

Report on proposed Development Boundaries for Ponsanooth Parish

October 2025

Background/Introduction

The NDP Group have recognised the need to manage new growth in the Parish in a way which addresses the identified need of our community but in an environmentally sustainable manner.

The question of where new development should take place and in what form is therefore very important to the Group.

The Group, taking advice from Cornwall Council's NDP team, has undertaken a number of surveys and assessments to inform our Settlement Strategy. The was to understand the level of need but also to understand what constraints and opportunities exist for new housing growth. Constraints in this context can mean environment constraints such as topography and infrastructure requirements such as accessibility to the road network and other services.

Underpinning the 'need' argument the Group's vision which is to locate new growth in our Parish in our principal settlement of Ponsanooth in a way which is able to foster the desirability of supporting the services and amenities in the village without detriment to the natural asses and the existing community.

The following evidence has been prepared to inform our Strategy:

- a) Housing Statement (see NDP)
- b) Affordable Housing need (available as a background report)
- c) Report on Settlement Boundaries – it is this Report which is detailed below.**

Appendix A of this Report provides an assessment of the housing evidence supporting the NDP, including an explanation for the minimum housing target for Ponsanooth parish. The Appendix also translates how this housing target should be delivered in the parish via a preferred delivery scenario.

Underpinning all the above evidence is an alternative Site Assessment, the Ponsanooth Local Landscape Character Assessment, and Heritage Assessment work which are all available for viewing and should be read in conjunction with this report.

Report on Settlement Boundaries

The Housing Statement and Affordable Housing evidence clearly identifies the need for new housing growth in our Parish. In order to properly plan for the required housing growth in such a way which accords with national and local planning policy, as well as our Vision, the NDP group have taken the decision to proceed to identify where development is in principle acceptable.

In order to do this it was necessary to follow Cornwall Council's planning guidance on new housing growth. Accordingly the NDP Group decided to follow the Council's settlement hierarchy which is set out in the Cornwall Local Plan (CLP) and in particular Policy 3. In brief, this Policy steers the majority of new housing growth in Cornwall to the main towns in Cornwall and Truro, and elsewhere new housing should be located at the smaller towns and villages, that can be identified in Neighbourhood Plans, in accordance with the principles of 'rounding off', 'infill' and 'exception' sites, as well as utilising previously developed land where appropriate.

In terms of infilling, Paragraph 1.65 to policy 3 of the CLP confirms that "For the purposes of this policy, 'infilling' is defined 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."

In terms of rounding off, Paragraph 1.68 of the CLP explains that rounding off applies to development on land that is substantially enclosed, but outside of the urban form of the settlement where its edge is clearly defined by a physical feature that also acts as a barrier to further growth such as a road.

More detailed guidance can be found in the Cornwall Council's Chief Planning Officer Advice Note on infill and rounding off. This sets out the key considerations that decision takers should take when considering new housing proposals in towns and villages. NDP Groups are advised to examine the housing distribution in their Parish areas and, where there are clusters or groups of houses that on the face of it could be suitable for new housing growth, consider the following key questions:

- Does the group of houses comprise a settlement?
- Would housing development form part of a continuous built frontage?
- Would house development be located within a "small gap"?
- Would housing here physically extend the settlement into the open countryside?
- Are there areas of previously developed land? (see definition below)

The CPOAN provides the following further advice which the Group took into account:

"In terms of Rounding off this is meant to provide a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth. When making a judgement on rounding off, the decision maker needs to review the settlement and the surrounding area by visiting the site as well as reviewing maps and photographs to understand where the physical and logical boundaries of the existing settlement are.

Rounding off development should not visually extend development into the open countryside and should be predominantly enclosed by edging features. The boundaries of some settlements can be irregular, and edges can include lower density development, large gardens that are important to the character and setting of the settlement and previously developed land. A judgement will be required on a case by case basis whether a site has the appearance of being within the physical boundaries of that settlement.

The presence of definite boundaries, landscape features, the history and nature of the land, whether it is despoiled, degraded, derelict or contaminated, existing development and topography will be important considerations in this respect.

Proposals must be adjacent to existing development and be contained within long standing and enclosing boundary features, for example, a road, Cornish hedge or stream. Suitable sites are likely to be surrounded on at least two sides by existing built development. Development resulting in the creation of a further site for rounding off is unlikely to be rounding off in itself."

Using the criteria established above, the Group firstly identified the following places as settlements to which a settlement boundary could be recommended:

- Ponsanooth
- Burnthouse
- Fourcross
- Lower Treluswell
- Roskrow

Note on Cosawes Residential Park Estate

The Cosawes Residential Park Home estate is a single, privately run estate containing approximately 116 park home units and home to 175 residents mainly of pensionable/retirement age. While residents own their own park home unit, the land upon which the units are sited is leased to the estate landowners. The communal grounds on the estate are managed and maintained by the landowners who also provide mains electricity and water supply and sewerage to the units (there is also heating oil available). There are occupancy restrictions on

the Estate which is for 18+ only. The estate does not provide any public amenities and there are no shops or related community facilities on site, although there is a daily bus service to Truro and Falmouth.

Having regard to the characteristics of the estate and the ownership status and the available facilities, the NDP Group did not consider the Cosawes Park Home estate to comprise a Settlement for NDP planning purposes and accordingly has not assessed the site as suitable for new housing growth.

Criteria for definition of the Development Boundary.

Taking into account guidance from Cornwall Council (in particular guidance on defining settlement boundaries and the Chief Planning Officer Advice Note on Infill/Rounding Off) the following local criteria was used to determine the boundaries of the settlements:

1. General Rules

Take into account the Local Landscape Character Assessment and Historic Environment Report. Reflect and respect the landscape and historic character and built form of the settlement, taking into account biodiversity and protection of wildlife habitats, important heritage features, access to facilities, services and transport links and the presence of safe walking and cycling links.

2. Defining the Boundary

Follow clearly defined features such as field boundaries, roads, streams, walls, well-established fences, curtilage of properties (including residential gardens) physically linked to the built part of the settlement

Include:

- a) Gardens of properties unless particularly large and extend into the open countryside or have significant environmental constraints (see (j) below).
- b) any existing development (residential, employment and other built uses) including Rural Exception Affordable Housing sites which have been completed or are under construction.
- c) any existing planning permissions: these could reasonably include both permissions and application sites where there has been a decision to grant PP subject to completion of a S106 and other agreements, but otherwise undecided applications should not be included at this stage.
- d) traditional rural buildings which have been converted to residential use, together with their residential curtilages providing they do not project substantially into the countryside.

- e) redundant traditional agricultural buildings with potential for conversion.
- f) redundant modern agricultural buildings but only if the buildings have had a lawful use and have been redundant for at least 10 years.
- g) small gaps in otherwise continuous built frontages that do not extend the settlement into the open countryside and could provide opportunities for infill by a small number of dwellings.
- h) rounding-off opportunities at the settlement edge formed by small areas of land with at least two sides substantially enclosed by development, and where the other boundaries are clearly defined by long standing physical features that can act as a barrier to further growth (such as a road, Cornish hedge, or substantial hedgerow) and would not visually extend development into the open countryside.

Exclude:

- i) sites with unimplemented planning permissions for Rural Exception Affordable Housing.
- j) particularly large gardens which are considered to extend into the open countryside or gardens which have significant environmental (flooding, SSSI etc), historic environment, or infrastructure constraints which mean it not likely to accommodate sustainable development.
- k) separate curtilages to dwellings (e.g. many cottages in Cornwall have detached allotments) which are clearly detached from the main body of the settlement.
- l) isolated or sporadic development, free standing, individual or groups of dwellings, farm buildings or other structures which are of a different character to or clearly from the main built-up area.
- m) larger scale amenity land, such as parkland, kick-about areas, and club playing fields.
- n) single depth development (ribbon development) along roads leading out of the town unless physically well related to it.
- o) working farms with modern agricultural buildings situated alongside the existing boundary.

The resultant boundaries that are recommended are identified in the maps in this Report.

Analysis

Taking each settlement in turn our findings were as follows:

Firstly a number of desk top workshops took place in summer 2022 to look at the planning histories of each settlement, paying particular attention where available to decisions on planning applications and/or appeal decisions. The workshops also examined maps to gain an appreciation of the layout of the settlements, the inter relationship between built form and neighbouring uses/features e.g. roads and hedges, and the facilities on offer within each settlement.

A walkover site visit around each settlement took place on November 2022 and notes/photographs of the visit is appended to this NDP. The walkover visit was invaluable to understanding the layouts of the settlements in the context of their location.

Ponsanooth

This is the main settlement within the Parish for housing and services, and as explained elsewhere in the NDP supporting evidence, is spatially the principal location for new housing development in our Parish. Following an examination of the planning histories and planning constraints around the village, as well as a walk over around the village edge the following observations are drawn:

The Village is considerably 'hemmed in' by the physical constraints of the River Kennall to the north and east and steeply sloping wooded land to the south and west (comprising the World Heritage Site). To the east the presence of the flood plain is a major constraining factor. Elsewhere the pattern of the road network is such that the village is relatively poorly connected to the main road network other than the A393 which runs north/south through the village. There are a number of planning decisions on land to the north which has confirmed that that general area is not well located to Ponsanooth. Further, the parish boundaries are closely drawn around the village too. For all these reasons the opportunity for new housing growth is very limited to a few parcels of land to the east along the A393 but still adjacent to Ponsanooth (the main housing allocation is located in this area).

Burnthouse

This is a small settlement with some businesses that straddles the A393 in a rural area. There are no public services or amenities here although the hamlet is served by a bus stop. The main A393 bisects the settlement which is unlit with no footway and is subject to the national speed limit and therefore presents a need for careful consideration for any new development here. To the east lies the Truro-Falmouth Branch Line which is a further significant physical feature. There are some opportunities for new housing utilising a large parcel of land of previously development land although would need to be mindful of the access difficulties mentioned above.

Overall the lack of any services or amenities, and the dominating presence of the A393 means that the opportunity for any housing growth is very limited.

Fourcross

There are several clusters of properties that historically have grown outwards from around the Treluswell roundabout, however due to their relatively isolated location and lack of connectivity have been discounted from this assessment – these include a number of properties to the east and west. However there is a line of residential properties to the south which has good connection to a small shop and petrol filling station, and where there is a good footway as well as access to a bus stop. Spatially this group comprises a line of houses in between the A39/B3292 and a minor road and is served by a bus stop which acts as a physical boundary to any new development. It is considered that this area comprises a settlement although its rural location and the desire to stop the spread of further housing into the open countryside limits any new housing growth in the area.

Lower Treluswell

Lower Treluswell comprises a small group of houses and businesses on the east side of the A3292 within a rural location. There are no services or amenities in this settlement nor is there a permanent bus stopping service. A former industrial building (the Brewery) has recently been converted into houses, with a number of houses developed within the curtilage of that site. Elsewhere there are very few opportunities for any small scale housing growth. There have been a number of appeal decisions to the north and east which have prevented any new housing growth in those areas on the basis they are either not well connected and/or would push development into the open countryside. To comply with the NDP and CPOAN on new housing location any new housing could only reasonably be located within residential curtilages where there is adequate space. For all these reasons it is not considered that there are opportunities for housing growth on the edges of this settlement.

Roskrow

This is a small group of properties and a few small businesses to the west of the A39. There are no public services or amenities here and is relatively poorly connected to the main road network being accessed by a lane leading from the A39. Historically there have been a number of residential conversions from the previous agricultural use, which when combined with the existing housing stock does give this group a distinct form and shape. In terms of housing growth the settlement is constrained by Ancient Woodland and a large swathe of TPO woodland around the north, west and south. Further, the presence of a Grade II Farmhouse is a constraint on new housing towards the east and south. For all these reasons and the lack of any services or amenities it is considered there is very limited opportunity for new housing growth.

Appendix 1

Notes and Definition of terms

It is recognised that the terms 'settlement boundary', 'development boundary', 'development limit' and 'red line' tend to be used interchangeably and can cause confusion. Therefore, for the purpose of this Report and the NDP the phrases should mean as follows:

'Settlement Boundary' comprises the **existing** physical extent of a settlement;

'Development Boundary' is the area around a settlement that includes existing built form plus any **future** adjacent housing growth including infill or rounding off opportunities.

In either case the terms should be used to describe a line which defines the separation of urban and rural areas, beyond which more restrictive countryside planning policies apply for the location of new housing.

Rural Exception sites: These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the Local Plan. Policy 9 sites are not restricted to the enclosed site characteristics set out in the Chief Planning Officers Advice Note (CPOAN).

Open countryside: The Chief Planning Officers Advice Note says that 'Open countryside is beyond the physical boundaries of existing settlements where they have a clear form and shape and is part of an expansive area before the next settlement. The open countryside may include areas containing groups of dwellings which might not constitute a settlement, due to the lack of a clear form and shape.'

Previously Developed Land (PDL): Annex 2 of the National Planning Policy Framework (July 2021) "*Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure*"

Note - are Residential Gardens PDL? Case law holds that gardens within a built-up area (i.e. within a Development Boundary) are not to be considered as PDL so therefore there is no special NPPF encouragement to see them developed. However infill and rounding off policies will apply to them so in the interests of maintaining local character it is important that there is also an NDP policy with criteria to ensure that development proposals are consistent with the

context of their site and surroundings in terms of design, height, scale, massing, orientation, materials, established/traditional building line practice and the historic and landscape character etc.

What about properties with large gardens on the edge of settlements?

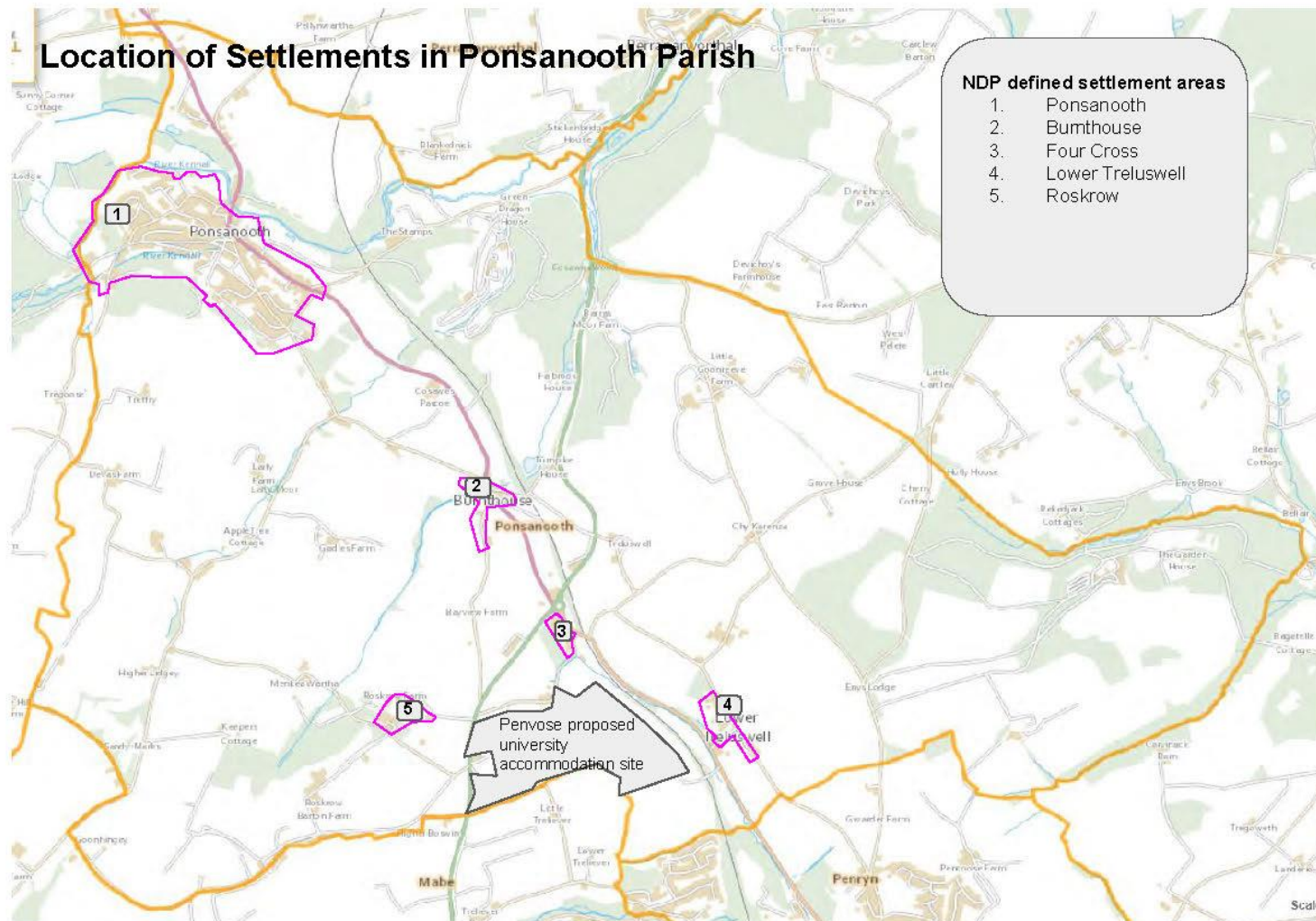
Residential gardens outside of built-up areas in sustainable locations (i.e. on the outside edge of a Development Boundary) are considered to be PDL and the NPPF encouragement of development applies to them. This means they could be more likely to be developed. It is logical therefore that residential gardens, and properties with larger gardens, on the edge of the settlement should be included within Development Boundaries so that the special NPPF encouragement of development does not apply to them, and that NDP infill and rounding off policies will.

Properties with larger gardens that project into the surrounding countryside, or with significant environmental (flooding, SSSI etc), historic environment, or infrastructure constraints should be excluded as development on them will not be considered to be sustainable.

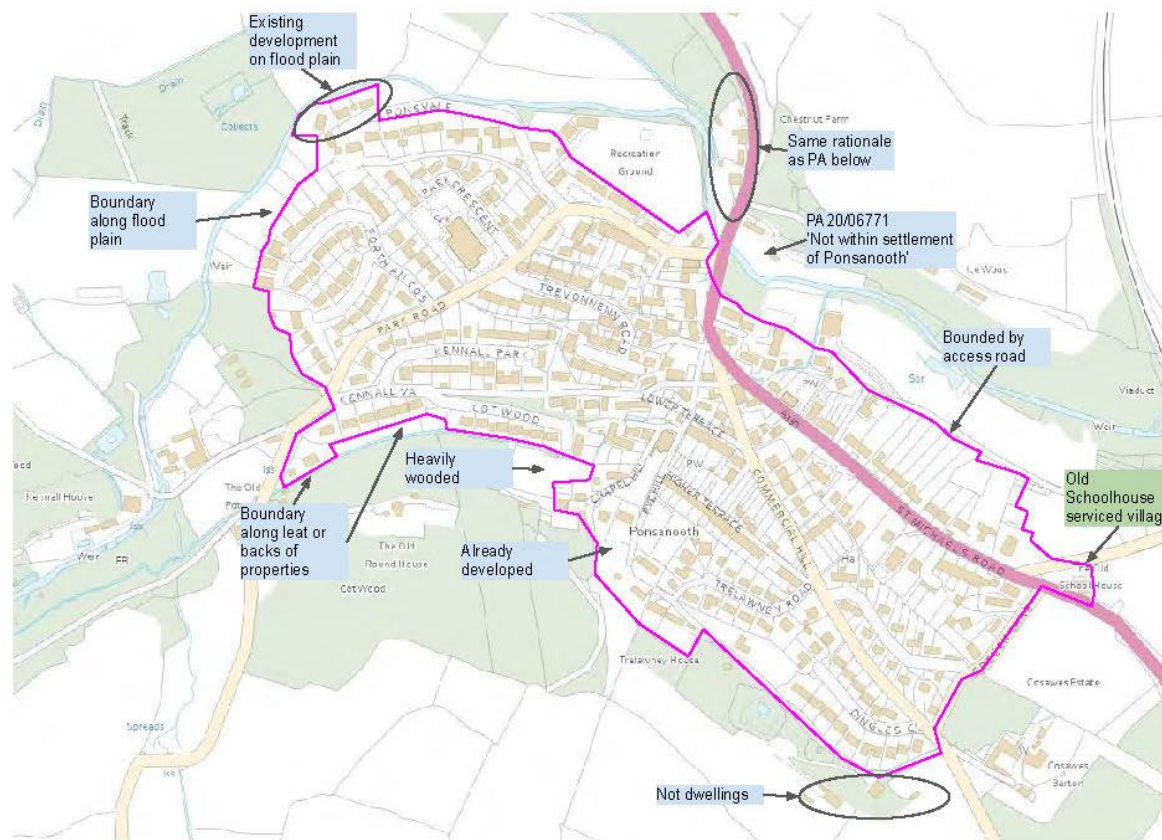
Note on existing development boundaries

Historically, some of the settlements in Cornwall had defined development boundaries in their District or Borough Local Plans (also referred to as settlement boundaries). These would now be out of date, and none are retained for planning purposes by the Cornwall Local Plan (CLP) so there are no development boundaries in place in Cornwall, unless they are defined in a neighbourhood plan. Whilst these older boundaries may be informative, they should not be the basis for the future definition of the boundaries. It should be added that the majority of Ponsanooth Parish lies in former Kerrier DC area to which no settlement boundaries were adopted in a Local Plan.

Settlement boundaries November 2022



Ponsanooth Development Boundary



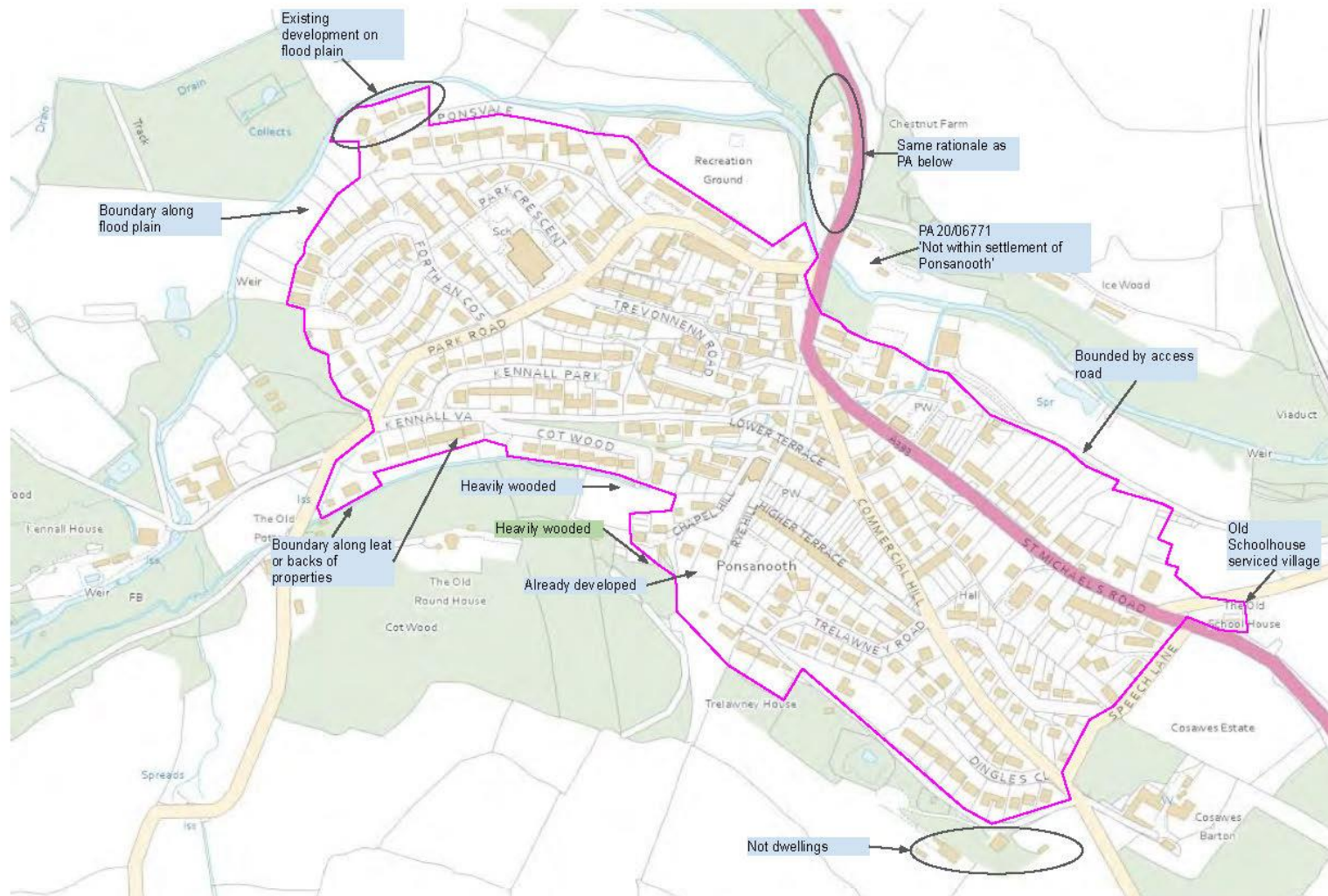


Photo evidence shown as with ref no. 1

Ponsanooth Development boundary incorporating site A

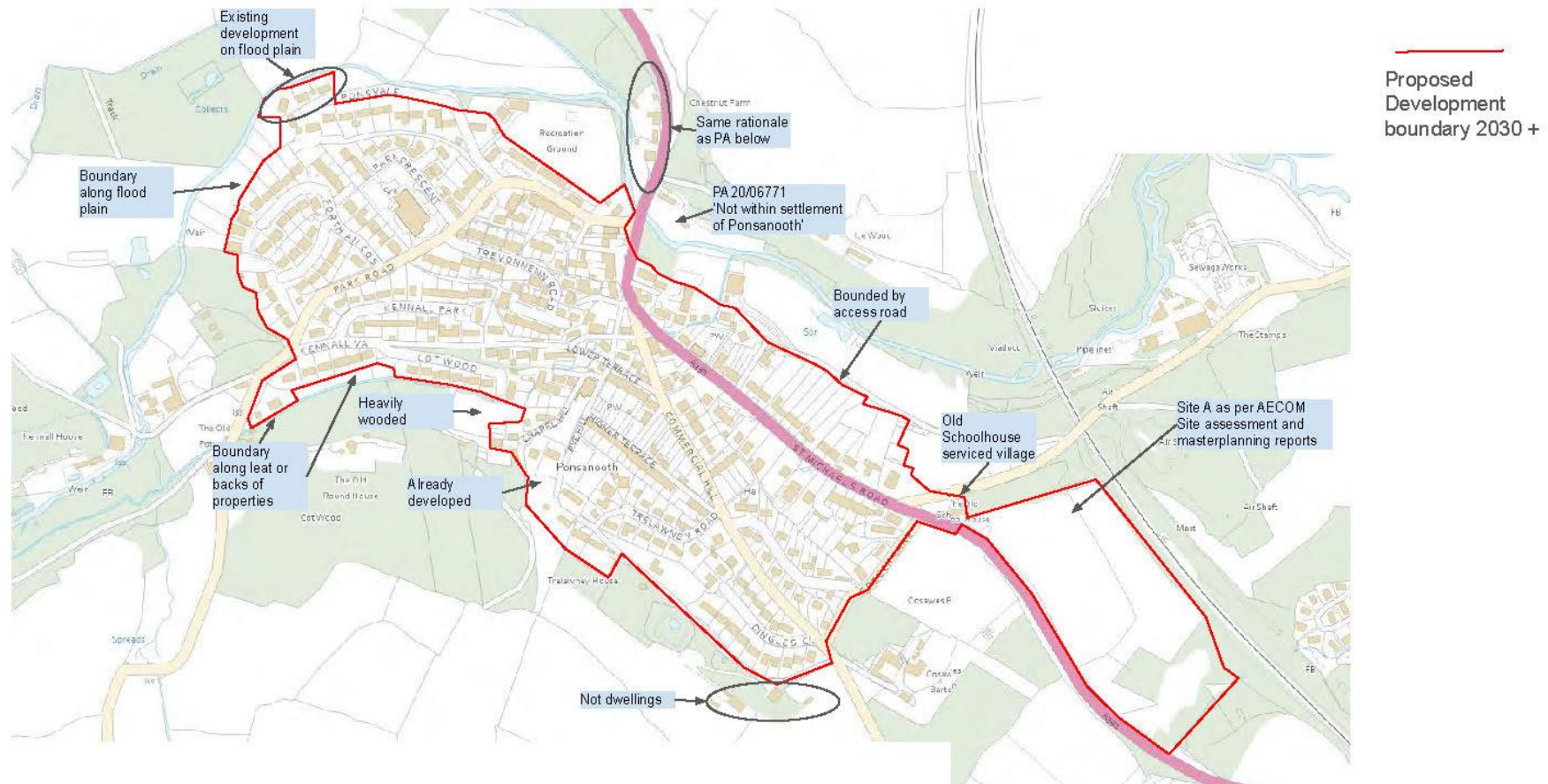

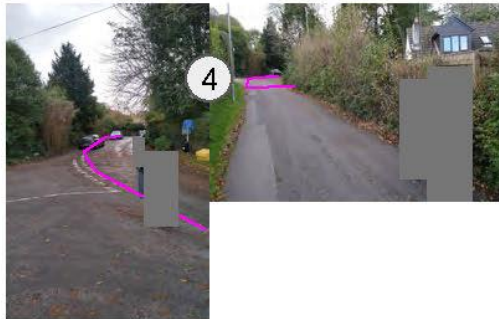


Photo record of Ponsanooth boundary walk 4/11/22

No 1 of 3

Photo evidence shown as with ref no.  Open Green space  settlement boundary 



Showing steep heavily wooded area outside boundary



Photo record of Ponsanooth boundary walk 4/11/22
No 2 of 3




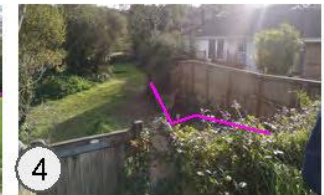
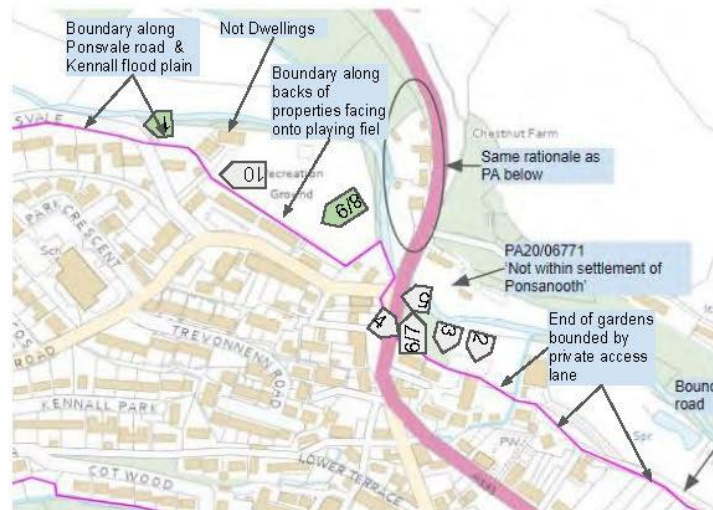
Photo evidence shown as with ref no.  Open Green space  settlement boundary

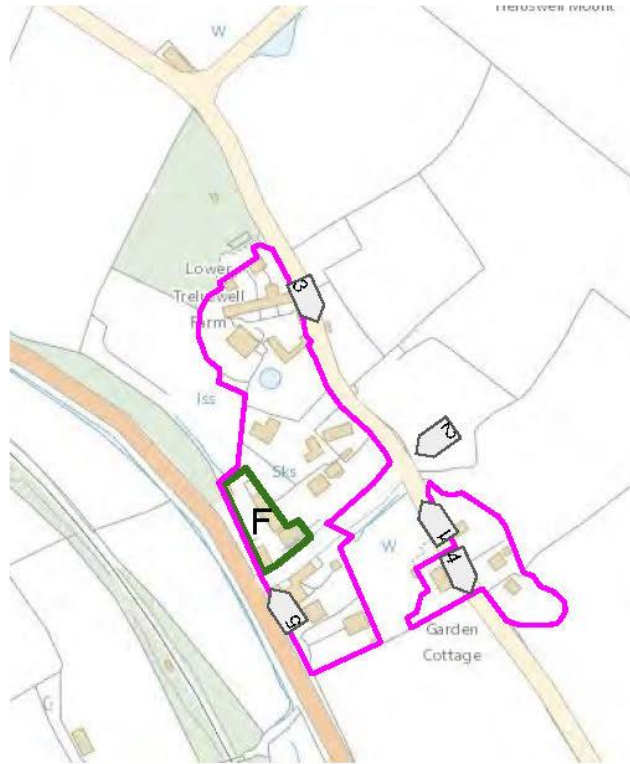


Photo record of Ponsanooth boundary walk 4/11/22
No 3 of 3

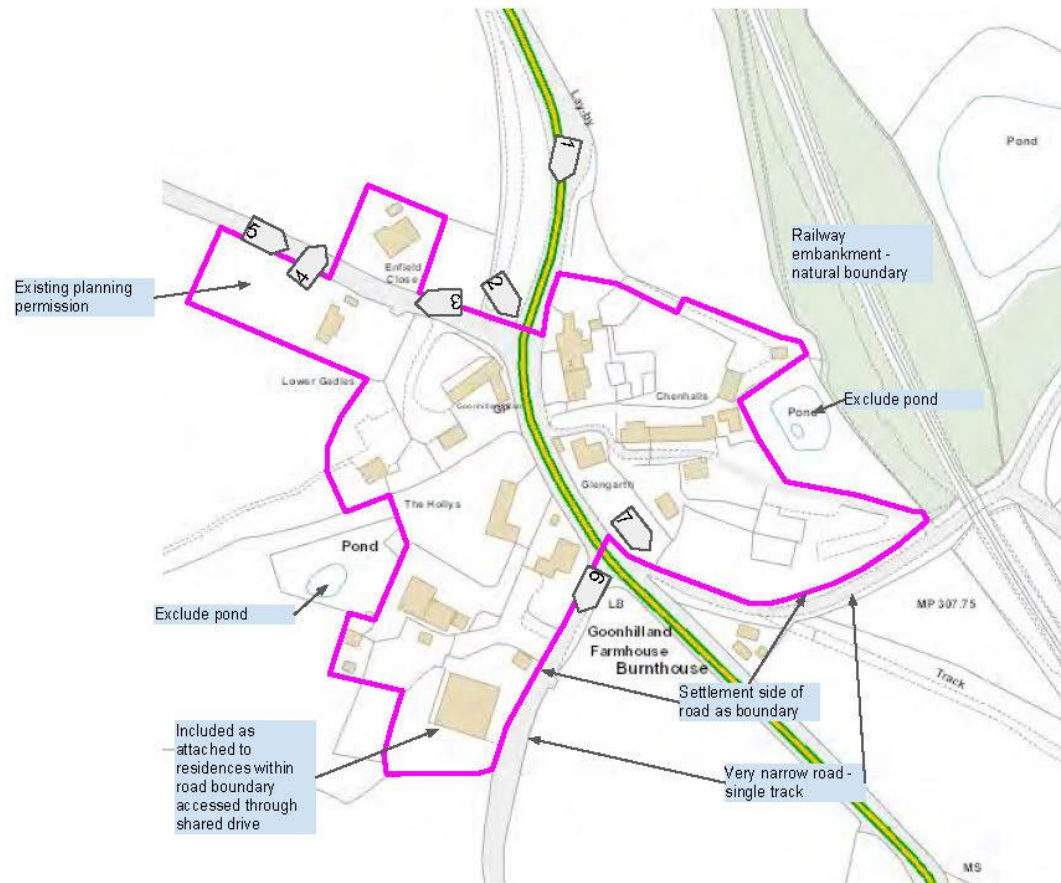
Photo evidence shown as with ref no.  Open Green space  settlement boundary 



Lower Treluswell



Burnthouse settlement boundary visit 14/11/2022



Meeting 15/11/2022

Include previously developed land within settlement boundary, bounded by natural features of road.


Exclude pond.

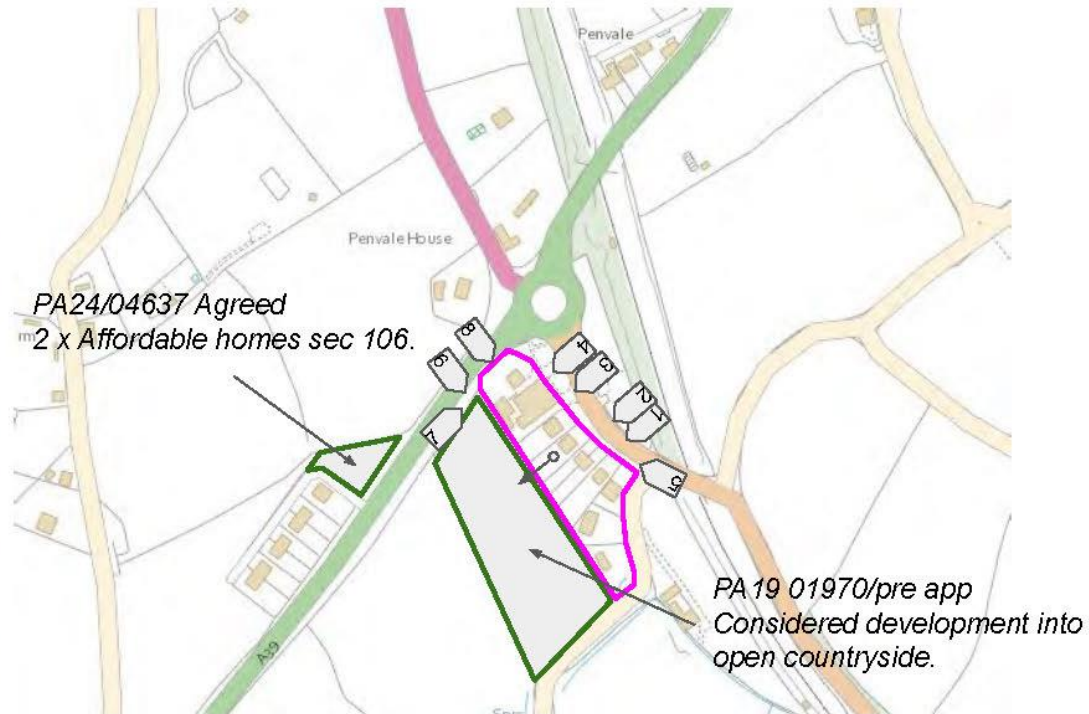


Four Cross settlement boundary field visit 14/11/2020

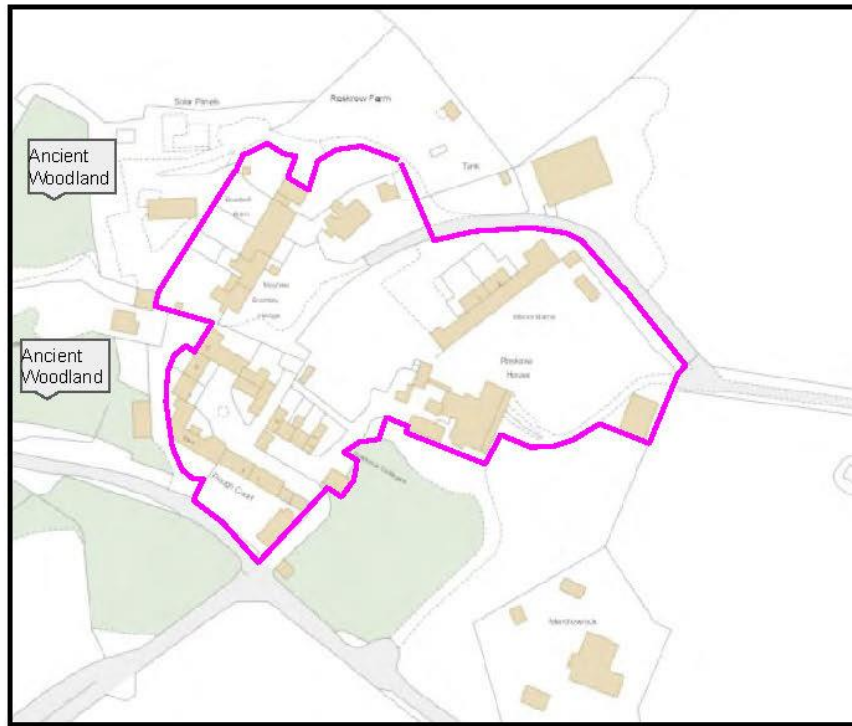
Rationale

- Direct access to main road routes
- Main bus services to Falmouth, Penryn, Redruth & Truro.

Photo evidence shown as with ref no. 



Roskrow settlement boundary visit 14/11/2020



Boundary rules as previous work:-

- bounded by settlement side road edge.
- Exclude peripheral developed land across roads
- Acceptable low level development 1's or 2's.
- Excluded TPO's and Grade listed buildings with limited development i.e. replacement on same footprint.
- Efficient re-use of existing buildings within settlement boundaries for residential would be supported.



PONSANOOTH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN HOUSING EVIDENCE REPORT

1. **Introduction** This report sets out the evidence that underpins the housing policies and strategy of the Ponsanooth Neighbourhood Development Plan (NDP), in line with national and local planning requirements. It considers the context of Cornwall Council's housing targets, local housing need, market conditions, and infrastructure capacity.
2. **Policy Context and General Conformity** By March 2023, the Falmouth/Penryn Rural Network Area had already exceeded the Cornwall Local Plan (CLP) 2010–2030 minimum housing requirement of 600 dwellings. The NDP was therefore not required to allocate further housing to remain in general conformity with the Local Plan.
3. However, following the December 2024 update to the National Planning Policy Framework (NPPF), Cornwall Council declared on 9 January 2025 that the CLP's housing supply policies were no longer sufficient to meet revised government targets. Consequently, Policy 2a (Key Targets) and parts 1 and 2 of Policy 3 (Role and Function of Places) are now considered 'out of date'. Cornwall Council therefore produced an **Interim Planning Policy Position Statement** to set out how the 5 year housing land supply would be restored.
4. The Ponsanooth NDP must therefore align with:
 - The adopted Local Plan's strategic policies that remain consistent with the revised NPPF.
 - The government's presumption in favour of sustainable development.
 - Cornwall Council's Interim Planning Policy Position Statement (2025).
5. **Determining the Local Housing Requirement.** The NDP must establish an indicative housing requirement that reflects the latest NPPF expectations and local conditions. Key factors influencing this figure include:
 - Local affordable housing need (registered and hidden).
 - Evidence from parish-wide surveys in 2016 and 2018.
 - The need for a responsive approach to the local housing market.
 - Community priorities, including a potential rail halt.
 - The need to help address the broader Cornish housing crisis.
 - Government methodology for calculating local need.
6. **Affordable Housing Need.** As of January 2025, 20 households were registered on Homechoice for affordable rented housing in Ponsanooth, with the following demand:
 - 10 one-bed
 - 7 two-bed
 - 2 three-bed
 - 1 four-bed
7. A 2021 local Housing Needs Survey identified a further 20 households in need who were not registered with Homechoice. The true level of affordable housing need is therefore estimated at around 40 households.

8. Current affordable housing provision (35 units) does not meet this need and is poorly matched to demand. Just 5% of homes in the parish are affordable, compared to the rural Cornwall average of 8%.
9. **Market Housing Context.** A review of local estate agency listings shows:
- A healthy turnover of property.
 - Sustained demand driven by proximity to Truro, Falmouth, and the universities at Penryn.
 - Pressure from lifestyle buyers, raising prices beyond local affordability.
10. Given the small scale of local settlements and environmental sensitivities, it would not be appropriate to rely on mass housing growth to reduce prices. However, provision for local families able to purchase on the open market remains important.
11. **Delivery Trends and Future Supply**
- 41 dwellings completed from 2010 to 2023 (average 3/year).
 - 24 additional dwellings with extant permission.
 - Projected rate of 5/year to 2030 = 35 dwellings.
12. **Community and Infrastructure Considerations**
- New residents help support existing local services.
 - Significant new service provision (e.g. shops) unlikely unless housing exceeds 700–1,000 dwellings – considered unsustainable for Ponsanooth.
 - A potential new rail halt at Ponsanooth has local support; developer contributions could help fund it.
13. **Cornwall Housing Crisis Response.** Cornwall Council’s ‘Securing Homes for All’ strategy (2022) promotes:
- Ending homelessness.
 - Improving access to homes.
 - Increasing affordable housing supply.
14. The Ponsanooth NDP can contribute by supporting:
- Affordable and specialist housing.
 - Rural exception sites.
 - Community-led and self-build housing.
 - Affordable tenure and mix targets.
15. **Indicative Housing Requirement.** Based on the government’s affordability-adjusted methodology, an indicative need of 60 dwellings to 2030 has been identified. After deducting 24 existing commitments, the remaining requirement is **36 dwellings**.
16. However, based on local needs and infrastructure considerations, the NDP should set a minimum target of **75 dwellings**, distributed as:

Housing Type	Units	Notes
Affordable Housing	40	Local needs-based

Housing Type	Units	Notes
Market Housing	35	For local market and turnover
Total	75	Minimum target to 2030

17. Delivery Strategy. Taking into account the NPPF 2024 provisions, the Cornwall Local Plan Policies 2 and 3 [parts 3 and 4], the Interim Planning Position Statement the main means for delivering the new housing requirement should 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.
- 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 Burtthouse, 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.

18. 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.

19. Supporting Sustainable Growth. Development should be directed to sustainable locations and designed to:

- Conserve environmental quality
- Support walking, cycling, and access to services
- Align with Cornwall Council's updated guidance on housing growth, design, infrastructure, and climate adaptation

20. The Ponsanooth NDP should aim to deliver at least 75 dwellings by 2030, helping meet both affordable and market housing needs. This will be achieved through a balanced, sustainable, and locally supported approach, aligned with the updated NPPF and Cornwall Council policies.

21. Site Allocation Options. To identify the most appropriate site to allocate, taking into account the range of sustainable development considerations applicable, a **Site Assessment Report** was commissioned from AECOM to evaluate potential housing development sites.

22. Assessment Methodology. An ‘Initial Longlist’ of 12 sites, drawn from various sources including Cornwall Council’s SHLAA, local landowner submissions, and community suggestions. **Site Assessments** were then carried out based on criteria such as:

- Access to services and facilities
- Landscape and visual impact
- Biodiversity and flood risk
- Heritage and archaeological sensitivity
- Deliverability and landowner intentions

23. A Traffic light rating was used for each criterion (green = low constraint, amber = moderate constraint, red = significant constraint). Engagement with stakeholders and site visits informed the assessments.

24. Key Outcomes from the assessment. Several sites were found to have significant issues (e.g., poor access, flood risk, landscape sensitivity) and were excluded. Sites at Mill Hill and behind Trewithen Terrace had potential but scored lower in sustainability and deliverability.

25. The ‘Preferred Site’ was Land behind the Old School, with a Capacity for ~50 homes (including at least 20 affordable), as it was well-located with good access to services and potential link to a proposed rail halt, had no major constraints identified, and exhibited strong alignment with community aspirations and NDP policy goals.

26. The Assessment recommended that the preferred site, ‘Land behind the Old School’ be allocated for residential development, land be safeguarded land for the proposed rail halt, integrating this with the development site.

27. As a next step a Site Masterplan was commissioned from AECOM to:

- Provide a high-level **illustrative masterplan** for a potential housing site in Ponsanooth to support the emerging Neighbourhood Plan.
- Set out principles to **guide sustainable, well-integrated development**, in line with national and Cornwall Council policies.
- Draw on site analysis, design best practice, and engagement with the community.

28. The Vision for the Masterplan was: ‘ A sustainable, attractive, and affordable place that respects the local landscape and character while delivering a mix of homes’, with the objectives being to

- Provide a **range of housing**, including affordable homes.
- Promote **sustainable development** (energy efficiency, biodiversity, water conservation).
- Preserve and enhance **local character** (landscape, views, topography).
- Enable better **connectivity** (especially via a proposed rail halt and park & ride).

29. Site Context

- 4.7ha site on the eastern edge of the village.
- Bordered by A393 (main road) and the Falmouth-Truro railway line.
- **Opportunities:** new rail halt, park & ride, integration with landscape, existing trees and hedgerows.
- **Constraints:** steep topography, access safety concerns, gas pipeline easement, mature trees and drainage considerations.

30. Design Principles. The report identifies key place-making priorities:

- Interconnected street layout.
- Distinct character appropriate to Ponsanooth.
- Active frontages and corner treatments.
- Retention of green features, biodiversity net gain.
- Sustainable design and materials.
- Strong pedestrian and cycle connectivity to village and rail halt.

31. Masterplan Options. Three layout options were explored:

Option 1: Density Optimised

- 120 homes (26 dph), including flats and 3-storey buildings.
- 40% affordable.
- Smaller open space footprint.
- Higher urban intensity and housing numbers.

Option 2: Open Space Optimised

- 84 homes (20 dph), 42% affordable.
- Emphasis on larger green areas and landscape integration.
- Mix of apartments and houses.

Preferred Option (Option 3)

- 50 homes at low density (11 dph), 40% affordable.
- Mix: mostly terraced, semi-detached and detached homes.
- Large open space, central green corridor, all mature trees retained.
- Southern **park & ride** with 60 spaces; bus stop for circular service.
- Optimised for **biodiversity**, visual integration and **low-impact development**.

RECOMMENDATIONS FOR THE PONSANOOTH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

1. The Ponsanooth NDP should aim to deliver at least 75 dwellings by 2030, helping meet both affordable and market housing needs. This will be achieved through a balanced, sustainable, and locally supported approach, aligned with the updated NPPF and Cornwall Council policies.
2. The preferred site emerging from the Site Assessment Report, 'Land behind the Old School' be allocated for residential development, land be allocated for housing development.

- 3. That Development Option 3 be adopted for policy guidance on the format of the development.**
- 4. Land alongside the preferred housing allocation site be safeguarded for future use as a park and ride facility and railway halt and ancillary facilities.**
- 5. Any major residential development should be expected to contribute appropriately to the provision of the P&R/Halt.**