 Policy RE1 is the overarching CEDPD policy covering renewable and low carbon energy and requires that commercial schemes with a capacity of over 5MW should provide an option for communities to own at least 5% of the scheme, subject to viability.</p>
<p>Policy CC5 - Community Led Renewable Energy</p> <p>Development proposals for community-led renewable energy schemes will be supported, where they are:</p> <p>a. Integrated so that the energy generated can be supplied directly to domestic homes, business and other buildings in the Parish or local residents benefit from reduced energy prices; or</p> <p>b. Fully or partly owned by residents, businesses or community associations located in Ponsanooth parish, for the benefit of the local community, demonstrated by evidence that the development is fully or partly owned through an appropriate community energy enterprise; and</p> <p>c. Compliant with other policies of this plan and the CEDPD.</p>	

Policy reference:	Policy CC6 - Transition from Oil and Gas Heating
Policy Intention:	4.237 To support CEDPD Policy SEC 1 by encouraging transition to low carbon heating.
Justification:	<p>4.238 Traditional rural homes in the Parish, which often rely on oil-fueled heating, must transition to sustainable energy sources under regulations requiring 80% of homes to move away from oil boilers by 2035 and 100% by 2050. The UK government plans to phase out the installation of new gas boilers in existing homes by the mid-2030s, encouraging low-carbon alternatives instead. While homeowners may resist the change due to perceived challenges, transitioning offers numerous benefits, including a reduced carbon footprint, better air quality, lower maintenance needs, cost savings, improved comfort, and increased property value.</p> <p>4.239 Viable alternatives to oil and gas heating depend on location and conditions and include biopropane (BioLPG), hydrotreated vegetable oil (HVO), wood or pellet stoves, electric heat pumps, biomass boilers, and combinations of these with radiant heating systems and insulation.</p> <p>4.240 The primary drawback is the upfront cost and required retrofitting, including insulation, ductwork, ventilation, and electrical upgrades. Policy SEC1.3 of the CEDPD emphasizes the importance of energy efficiency improvements, especially for historic buildings, supporting sensitive retrofits that conserve or enhance their character and heritage value</p>
<p>Policy CC6 - Transition from Oil and Gas Heating</p> <p>Developments involving steps to transition from oil and gas fired heating that lead to improved energy efficiency and reduced carbon emissions will be supported where they meet the requirements of Policy SEC1 of the Climate Emergency DPD.</p>	
<p>Notes. Such work will often not require planning permission unless more significant changes are required, for example where new construction is required. Advice on this can be found in Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk)</p>	

Policy reference:	Policy CC7 - Window Replacement
Policy Intention:	4.241 To support CEDPD Policy SEC 1 in ways that ensure that local character is preserved.
Justification:	<p>4.242 There are many Listed structures in the Parish, whilst the Historic Core of Ponsanooth village and the WHS area host many historic and traditional buildings. Elsewhere there are many properties that are of traditional format. These are important in setting the character of the area.</p> <p>4.243 Whilst replacing windows with plastic (uPVC) windows can help achieve better insulation and energy efficiency, it can unfortunately harm the character of the Parish and the heritage value of a building as the style and size of the original windows can indicate the age, economic status, and past uses of a building.</p> <p>4.244 Historic England advice is that listed buildings and in Conservation Areas (noting there is not yet any such Areas in our Parish) any original windows should be retained, repaired and regularly maintained rather than replaced, or 'retrofitted' with plastic windows. There may also be opportunities to insert secondary or double glazing.</p> <p>4.245 If absolutely unavoidable, then plastic replacement windows that closely replicate the original window features, may be appropriate, appropriate permissions in listed buildings and in Conservation Areas.</p> <p>4.246 Elsewhere, where formal permissions may not be required, replacement by correctly proportioned plastic sash windows is more likely to be appropriate to character than casement windows.</p>

Policy CC7 - Window Replacements

1. Repair work to windows on listed buildings will be supported where:

- a. They are absolutely necessary (in terms of sustainability, damage or deterioration); and
- b. Will be carried out on a like-for-like basis, ensuring that any repair work provides for an identical match to the original windows or doors.
- c. Use the opportunity to include energy efficiency measures that conform with guidance given in Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk).

2. Replacement of historic windows on listed buildings will be supported if:

- a. There is no alternative and evidence demonstrating that there is no scope for repair works has been provided and agreed, and
- b. The proposed replacements match the originals in materials, design and opening method, and
- c. Original door and window furniture is reused, and
- d. Energy efficiency measures that conform with guidance given in Improving Energy Efficiency in Historic Cornish Buildings (cornwall.gov.uk) are included.

The use of historic glass is encouraged where this contributes to the character of the listed building.

If absolutely unavoidable, then plastic replacement windows that closely replicate the original window features, in terms of opening method, dimensions and number of panes, may be accepted.

3. Elsewhere, replacement by correctly proportioned plastic windows will be supported subject to:

- a. the format [sash or casement] of the original windows being retained, and
- b. glazing bars are of the correct width and colour, and
- c. unnecessary textured or figured glass patterns and coloured motifs are avoided unless they replicate the existing.

If casement windows are considered, care should be taken to ensure that casements are side opening and not hopper opening.

Notes. [1] Reference should be made to HEAG321 Adapting Historic Buildings for Energy and Carbon Efficiency
[2] Planning permission is often not required for the installation of new windows in non listed buildings unless part of a rebuild or extension. However, it is recommended that the principles set out in 3 above should be followed by households to ensure that the improvements made are appropriate to the historic character of the area.

Policy reference:	Policy CC8 - Natural Flood Management Solutions
Policy Intention:	4.247 To ensure that natural flood management arrangements are utilized wherever possible.
Justification:	<p>4.248 Given the rural nature of the parish there could be good potential for Natural Flood Management and land management solutions which could provide additional biodiversity and recreational benefits, as well as funding opportunities for landowners. These will help tackle the impacts of climate change, improve biodiversity and aid rural industries that involve land management responsibilities. Some NFM measures like ponds, wetlands and woody dams may require planning permission.</p> <p>4.249 Parts of the parish are in a general area that may be susceptible to groundwater flood risk (e.g. from springs). Planning applicants should be aware that there is a potential groundwater flood risk in some areas and site-specific groundwater investigations may be requested by the SuDS Officer in some places.</p>

Policy CC8 - Natural Flood Management Solutions

Measures designed to manage flooding which require planning permission will be supported. They should incorporate methods which contribute additional biodiversity and recreational benefits wherever possible and comply with CEDPD Policy CC3.

Notes. [1] Various natural flood management opportunities, particularly involving tree planting, have been identified by the Environment Agency here: ArcGIS - Mapping Potential for WWNP. There is also a more technical opportunity mapping tool for Cornwall and Devon, called "NFM Studio" which landowners, developers and their consultants may find useful for planning SuDS and NFM schemes. See: Devon and Cornwall NFM Studio Dashboard (arcgis.com)

[2] Considerable parts of the river valley network in the Parish are shown as having 'suitable' and highly suitable' potential as beaver habitat in Cornwall Council's Species reintroduction feasibility study mapping.

[3] Ponsanooth Parish lies within Critical Drainage Area 12 (Falmouth and Penryn), identified as an area where surface water flooding poses a particular risk to downstream communities and sensitive environments, including the River Fal Special Area of Conservation (SAC) and designated shellfish waters. All development proposals within the Critical Drainage Area must be supported by a site-specific Flood Risk Assessment (FRA), regardless of the size or nature of the development. Planning applicants should consult the guidance and mapping set out in Falmouth and Penryn CDA 2015.pdf.

Infrastructure and Accessibility

Policy reference:	Policy IA1 - Future Park and Ride and Rail Halt
Policy Intention:	4.250 To deliver on community objectives and 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.
Justification:	<p>4.251 Ponsanooth village is well located on the main road A393 linking Falmouth with Redruth with a bus service to Falmouth via the University, and north to Redruth. It is also closely passed by the Truro - Falmouth railway Branch line, now part of the new Cornish Metro route. There is the potential therefore to see a significant level of 'modal shift' from cars to train and bus. A site is located just outside but adjacent to the village of Ponsanooth, which could be associated with the residential development proposed in Policy H3 that could work as a Park & Ride and Rail Halt facility. Such provision would also help reduce traffic congestion at the Treluswell junction with the A39 and highway safety issues on the A393 so contributing to local and strategic (main road) transport improvements. The provision of a rail halt and park and ride infrastructure has been supported in principle by the Council in its capacity as part landowner and also from its strategic transportation authority perspectives.</p> <p>4.252 Network Rail has advised that a halt in the approximate location shown on Figure 5 is 'at grade' with surrounding land and is technically achievable from an engineering perspective. However it is recognised that any new rail halt or associated park and ride facility would need to overcome deliverability challenges in the short to medium term, including a current limited timetable capacity on the branch line, high capital costs, and the need for higher level strategic commitment and funding. The Neighbourhood Development Plan therefore includes the potential rail halt as a longer term ambition, to be considered through future strategic transport planning and contingent on the necessary investment, and agreement with the rail industry and relevant transport authorities.</p> <p>4.253 <i>When the detailed scheme comes forward, a proportionate Heritage Impact Assessment should be prepared to identify any effects on heritage assets and their settings, and to inform design and mitigation.</i></p>

Policy IA1 - Future Park and Ride and Rail Halt

- 1. New development proposals for buildings and infrastructure to support the opening of a park and ride facility and railway halt station on the Truro to Falmouth Branchline will be supported, subject to the other policies in this NDP.**
- 2. To support this aspiration, land adjacent to the A393, shown on Map 6, is safeguarded for future use as a park and ride facility and railway halt and ancillary facilities.**
- 3. Any major development in our Parish will be expected to contribute appropriately to the provision of the P&R/Halt.**

Policy reference:	Policy IA2 - Digital Infrastructure, Resilience and Investment
Policy Intention:	4.254 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
Justification:	<p>4.255 Social interaction, health, well-being, employability and business activity are now all increasingly dependent on the internet to access information, services and support. Absence of such access can lead to significant isolation, digital disadvantage, socio-economic disadvantage and reduced business investment. Good digital communications can also help reduce the need to travel and therefore help tackle climate change.</p> <p>4.256 Quality mobile communications are therefore essential to support home working. There is 'Superfast Broadband' throughout most of the parish but speeds can vary whilst 4/5G mobile signal varies according to topography.</p> <p>4.257 A policy which aims to ensure that new developments have the capability to connect to the internet and mobile communications with the best available speed and clarity and</p>

with realistic future proof upgrade capability, is therefore strongly justified, subject to NPPF and NPPG on viability and deliverability.

- 4.258** Appropriate measures could include (a) Dedicated spaces, conduits, and cabling routes (including fiber-ready infrastructure) that allow for direct, high-capacity broadband connections, and (b) Easy access in site layouts for network providers to install and upgrade equipment
- 4.259** There is currently a very real concern that the replacement of traditional phone landlines with Voice Over Internet Protocol (VoIP) services will present real challenges in areas with poor digital signals and during power cuts:
- 4.260** In areas with poor internet connectivity, calls via VoIP may experience dropping connections, latency, or poor audio quality, leaving users without a reliable communication channel.
- 4.261** During power cuts, VoIP systems become inoperable unless backed by a battery-powered system or an alternative power source. This poses significant risks during emergencies when communication is crucial.
- 4.262** Location tracking for emergency calls can also be less precise with VoIP leading to delayed or failed emergency responses which could endanger lives.
- 4.263** The transition to VoIP could marginalize individuals who struggle to adapt, leaving them disconnected or reliant on less familiar systems.
- 4.264** New equipment, such as routers or handsets, and technical setup, can be costly and complex for users and may disproportionately affect rural and older residents who may already face economic challenges.
- 4.265** In areas with poor network coverage, mobile networks cannot always serve as a reliable backup to VoIP, leaving users isolated during outages or emergencies.
- 4.266** VoIP systems require users to maintain and troubleshoot their equipment (e.g., routers), unlike traditional systems, where the telephone provider ensures operability, so users in rural areas with limited technical knowledge or access to support services may face significant challenges in resolving issues.
- 4.267** To mitigate these impacts it will be necessary to provide for:
- a) Installation of battery backup systems for VoIP-enabled devices and routers.
 - b) Access to alternative power sources, such as solar or generator backups, where feasible.
 - c) A minimum broadband speed of 30 Mbps.
 - d) Infrastructure to enhance mobile signal coverage as a backup for VoIP systems, such as community signal boosters or small-cell technology, particularly in areas with poor mobile reception.
 - e) Education and Support - offering training and technical support to rural residents to ease the transition and ensure they remain connected.
 - f) Testing Emergency Provisions – to ensure that emergency services are easily accessible and reliable through VoIP in the local area.
- 4.268** The Ponsanooth NDP may be able to incorporate policy that supports a) to d) above, but e) and f) will require local authority/Parish Council action.

Policy IA2 - Digital Infrastructure, Resilience and Investment

Development proposals for new housing or business premises are encouraged to include measures that enhance local broadband capacity and improve digital connectivity. Proposals for community infrastructure projects, specifically those establishing shared or communal backup power systems at critical sites or locations identified as key communication hubs, will be actively encouraged.

Policy reference:	Policy IA3 - Mobile Signal Infrastructure
Policy Intention:	4.269 To enhance communication links, reducing needs to travel and associated environmental issues, whilst avoiding harm to the landscape and village character.
Justification:	<p>4.270 Mobile phone masts need to be located where they can provide a good signal. This means that the sites chosen are often visually prominent. Whilst accepting that mobile phone masts are a necessity, this NDP seeks to ensure that new mobile phone masts are located appropriately so as to keep visual impact to a minimum. Such locations can include industrial or other brownfield land sites, and/or adjacent to key transport routes such as next to main roads or rail lines.</p> <p>4.271 An updated Code of Best Practice for Mobile Phone Network Development was published in 2016. Mobile phone operators are expected to follow the guidelines in the current version (and any future versions) in relation to public consultation and good design for the mast location and appearance.</p> <p>4.272 Whether or not a planning application is required, operators must undertake appropriate public consultation in line with the relevant Code of Practice. Where a new ground-based mast is proposed, operators applying for planning permission must provide evidence that sharing an existing mast is not possible.</p>
Policy IA3 - Mobile Signal Infrastructure	
Proposals for mobile phone masts and satellite dishes which require planning permission will be supported where:	
<p>a) The siting of the mobile phone masts seeks to minimise its visual impact where practicable, both within the Parish, and on views from outside the Parish; and</p> <p>b) The design of the mobile phone mast and associated equipment seeks to minimise visual impact and blend in with the background in accordance with NDP Policy D1; or</p> <p>c) The new mast is to be grouped with existing masts where appropriate; and</p> <p>d) If it involves sharing of a mast the visual impact of the proposed changes does not result in unacceptable harm to the character of the area.</p>	
Notes. Due to the issues associated with VOIP described in the supporting text to Policy IA2, mobile phone masts ideally should have power backup so that the mobile signal does not fail in a power cut.	

Policy reference:	Policy IA4 - Transport, Highways and Communications
Policy Intention:	4.273 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.
Justification:	<p>4.274 The Cornwall Transport Plan to 2030 has the vision that 'Transport in Cornwall will be excellent and carbon neutral. Our transport system will connect people, communities, businesses and services in a way that enhances quality of life, is reliable, efficient, safe, healthy and inclusive. People will choose to travel in ways that will have a low impact upon the environment and other people'. The South West Rural Mobility Strategy aims to level up rural communities through improvements to connectivity, such as enhanced digital connections supporting e-commerce and online services enabling more to be done without the need to travel; supporting more local services where people need them; integrated rural hubs; and networks of settlements which work together, sharing facilities, services and resources.</p> <p>4.275 Policy T1 of the CEDPD requires development to be designed and located in order to minimise the need to travel, thereby influencing behaviour change and achieving a necessary modal shift that will reduce climate impacts.</p> <p>4.276 Ponsanooth Parish has the advantage of being on the strategic road network with a bus service to employment and service centres. It is also closely passed by the Truro - Falmouth railway Branch line, which is part of the new Mid Cornwall Metro route, which could serve the community via a new rail halt [see Policy IA 1]. However, as a rural</p>

location it is important to take a balanced approach which promotes active travel and access to public transport but also recognises that car use will continue. Therefore it is appropriate call for new developments to be located and designed to promote active travel and access to public transport and focus on estate design issues, impact on the local road network, the needs of groups with protected characteristics, appropriate traffic calming measures within, alongside, or off site on roads, and include public service vehicles in the design hierarchy.

Policy IA4 - Transport, Highways and Communications

1. Residential Developments

Major housing developments will be supported, which:

- a) Make an appropriate contribution to the P&R/Halt in accordance with NDP Policy IA1; and**
- b) Prioritise walking, cycling, and easy access to public transport.**
- c) Are located within a safe walking distance to public transport, with paths that are wheelchair-friendly and connect to local amenities.**
- d) Include or contribute to interconnected street layouts instead of cul-de-sacs.**
- e) Include a proportionate Transport Assessment or Travel Plan to address potential traffic issues.**
- f) Provide functionally adequate parking in accordance with NDP policy D1, i iv and v.**
- g) Consider the needs of groups like the elderly and disabled in the design.**
- h) Include layouts that give priority to walkers, cyclists, and public transport, and include traffic-calming features.**
- i) Meet air quality standards and include measures to reduce pollution if necessary.**

2. Non-Residential Developments

Commercial or non-residential will be supported which:

- a) Include enough parking spaces for cars, bicycles, and commercial vehicles.**
- b) Allocate space for loading, unloading, and storing materials.**
- c) Take steps to prevent congestion or parking problems in the surrounding area.**

Notes. Reference may be made to:

1) the Manual for Streets, Cornwall Council Design Guide, and LTN 1/20.

2] Traffic Calming and Speed Cameras - Cornwall Council

[3] The Cornwall Design Guide includes a section on 'Movement' which gives useful guidance, and the policy above should be used with reference to this, taking into account the local concerns noted above.

Policy reference:	Policy IA5 - Footways, Pedestrian Links, Public Rights of Way
Policy Intention:	4.277 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.
Justification:	<p>4.278 Footpaths, bridleways and cycle paths can make an important contribution to sustainable connectivity, the reduction in greenhouse gas emissions, and provide important opportunities for residents to use for their exercise, well-being and enjoyment of their surrounding environment. Such routes may also be wildlife corridors through fields and built-up areas. However they are only useful if they are available and perceived to be safe, reasonably pleasant and take a reasonably direct route from where people start (usually their home) to where people want to be.</p> <p>4.279 Therefore important that they are not adversely impacted upon by development, and that where possible new development is well related to the network.</p> <p>4.280 The Parish is not very well provided with Public Rights of Way nor permissive footpaths, which limits access to the wider countryside, which is recognised in NDP Policy FAS 2.2.A. It is important therefore that the existing network is preserved and enhanced.</p> <p>4.281 Ponsanooth Parish Council has declared that it has a focus on public footpaths to be accessible and has identified proposals to extend the network. The implication of the Equality Act 2010 is that rights of way provision for disabled people has to be considered equally with that of other users. Applying the principle of 'Least Restrictive Access' which requires that all structures erected on rights of way must meet the highest possible standards and will benefit all users not only those with restricted mobility.</p>

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

Development, excluding agricultural dwellings, will be supported if it has safe walking routes to public transport, services, and facilities. If such routes do not exist, they should be provided, wherever possible, by creating new paths that connect to the existing network. These paths must meet the 'Least Restrictive Access' standard, ensuring they are accessible to all, including people with disabilities.

Proposals impacting public footways, pedestrian links, or Public Rights of Way must:

- a) Preserve the current network and its ambiance.**
- b) Respect heritage features such as stiles, hedges, and other traditional elements.**

If footways, pedestrian links, or Public Rights of Way are rerouted or incorporated into new developments, they should:

- a) Avoid unreasonable diversions.**
- b) Be integrated as part of a landscaped wildlife corridor, rather than simply along estate road pavements within the highway network.**
- c) Be accessible to all users, adhering to the 'Least Restrictive Access' principle.**

Notes. Unfortunately, the NDP does not include maintenance and repair in its legal remit of powers. However it can ensure that new developments are properly related to the public footpath network. The Parish Council has no duties to protect or improve footpaths. Since March 2020 it has worked with Cornwall Council under a Local Maintenance Partnership (LMP) agreement. Most Public rights of way cross private land, which is often the responsibility of the landowner or occupier for the footpath to be safe and usable.

5. INFRASTRUCTURE/LOCAL PROJECTS AND ONGOING PLAN MONITORING

- 5.1. An appropriate and balanced mix of new infrastructure is essential for the long term prosperity of Ponsanooth parish. This Plan will help to shape where new development should be located, and managing the impact new development will have involves protecting existing infrastructure and securing the timely investment in new infrastructure.
- 5.2. Local Projects are complementary initiatives that sit alongside the formal NDP. They do not create or amend planning policy, but they help address and tackle many of the same objectives through partnership-building, advocacy, practical management and service delivery. By working this way these projects can bring benefits to the community without requiring changes to land use regulations. In particular, working with partner agencies in particular Cornwall Council, as well as other infrastructure providers and landowners will be important to ensure that new or improved infrastructure is delivered prior to, or in conjunction with, new development. It is anticipated that 'developer contributions' from new developments will be sought to support the funding necessary to achieve the vision in the Plan. It is also anticipated that funding support will be necessary from other sources such as grant funding.
- 5.3. Based on feedback and awareness the Parish has identified a number of local projects which these contributions should help to fund which will benefit the parish and wider area. These projects vary in their scope and cost and there is no certainty on their delivery timescales, however by providing this list will give all stakeholders an awareness of our parish priorities. Decisions on which projects would be supported will involve discussion with a range of stakeholders including developers and Cornwall Council as local planning authority based on their particular circumstances.
- 5.4. **Enhancing Transport and Road Safety** Promote the use of existing walking, cycling and riding routes by improving signage and infrastructure in partnership with Cornwall Council's Environment Service and landowners, and explore opportunities to extend the local network. Seek grants to maintain/repair where needed the footpath network through and around Ponsanooth village. Work with the Cornwall Council Highway Authority, Local Planning Authority and other stakeholders to identify and implement improvements to highway safety, with a focus on the following:
- 5.4.1. 'Footpaths connecting people'**
- Pellyn Downs/Pelean Cross to Ponsanooth
 - Cosawes Park to Ponsanooth
- 5.4.2. 'Footpaths connecting Villages'**
- Perranwell Station to Ponsanooth
 - Sithians to Ponsanooth
 - Mabe to Ponsanooth (in particular continuing the existing pavement next to the A39)
- 5.4.3. 'Footpaths for safety'**
- Footpath widening on St Michaels road opposite the Stag Hunt pub.
- 5.4.4. Road Safety improvements**
- Pelean Cross; a dangerous junction for Traffic and Buses crossing junction, Bus users, cyclists, pedestrians, residents in the area, residents of Pellyn Downs, school bus users, access to post box. This also effects the Parishes of Perranaworthal, Gwenap and Stithians
 - Parking improvements at Kennall Vale Woods
 - Kennall Vale school pedestrian crossing
 - Road safety improvements to St Michaels Road and Commercial Hill to improve safety for Pedestrians



5.4.5. Rail Halt/parking facilities

- A plan to introduce a new rail halt on the Maritime Line above the Old School House (in the location of the proposed allocated area in the NDP)
- Potential Park and Ride (Truro and Falmouth)

5.5. Regeneration following the closure of the Methodist Chapel

- Parish Council becoming a Burial Authority (at the existing Grave yard)
- Parish Council taking on responsibility for maintenance of the old Grave Yard
- Supporting the regeneration of the Old Methodist Chapel for community use

5.6. Save the Stag Community Project

- To support the community ownership project and provide advice where needed to ensure any schemes are successful. (see Policy FAS1)

5.7. Open Space and Leisure

- Ponsanooth Playing Field improvements
- Improvements to the Krowji building on the Playing Field
- Improvements to Ponsanooth Village Hall
- Enhancements of Green Spaces (either owned by PPC or public open spaces)
- Enhancements to Treluswell Roundabout and the Open Space adjacent the Roundabout (currently owned by Cornwall Council)

5.8. Improving Digital Connectivity in our parish

- Liaise with internet and mobile network operators to boost mobile signal coverage of 'not spots' by encouraging new telecommunications infrastructure in our parish in suitable location(s).

5.9. Resilient Sewage and Drainage Infrastructure

- Liaise with South West Water the Environment Agency and Cornwall Council Highway Authority regarding any leaks, surface water run off and blocked drains.

5.10. Environmental Stewardship and Biodiversity

- Seek to partner with the Wildlife Trust and local landowners to create wildflower verges, restore hedgerows, manage community orchards, monitor river quality and deliver school based ecology clubs

5.11. Community Energy and Sustainability

- Collaborate with community energy cooperatives, housing association and grant funding bodies to install solar panels on community buildings, trial ground source heat pumps in new developments and continue to set up EV charging points in public spaces

5.12. Health and Social Care Services

- Advocate with NHS Kernow and Cornwall Council Adult Social Care and nearby GP practices to enhance or establish outreach clinics and nursing and befriending services for older or isolated residents

5.13. Voluntary Emergency Response

- Establish a community first responders network in collaboration with Cornwall Council Emergency Management and the local volunteer group

5.14. ONGOING PLAN MONITORING

Monitoring the Effectiveness of the NDP and its policies

Monitoring the Neighbourhood Plan ensures our community's strategy—such as new affordable housing provision, CiL spending priorities, and infrastructure—is actually being delivered. Monitoring tracks whether the Plan policies are effective and helps ensure we are meeting our needs, and identifies when or where any plans or policies need updating. The Parish Council will be the responsible body for ensuring the NDP is monitored and a Monitoring Framework will be published following adoption of the NDP to show how this will be achieved.

6. JARGON BUSTER

6.1 The 'Jargon Buster' explains what the technical terms unavoidably used in this document actually mean.

Community Plan (also known as Parish Plans)

Community plans are produced through collaboration between local residents and representatives of public, voluntary and private sector organisations and businesses. Community plans seek to influence and inform public bodies, organisations and other service providers about the priorities for people in the plan area.

Cornwall Local Plan

A plan setting out the spatial vision and strategic objectives of the planning framework for Cornwall. Our Neighbourhood Plan must conform to the strategic principles and policies of the Local Plan.

Development Plan

The Development Plan is the heart of the planning system. The Development Plan sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.

The law says that planning decisions must be taken in line with the Development Plan unless material considerations indicate otherwise.

The Development Plan for an area is made up of the combination of strategic policies (which address the priorities for an area) and non-strategic policies (which deal with more detailed matters). In Cornwall it comprises the Cornwall Local Plan, the Site Allocations Development Plan Document, the Climate Emergency Development Plan Document, and Neighbourhood Plans, when they are brought into force, for the area that they cover.

Habitats Regulation Assessment

This is a requirement for strategies such as Local and Neighbourhood Plans that are likely to lead to significant effects on European sites of nature conservation importance.

Homeworking

This is defined as a householder and one or two other people working in a way which does not intrude on neighbouring properties adversely, for instance by increasing traffic, receiving large vehicles, generating noise or odours, or by working anti-social hours.

Local Planning Authority

A local planning authority is the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the United Kingdom

Localism Act

The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation:

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

Listed Building

A building or structure listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as having special historic or architectural interest. Listing brings it under the consideration of the planning system, so that it can be protected for future generations.

Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I

Grade II* (referred to as 'two star') buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II*

Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

National Planning Policy Framework (NPPF)

The NPPF sets out the planning policies for England. This was a key part of the reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Framework sets out planning policies for England and how they are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

Neighbourhood area

A neighbourhood area has to be formally designated for a neighbourhood plan or order to be produced

Neighbourhood Plans

New type of plans introduced by the Localism Act. They will be prepared by town/parish councils, and develop detailed planning policies for a town/parish (or part of them) in general conformity with the council's Local Plan

Planning Advisory Service

The Planning Advisory Service helps councils provide faster, fairer, more efficient and better quality planning services. See www.pas.gov.uk

Permitted development

Certain types of work can be carried out without needing to apply for planning permission. These are called "permitted development rights". Often referred to as 'PD'.

They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings.

Permitted development rights are more restricted in Conservation Areas, and the Area of Outstanding Natural Beauty.

'Prior approval' process.

Some proposals for 'PD' developments involving tele-communications, demolition, agriculture or forestry are subject to a process whereby details are notified to the local planning authority prior to the development taking place

Qualifying Body

This is a town or parish council authorised to act in relation to a neighbourhood area for the purposes of a neighbourhood development plan

Statutory Consultees

Statutory consultees for the purposes of neighbourhood planning are defined within the Neighbourhood Planning (General) Regulations

Steering Group

A steering group is a committee of individuals made up of community representatives who will drive forward the neighbourhood planning project on behalf of the town or parish council.

Strategic Environmental Assessment

An assessment of the impact of certain plans and policies on the environment.

'Social Capital'

This refers to the network that exists between people, voluntary organisations, clubs and societies who have common values and are able to work together to make things happen in their community, for example by caring for more vulnerable people, environmental action, arts and community events. A sustainable community has strong social capital

Sui Generis

Latin phrase used to describe land uses which are literally, 'in a class of their own' and not found elsewhere in the Use Classes Order.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development. (Environmental appraisal covers only environmental impacts)

Town and Country Planning Act 1990

The Town and Country Planning Act 1990 is an act of the British Parliament regulating the development of land in England and Wales.

The Regs

The Neighbourhood Planning Regulations 2012 which set out the detailed rules for Neighbourhood Planning.

Use Classes Order

The legal definition of Planning land use classes defined under the General Development orders and various regulations:

Class E – Commercial, business and service

Use, or part use, for all or any of the following purposes:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public;
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public: (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for:
 - i. an office to carry out any operational or administrative functions,
 - ii. the research and development of products or processes, or
 - iii. any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

Class B2 (General industrial):

Use for the carrying on of an industrial process other than one falling within class E above.

Class B8 (Storage or distribution):

Use for storage or as a distribution centre.

Class C – hotels, hostels and dwelling houses

Class C1— Use as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided

Class C2— Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwelling houses)

Use as a hospital or nursing home

Use as a residential school, college or training centre

Class C2a – Secure residential institutions Prisons, young offenders’ institutions, detention centres, secure training centres etc.

Class C3— Use as a dwellinghouse (whether or not as a sole or main residence) by:

- (a) a single person or by people to be regarded as forming a single household,
- (b) not more than six residents living together as a single household where care is provided for residents,
- (c) not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)

Class C4—House in multiple occupation

Use of a dwelling house by not more than six residents as a HMO.

Class F.1 – Learning and non-residential institutions

Any use not including residential use:

- (a) for the provision of education,
- (b) for the display of works of art (otherwise than for sale or hire),
- (c) as a museum,
- (d) as a public library or public reading room,
- (e) as a public hall or exhibition hall,
- (f) for, or in connection with, public worship or religious instruction,
- (g) as a law court

Class F.2 – Local community

Use as:

- (a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:
 - i. the shop’s premises cover an area not more than 280 metres square, and
 - ii. there is no other such facility within 1000 metre radius of the shop’s location,
- (b) a hall or meeting place for the principal use of the local community,
- (c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,
- (d) an indoor or outdoor swimming pool or skating rink

Sui generis – No class specified Includes:

- (a) as a theatre,
- (b) as an amusement arcade or centre, or a funfair,
- (c) as a launderette,
- (d) for the sale of fuel for motor vehicles,
- (e) for the sale or display for sale of motor vehicles,
- (f) for a taxi business or business for the hire of motor vehicles
- (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles,
- (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906,
- (i) as a hostel,
- (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste,
- (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club,
- (l) as a night-club,
- (m) as a casino,
- (n) as a betting office,
- (o) as a pay day loan shop,
- (p) as a public house, wine bar, or drinking establishment,
- (q) as a drinking establishment with expanded food provision,
- (r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,
- (s) as a venue for live music performance,

- (t) a cinema,
- (u) a concert hall,
- (v) a bingo hall,
- (w) a dance hall

APPENDICES

Appendix 1: Design Checklist

Planning Application Design Checklist		
Item	Consideration	Yes or No? [Tick or Cross]
A	Settlement pattern	
1	Does the new design fit well with the existing layout of the area?	
2	Are the buildings at the right density for this area?	
3	Is the size of the new buildings appropriate for their plots?	
4	Does the new development blend well with the existing streets?	
5	Does the proposal enhance or preserve local landscape features, such as hills or water?	
6	Does the design consider important local landmarks and features?	
7	If near historical or special landscape areas, does the design protect and enhance these?	
B	Access	
1	Does the development encourage easy movement and avoid dead-end streets?	
2	Does it encourage walking and cycling with convenient layouts and facilities?	
3	Are new access points safe and suitable for existing roads and paths?	
4	Are access points and street layouts friendly to pedestrians, cyclists, and people with disabilities?	
C	Building Heights and Rooflines	
1	Is the height of the new buildings suitable compared to existing buildings?	
2	Does the development maintain privacy and avoid overlooking neighbors?	
3	Do the buildings fit visually within the surrounding area?	
4	If it's an extension, does it look smaller and secondary to the original building?	
D	Building line and boundary treatment	
1	Does the new development follow existing building lines and match neighbouring properties?	
2	Have boundary treatments (like fences or hedges) been chosen to fit well with the local style?	
E	Green spaces and street scape	
1	Are existing natural features protected?	
2	Are there safeguards to protect green spaces during construction?	
3	Does the development enhance connections between green areas for wildlife?	
4	Does the project include improvements to biodiversity and trees?	
5	Does the development impact the area's visual charm or peace, and are measures included to reduce this?	
6	Is there enough outdoor space for residents?	
7	If shared outdoor spaces are created, are they usable and well-maintained?	
8	Has safety been considered in the design?	
9	Does it encourage walking and cycling, and reflect local architectural style?	
F	Views and landmarks	
1	Are important local views and landmarks protected or enhanced?	
2	Does the design respect important views within the area?	
3	Does it create new views of the settlement and surrounding areas?	
G	Architectural details and materials	
1	Has the local geology and architectural character been reflected in contemporary or traditional design proposals?	
2	Are building materials suitable and high-quality?	
3	Can local materials be used to support local businesses?	
4	Have durable, easy-to-maintain materials been chosen?	
5	Does the design show careful planning, good materials, and details suitable for local weather?	

Planning Application Design Checklist		
Item	Consideration	Yes or No? [Tick or Cross]
6	Are the buildings designed for sustainability and user comfort? Do proposals align with the emerging Cornwall Policy for Climate Emergency DPD (Policy SEC1)?	
7	Are energy-efficient materials and methods used?	
8	Are details like windows and roofs carefully planned for local micro-climate weather conditions?	
H	Parking and utilities	
1	Is there enough parking for cars and bicycles?	
2	Does parking blend well with the overall design?	
3	Is there storage for mobility vehicles?	
4	Does the development provide good internet and home working spaces?	
5	Are bins easily accessible, convenient, and designed for recycling?	
6	Are bin storage locations convenient for collection?	
7	Are bin storage areas well-designed and attractive?	
8	Is there suitable access for maintaining utilities?	
9	Is renewable energy technology included and well-integrated?	
10	Does the lighting match the local area's strategy for public and private spaces?	

Appendix 2: Checklist for Permission in Principle [PiP] Applications

PiP only considers the *principle* of development, not the detailed design. The main considerations at PiP stage are usually:

- Location
- Land use
- Amount of development

Additional local criteria can help guide assessment and signal expectations for the subsequent *Technical Details Consent (TDC)* stage.

PiP Design Checklist		
Item	Consideration	Yes or No? [Tick or Cross]
A	Sustainability of Location	
1	Is the site located within or adjacent to a defined settlement area?	
2	Is it well-related to existing built development in terms of scale and pattern?	
3	Is it within a safe walking distance to essential services (e.g. shop, school, bus stop)?	
4	Does it avoid development in areas of known flood risk, coastal change, or land instability?	
B	Suitability of Proposed Use and Quantum	
1	Is the proposed land use (e.g. housing-led, mixed use) compatible with the surrounding uses?	
2	Is the proposed scale (e.g. number of dwellings) appropriate for the size and character of the settlement?	
3	Would the development support community vitality or infrastructure without overloading it?	
C	Environmental and Landscape Impact	
1	Is the site visually contained within the landscape (i.e. avoids ridgelines, exposed slopes)?	
2	Would development preserve the character of the local landscape or settlement area?	
3	Would it avoid significant harm to designated landscapes, heritage assets, or biodiversity features?	
D	Access and Connectivity	
1	Is safe and suitable access achievable from the existing highway network?	
2	Are there opportunities for footpath or cycleway connections to village centres or services?	
3	Would development reinforce or fragment the existing settlement structure?	
E	Deliverability and Constraints	
1	Is the site free from known contamination, ownership issues, or constraints that would prevent delivery?	
2	Can the site connect to existing utilities (e.g. water, electricity, drainage) without major infrastructure works?	
3	Is there clear potential to meet net gain in biodiversity or support local climate adaptation policies?	
F	Additional Local Criteria	
1	Is the site suitable for delivering a proportion of affordable housing?	
2	Would the proposal support delivery of specific local housing needs (e.g. 1–2 bedroom, accessible units)?	
3	Could the development layout feasibly include features like SuDS, EV charging, or renewable energy?	