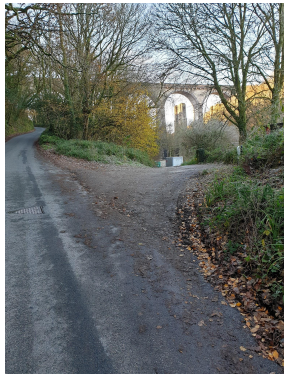


# Neighbourhood Planning Consultation Statement



## Ponsanooth Parish NEIGHBOURHOOD PLAN [2026 – 2030] CONSULTATION STATEMENT 1/7/2026



## Contents

1. Introduction	3
2. Background to the Preparation of the Neighbourhood Plan	4
3. How the Neighbourhood Plan Was Prepared and the Consultation Process	5
4. Pre-submission Consultation Responses	14
5. Summary of key changes to the draft plan following consultation.	21
Appendix 1 – Masterplan extracts from AECOM report	25
Appendix 2 – List of Statutory Consultees notified of Pre-submission Neighbourhood Plan Consultation	27
Appendix 3 – Letter Used to Notify Statutory Consultees	30
Appendix 4 – Pre-submission consultation communications	32
Appendix 5 – Pre-submission Consultation Response Form	34
Appendix 6 – Responses Received to the Pre-submission Consultation	35
Appendix 7 – Schedule of draft plan modifications from consultation comments review.	37

## 1. Introduction

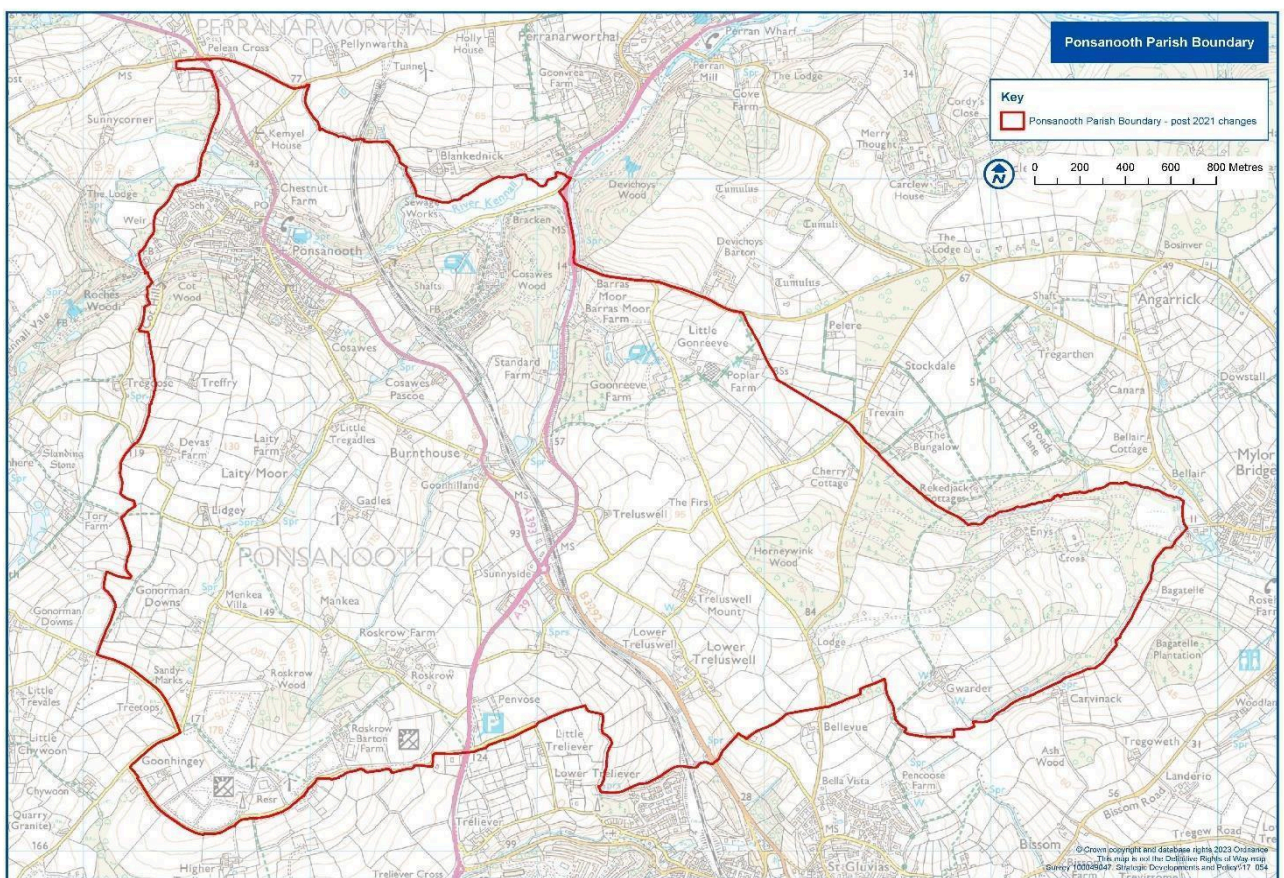
- This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Ponsanooth Parish Neighbourhood plan.
- The legal basis of this consultation statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
  - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - explains how they were consulted;
  - summarises the main issues and concerns raised by the persons consulted; and
  - describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.
- The policies contained in the Ponsanooth Parish neighbourhood plan are a result of extensive engagement and consultation with the residents of Ponsanooth Parish as well as statutory bodies. Work has involved surveys by the NDP steering group both to set the initial position and objectives of the plan, information posts on local social media sites as well as open sessions on specific topics (e.g. parking in the village). In addition there have been several information days using the Ponsanooth fair day as the catalyst, presenting progress and options. At each of these sessions feedback was taken. This feedback helped to clarify the details of the plan document, fine tuning policy development and making it fit for purpose.

## 2. Background to the Preparation of the Neighbourhood Plan

- Ponsanooth Parish lies to the north west of Penryn/Falmouth conurbation with the A39 (Truro to Falmouth) and the A393 (Falmouth to Redruth) running through the predominantly rural parish. As the pressure on housing on the coastal urban areas increases we are seeing developments moving closer to this parish. This led to a concern that developments could take place which we would have little or no influence over. The parish has its own internal challenges and the development of a Neighbourhood plan is seen as a way of looking after those parish needs whilst meeting the need for more housing.
- The Neighbourhood Development Planning (NDP) team was set up to develop the plan on behalf of the Parish Council and throughout its existence there have been Ponsanooth Parish Councillors on the team as well as parishioner volunteers. They used the following themes identified by stakeholders as matters that should be addressed in the plan:-
  - Housing - delivering the Cornwall local plan 2016 allocation
  - Economic and Social enhancement
  - Community Facilities
  - Built Character and Environment
  - Transport and Travel
  - Sustainable development
- Ponsanooth Parish Council is the qualifying body and has prepared the plan through the working group of volunteers supported by consultants, Cornwall Council housing, planning and Open space departments. Funding has been provided from Ponsanooth Parish Council and 5 individual grants totalling £14,920 through the Government Neighbourhood Planning Initiative (GNPI) via Locality. The GNP1 also provided technical support packages from AECOM covering:- Site Allocation and Assessment, Masterplanning and Design Codes.

### 3. How the Neighbourhood Plan Was Prepared and the Consultation Process

- The Ponsanooth Parish Neighbourhood plan has been prepared under the requirements of the Government's Planning Regulations and in particular, has involved considerable local community engagement to gather evidence for the content of the Plan and later inform the neighbourhood plan's direction and policies. The content of the Plan has been generated and led by the community and shaped by comments and feedback from surveys, updates via the local periodic 'Ponsanooth Post', exhibitions, open meetings and drop-in events to ensure that the plan reflects the priorities and aspirations of the community.
- This Parish was originally designated when it was called St Gluvias Parish in September 2016.
- Due to changes to the St Gluvias Parish boundary following a community governance review in May 2021 which included a name change to Ponsanooth Parish, the new parish area, as illustrated on Map 1 was redesignated by Cornwall Council on 16th Jan 2023. This is the area that the Ponsanooth Parish Neighbourhood plan now covers.



Map 1 - Ponsanooth Parish designated area 16th January 2023

## Publicity and events

- We have ensured to the best of our ability that the process has been:

- **Inclusive** – Including a variety of people and groups such as:-
  - working people
  - people with disabilities
  - young people
  - older people.
  - ethnic minorities

Offering everyone who lives and works in Ponsanooth Parish opportunities to fully take part in the neighbourhood plan by using a variety of engagement methods. These included open invite sessions in the early days of the Steering group to attract people from the parish to be part of the steering or working groups.

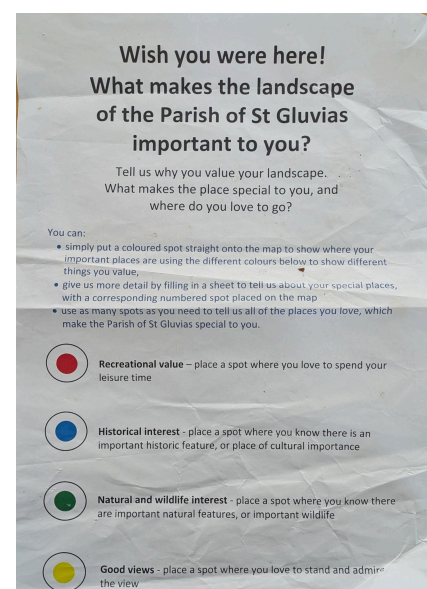
- **Comprehensive** – Identifying all aspects of life in Ponsanooth Parish for which we need to plan for the future.
- **Positive** – Bringing forward proposals to improve the quality of life in Ponsanooth Parish.
- **Supported** – Where there is a need for professional support to complete the process, this has been achieved through networking i.e contacts with Cornwall council, specialist area consultancy or project management support. Financed where required by grant funding from GNPI via Locality or from Ponsanooth Parish Council.

- The following key events have since taken place to engage with the wider community:

- **November 2016** - inaugural meeting hosted in the village hall cafe by the key stakeholders from the then St Gluvias Parish Council. It was an open meeting with members of the public invited to attend to understand what a Neighbourhood Development Plan was all about. This meeting laid out the parameters of what an NDP could and could not deliver and identified the key challenges that the Parish Council as the key stakeholders felt an adopted NDP could help the Parish with. Several volunteers who attended the meeting joined the NDP team. Some of which have been with the process right up to submission.
- **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;



**Image group 1 - July 2017 fair day**



- **March 2018** - the NDP Steering Group adopted a Community Engagement Strategy; In order to ensure that the parishioners were able to keep up to date with what was happening in the NDP process, all steering group minutes and agendas were made available on the Parish Website.
- **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 4 side A4 document was posted in a St Gluvias NDP branded envelope to all postal addresses in the St Gluvias Parish including a pre-paid return envelope. In addition copies of the survey were available in the petrol garage at 'Four Cross', Ponsanoth Village Hall and Ponsanoth village shop with branded post boxes to return completed surveys. To complement this an online survey was also set up to enable digital replies.



In total there were 149 responses across the various collection methods.

- Of the 101 responders to the question about ‘Do you think it is a good idea for the parish to have a neighbourhood plan’, 100 said yes.
- In terms of the most important themes identified by respondents these are listed as follows: (with corresponding total number identified as ‘5’ or ‘4’):
  - Where development should take place 127
  - Transport/Traffic 126
  - Type of Development 126
  - Wildlife and environment 117
  - Public footpaths/open spaces 114

The results from the paper and digital survey provided the NDP team with a list of priorities and issues from the people of the parish. This formed the basis of the NDP plan, creating a vision and led to the evidence gathering phase of the plan development.

- **June 2019** - the Steering Group undertook its second parish wide communication to all households, to provide a ‘progress update’ since the previous survey and publish the findings of the feedback responses. There was also a section asking where people thought development of new housing should take place with maps of the key settlements in the parish. Also for the first time there was information about the potential for a rail halt and asked for feedback on this concept. In addition there were 2 online surveys publicised in the document.
  - A Business survey asking business owners what they needed in the Parish Plan.
  - A Commuter survey asking transport forms used to get to and from work.

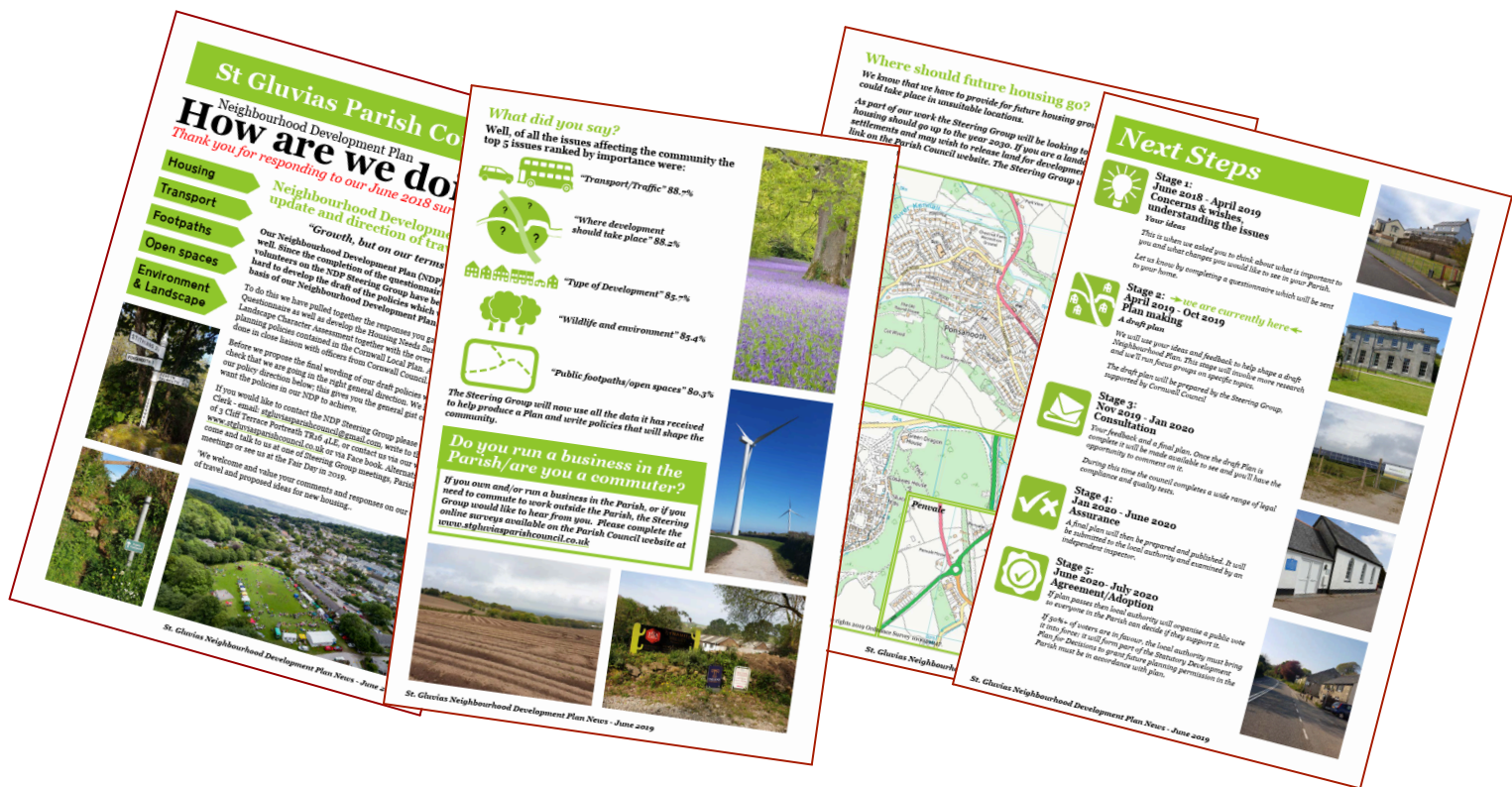


Image group 3 - June 2019 parish wide leaflet with survey feedback and 2 new online surveys.

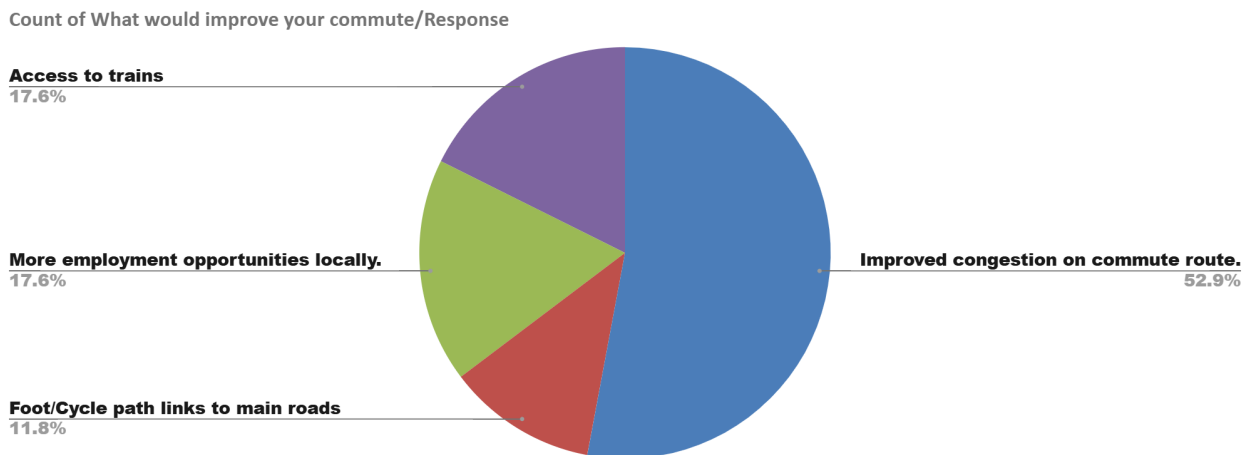
**Business Survey**

There was very limited response from the business survey with only 4 completed responses.

**Commuter Survey**

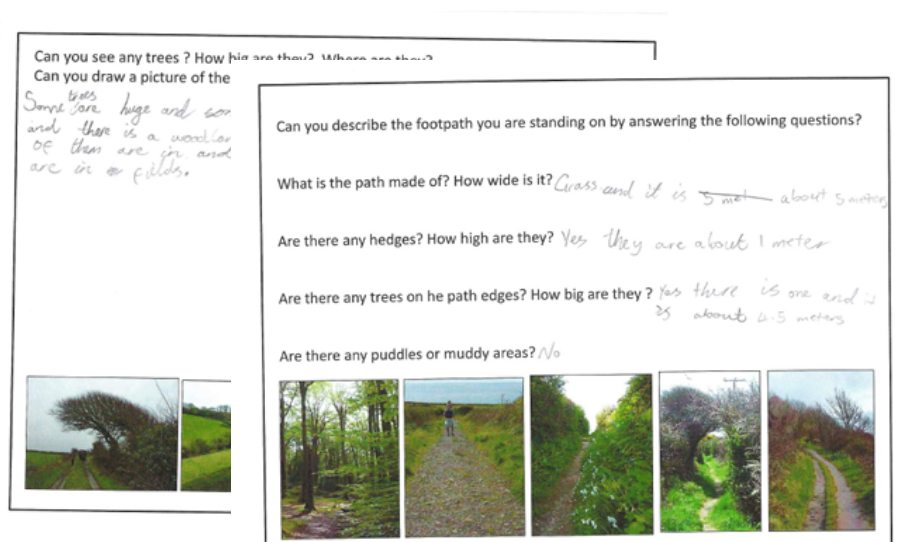
The commuter survey was more popular with 17 respondents, all car users for commuting, with destinations from Penzance in the west to St Austell in the east. 6 respondents had moved into the parish since this destination had become their place of work.

The improvements that would help in the commute:-



**Chart 1 - showing results of the computer survey**

- **June 2019** - In conjunction with Cornwall Council Landscape officer and Kennall Vale School we engaged in a landscape character survey by visiting the Roskrow solar farm and writing about their perceptions of the landscape. Each child had a landscape pack and commented on what they saw, what they felt and what things were important to them.



**Image group 4 - showing participants from Kennall Vale school involved in a Landscape character survey. Including examples of completed worksheets.**

- **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. The meeting was well attended with strong views on the problems faced in the 4 key areas of discussion. The outputs of the meeting helped to shape the development of the plan, reinforcing the need to ensure that any scale development only took place on main roads and to ensure that new dwellings had adequate off road parking.

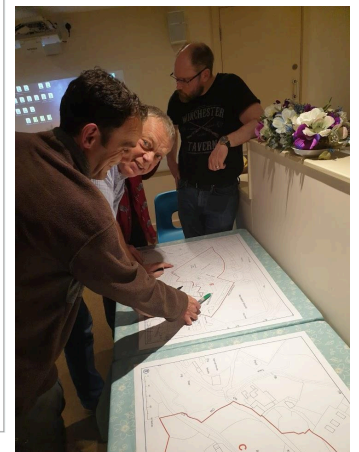
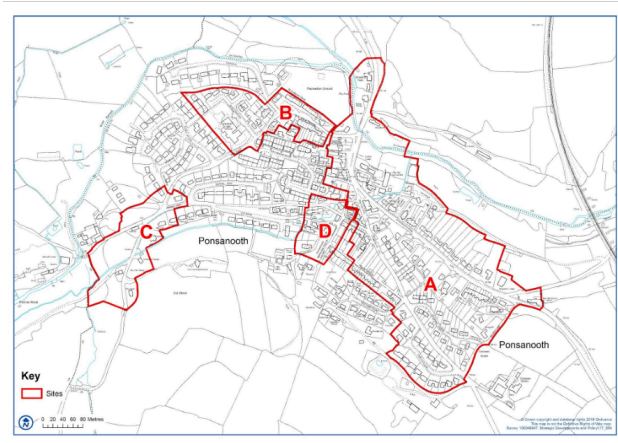


Image group 5 - Ponsanooth parking consultation meeting, The advertising poster, the 4 sector map of ponsanooth under discussion and a phot of attendees discussing the issues.

- **March 2020 - January 2021** - Covid restriction -no meetings took place.
- **March - April 2021** - By utilising a new service from Cornwall Council’s Housing team we commissioned on behalf of the Parish Council a parish wide Housing Needs Survey, seeking views on a range of housing related issues to enable a better understanding of housing need. This survey was subsequently updated with revised housing register figures on 3 occasions in 2023, 2024 & 2025.
- **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 which showed a parish wide need of 26 families seeking affordable housing.;
- **June 2023** - the Parish Council and Steering Group held 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;

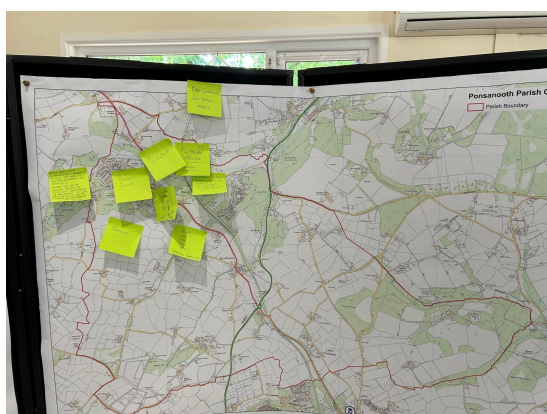
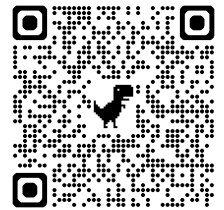


Image group 6 - pictures of the comments boards on the plan so far and the emerging masterplan.

- **April 2024** - the Steering Group used the newly re-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. A new website was developed to house the latest completed documents and reports called, '[Plan4ponsanooth.co.uk](http://Plan4ponsanooth.co.uk)' accessible via this QR code.



### **Regulation 14 Pre-submission Consultation**

On Monday 6th of October 2025 the Ponsanooth Parish Council were briefed on the readiness of the draft plan to be submitted for Regulation 14 consultation. The plan and timescales were approved by the Parish Council, enabling the publicising of the upcoming consultation to start and the draft plan to be published. A statutory consultation period of 6 weeks was initiated on 13th of October. The consultation was scheduled to end on 24th November 2025 but was extended by a further 3 weeks (15th December 2025) for responses due to requests from some respondents for more time. All the statutory Regulation 14 consultees, as advised by Cornwall Council were consulted. The full list of bodies consulted are shown in Appendix 2 and the letter used to notify them is included in Appendix 3.

### **How we Publicised the Consultation**

The Regulation 14 pre-submission consultation was publicised in the Ponsanooth Post which was hand delivered to all occupied dwellings in the Parish before the 13th of October (see appendix 4). It contained an 8 page article on the NDP process, the pre-submission consultation and a headline list of the policies the draft plan contained. It also included details of how to get more information, when and where the open sessions would be, where feedback forms were available and how to access the online feedback form and document archive. In addition posters were placed on the parish noticeboards, at the village shop, in Cowsawes Park Homes estate and at bus stops. The village facebook 'Ponsanooth Post' was also used and a specific NDP facebook page was created to publicise the consultation.

### **Image 7 - Poster advertising upcoming Reg 14 Consultation**



The last page of the 8 page article also included details on how to get further information:-

- Access digital copies of the key plan documents via the Plan4ponsanooth website.
- How to access the Parish web page with links to 'The Plan' website.
- QR codes created shortcuts to the documents/feedback form.
- Where to have access to hard copies of the plan and the supporting documents.
- How to provide comments on the plan either by completing a paper form or utilising an online survey
- When and where the 3 open team member supported sessions would take place to allow any questions to be raised.

A key part of the consultation was the 3 open sessions that took place in the Village Hall Cafe on the following dates:-

Saturday 25th October	- 10:00 - 16:00
Tuesday 28th October	- 17:00 - 20:00
Friday 31st October	- 09:30 - 12:30

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

**What happens next?**

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

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

**How can you contribute at this stage?**

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

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

Weekend session	- 10:00 – 16:00	Saturday 25th October
Weekday Evening session	- 17:00 – 20:00	Tuesday 28th October
Weekday Morning session	- 09:30 – 12:30	Friday 31st October

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

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

Complete the online feedback survey during the 6 week period or by scanning the QR code here or going to:-  
[www.Ponsanooth-pc.gov.uk/neighbourhood-plan/](http://www.Ponsanooth-pc.gov.uk/neighbourhood-plan/)

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

**THANK YOU FOR PROVIDING COMMENTS BY 24th NOVEMBER 2025**

Ponsanooth Neighbourhood Plan October 2025 – consultation

**Image 8 - Page 8 of the Ponsanooth post article**

The sessions were staffed by members of the steering team and hard copies of the key documents were available to read, with a large version of the 8 page pamphlet that had been delivered to householders as the story board to the Plan. Large scale A0 drawings and maps provided detail of the Parish and the proposed site as well as the Masterplan of the site.

The Saturday session partly overlapped a Coffee Morning held in the Hall Cafe, promoting attendance.

In addition to the local parish based consultation statutory consultees were contacted via email and in some cases by letter. The text used in the contact can be found in Appendix 3. A list of the bodies contacted and which ones responded to the contact can be found in Appendix 2. A list of parishioners who responded, with their contact details can be found in a separate document titled, 'Residents contact details.pdf'

### **What happened following the consultation period.**

Following the Reg14 consultation the comments from the paper forms at the village shop and the electronic survey collected comments were combined with statutory consultees and other interested bodies. The comments were sorted into common themes and cross referenced to the policies that they related to.

Following discussion on each comment/policy intersection amendments to the policy were made. A summary of these changes is available in Section 5 and Appendix 7 identifies the document with the details of the changes.

Following a meeting at the Ponsanooth Parish Council meeting on the 6th of March 2026, where the revised plan was approved for submission subject to review when all the submission documents had been collated.

**Post Regulation 14 feedback April 2026 -via Ponsanooth post.**

Once accepted by Ponsanooth Parish Council, a further communication to the parish via the Spring Ponsanooth Post informing people of the response to the Reg14 consultation.

It covered the high level of support for the policies and the plan with an explanation of the next stages following the imminent submission to Cornwall Council.

Again the methods of accessing details of the plan and the evidence base on the Plan4ponsanooth website were included in the communication.

**Ponsanooth Neighbourhood Development Plan (NDP) Update following—Public Consultation**

**Thank you for your comments on the draft Plan!**  
The NDP Group wanted to say a big thank you for taking the time at the end of last year to read the draft Plan and its policies, and to pop into one of our Exhibitions we held at the Hall. We truly valued everyone's input and comments.

As well as hearing from the community we also consulted with a range of local and national bodies, groups and other stakeholders, both statutory and non statutory.

It was very reassuring to see the majority of responses were positive and supportive across all the key themes in our Plan with 83% in favour of the plan, its aims and the policies that had been developed

**Reg 14 response summary**

Theme	In favour	Out of favour	Neutral	Public
World Heritage	85%	10%	5%	0%
History	80%	15%	5%	0%
Employment	75%	20%	5%	0%
Heritage	80%	15%	5%	0%
Local Government	80%	15%	5%	0%
Public Services & Leisure	80%	15%	5%	0%
Energy	80%	15%	5%	0%
Climate Change	80%	15%	5%	0%
Infrastructure	80%	15%	5%	0%
Health	80%	15%	5%	0%
Other	80%	15%	5%	0%

**Ponsanooth Neighbourhood Plan March 2026 - update**

**What did we do to the plan following the feedback?**

The comments we received from the 6 week consultation from both yourselves and the other consultees were reviewed by the Steering group. These resulted in approximately 70 changes, mostly additions, to the draft plan. These changes provided a closer fit with your views.

Remember of course this isn't the Plan of the NDP Group or the Parish Council's – it is YOUR Plan as it has been written to reflect your priorities and to comply with national and local Government planning policy. Without a Plan there is a real risk the community do not get their priorities met, or worse we have other peoples priorities imposed upon us.

This is why on behalf of the community we are looking to welcome growth in our Parish *but on the community's terms*.

With the plan updated we prepared to present the revised plan to the Ponsanooth Parish Council. On the 9th of March they approved the plan to be submitted to Cornwall council.

Thank you again for all your contributions.

**What Happens Next?**

As shown on the diagram to the right, the next step is to submit the modified Plan to Cornwall Council who will then carry out their own further consultation. This will give everyone the opportunity to comment on the modified plan once again.

All being well at that stage, the Plan will then go to an Independent Examination, before a public referendum hopefully later this year. At that referendum a majority support the plan as published it will become 'made in law' and form part of the planning application process.

We will keep everyone updated on progress throughout the year.

A final big thank you again for your support and patience, we are being careful as this is our collective futures.

**The NDP Steering Group**

**Ponsanooth Neighbourhood Plan March 2026 - update**

**Plan is made in law**

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

**Image group 9 - showing the 2 page post Reg 14 feedback published in the Ponsanooth Post Spring 2026**

#### 4. Pre-submission Consultation Responses

- In total 25 people and 11 organisations responded to the pre-submission consultation, as listed below. The schedule of comments and the responses of the Ponsanooth Parish Council are set out in Appendix 6 of this consultation statement. As a result, the submission version of the neighbourhood plan has been amended. These changes are in the made plan column of the Appendix.

The following individuals and organisations submitted comments:

Individuals are listed by reference number in Appendix 6.

Statutory bodies and other organisations

- Cornwall Council Planning and Housing
- Cornwall Council Affordable Housing Team
- Defence Infrastructure Organisation (MOD Safeguarding)
- Historic England
- Network Rail
- National Highways
- Sport England
- Police (Designing Out Crime)
- South West Water
- Ponsanooth Playing Field Association
- Save The Stag Hunt

#### A summary of the key issues that have been raised were:-

The Regulation 14 consultation generated responses from **25 individual residents**. Several respondents provided comments on multiple questions and topic areas within the draft Neighbourhood Development Plan.

For the purposes of analysis and reporting, each discrete representation relating to a specific question, policy area, or topic has been treated as an individual comment. On this basis, a total of **86 individual comments** were recorded and analysed.

This approach enables a clear and transparent understanding of the range of issues raised by the community and ensures that all substantive points, whether supportive, neutral, or critical, are captured and considered in the refinement of the Plan.

Overall, the consultation responses demonstrate strong endorsement of the Neighbourhood Plan's direction and ambition. Residents broadly support the Plan's objectives and recognise the considerable work undertaken to balance growth, community needs, and environmental protection.

The issues most frequently raised by respondents relate to housing delivery and transport connectivity, with particular emphasis on the provision of affordable homes for local people and improved rail and public transport links. These matters are seen as central to maintaining Ponsanooth as a sustainable, inclusive, and well-connected village.

Protection of the natural environment, landscape, and village character emerged as a non-negotiable priority for many residents. There is strong support for robust policies safeguarding green infrastructure, biodiversity, valued landscapes, and wildlife corridors, alongside concern that new development should not undermine these assets.

While the overall approach of the Plan is widely supported, consultation responses also highlight several areas where further clarification or strengthening was required. In particular, residents seek greater realism and transparency regarding the deliverability of a future rail halt, clearer evidence that infrastructure capacity, including transport, drainage, and sewage, can accommodate planned growth, and stronger assurances that affordable housing will genuinely meet local needs. There is also a clear expectation that any larger development sites, especially the land behind the Old School, should be accompanied by robust mitigation measures to address environmental impacts, infrastructure pressures, and potential effects on village character.

### **Detailed Analysis**

#### **VISION**

- Strong overall endorsement of the Neighbourhood Plan as coherent, well thought out, and community-focused.
- Widespread desire for a vibrant, living village, supporting young families while retaining heritage, landscape quality, and community assets.
- Recurrent emphasis on connectivity, particularly access to Truro, Falmouth, and the national rail network.

#### **Quotable sentiments**

- “A comprehensive and coherent NDP.”
- “Ready to launch and will be a truly well-considered plan.”
- Desire to avoid becoming a “faceless dormitory suburb”.

#### **Implications**

- The Vision is broadly sound and strongly supported.
  - Emphasis on balance, growth with identity, and accessibility is well aligned with resident expectations.
- 

## **HOUSING**

### **Objectives**

#### **Support for:**

- More housing in principle.
- Clear prioritisation of affordable, rented, and local-needs housing, particularly for younger people.

#### **Key concerns**

- Skepticism about whether “affordable housing” will genuinely benefit local people.
- Preference for infill and rounding-off before large greenfield sites.
- Infrastructure capacity, especially sewage, flooding, and roads.

#### **Ponsanooth Housing Requirement**

- General acceptance that new housing is unavoidable and nationally required.
- Support conditional on location, scale, and affordability delivery.

#### **Delivering the Housing Requirement**

- Repeated concern that large sites may overwhelm infrastructure and landscape.
  - Desire for evidence that housing delivery aligns with local need, not speculative demand.
- 

### **Policy H1 – Village Development Boundary**

- Generally accepted, provided it limits sprawl and protects surrounding countryside.

- Residents emphasise clarity in what is “inside” versus “outside” the boundary.
- 

## **Policy H2 – Housing Mix**

### **Strong support**

- Smaller units.
- Affordable rent and social housing.
- Homes suitable for young families and older residents.

### **Concern**

- Fear that market housing will dominate delivery.
- 

## **Policy H3 – Land behind the Old School**

### **Highly polarised response:**

#### **Supporters highlight**

- Opportunity for housing plus a **rail halt**.
- Strategic location close to the village.
- Potential to transform accessibility and reduce car reliance.

#### **Objectors highlight**

- Loss of greenfield land.
- Flood risk and downstream impacts.
- Damage to wildlife corridors, trees, and Cornish hedges.
- Sewage capacity and road safety concerns.
- Fear of suburbanisation and loss of village character.
- Doubts over rail deliverability.

#### **Implications**

- Policy needs robust qualification, mitigation wording, and clear acknowledgment of constraints.
- 

## **Policy H4 – Infill and Rounding-off**

- Strongly supported across multiple responses.
  - Seen as the least harmful and most village-appropriate form of development.
- 

## **Policy H5 – Rural Exception Sites**

- Supported in principle where genuinely affordable and locally occupied.
  - Emphasis on evidence-led delivery and small scale.
- 

## **Policy H6 – Community-Led, Self and Custom Build**

- Positive support, particularly where it:
    - Enables affordability.
    - Retains local control.
    - Encourages sustainable design.
- 

## **Policy H7 – Working from Home**

- Supported as a way to:
    - Reduce commuting.
    - Support local resilience.
    - Diversify the local economy.
- 

## **EMPLOYMENT & COMMERCIAL DEVELOPMENT**

**Objectives**

- Broad support for more local jobs to reduce commuting.
  - Desire for employment that fits village scale and character.
- 

**Policy EM1 – Small Business and Employment Land**

- Support for safeguarding existing employment land.
  - Some uncertainty over where future employment would realistically be located.
- 

**Policy EM2 – Rural Business Diversification**

- Strong support, particularly for:
    - Home-based businesses.
    - Low-impact diversification.
  - Some residents caution against public subsidy.
- 

**Policy EM3 – Sustainable Tourism**

- Mixed views:
    - Support for tourism that benefits the local economy.
    - Concern about visitor pressure, traffic, parking, and impacts on Kennall Vale.
- 

**HERITAGE, CORNISH DISTINCTIVENESS AND DESIGN****Objectives**

- Very strong support for protecting heritage and village character.
  - Recognition of Ponsanooth’s archaeological and historic significance.
- 

**Policy D1 – General Design Principles**

- Supported, but residents caution against “safe but dull” design.
  - Desire for high-quality, well-built, light, spacious homes.
- 

**Policy D2 – Cornish Distinctiveness**

- Supported, but with calls for flexibility to allow good contemporary architecture.
- 

**Policy D3 – Historic Core**

- Strong support for enhanced protection.
- 

**Policy D4 – Treluswell Gateway**

- Some concerns that this could lead to over-development or car-dominated design.
- 

**Policy HA1 – Heritage Assets**

- Strong support.
  - Calls for active conservation, not just protection.
- 

**Policy MC1 – Methodist Chapel**

- Mixed views:
    - Strong desire for a sustainable future.
    - Some question whether community use is viable, suggesting residential conversion as an alternative.
- 

**Policy ARC1 – Archaeology**

- Supported, with recognition of a rich and sensitive archaeological landscape.
-

## NATURAL ENVIRONMENT AND LANDSCAPE

### Objectives

- Very strong consensus that environmental protection is essential.
- 

### Policy NEL1 – Green Infrastructure

- Supported, especially for wildlife corridors and connectivity.
- 

### Policy NEL2 – Biodiversity Net Gain

- Supportive but questioning:
    - How BNG will be delivered.
    - Whether off-site provision will be required.
- 

### Policy NEL3 – Trees, Cornish Hedges and Hedgerows

- Strong support.
  - Seen as defining features of village character.
- 

### Policy NEL4 – Area of Local Landscape Importance

- Supported as vital to resisting inappropriate development.
- 

### Policy NEL5 – Cherished Views

- Strong support.
- 

### Policy NEL6 – Dark Skies

- Supported, linked to rural character and biodiversity.
- 

## COMMUNITY FACILITIES & INFRASTRUCTURE

### Objectives

- Strong emphasis on maintaining a **living community**, not a dormitory village.
- 

### Policy FAS1 – Community Facilities

- Very strong support for safeguarding:
    - School.
    - Shop and post office.
    - Pub.
    - Chapel.
- 

### Policy FAS2 – Local Green Space

- Strong support.
  - Desire for enhanced protection and management.
- 

### Policy FAS3 – Recreation & Open Space

- Support for:
    - More play provision, especially east of the village.
    - Safer access for children.
    - Parking management near Kennall Vale.
- 

## CLIMATE CHANGE

### Objectives

- Very strong support.
  - Some scepticism about costs and deliverability.
-

**Policy CC1 – Sustainable Design and Low Carbon Heat**

- Strong support, expectation that new homes lead by example.
- 

**Policy CC2 – Wind Energy**

- Cautious support, especially for small-scale or community-led schemes.
- 

**Policy CC3 – Solar Energy**

- Strong support.
- 

**Policy CC4 – Battery Storage**

- Supported with caveats around safety and siting.
- 

**Policy CC5 – Community-Led Renewables**

- Positive support.
- 

**Policy CC6 – Transition from Oil and Gas**

- Supported in principle, but concern about affordability.
- 

**Policy CC7 – Window Replacement**

- Generally supported.
- 

**Policy CC8 – Natural Flood Management**

- Strong support, with explicit concern about flooding risk from new development.
- 

**INFRASTRUCTURE AND ACCESSIBILITY****Policy IA1 – Park and Ride and Rail Halt**

One of the most commented-on policies

**Strong community support**

- Seen as transformational.
- Key to reducing car dependency.
- Essential for older residents and young families.

**Technical objections**

- Capacity constraints on the Falmouth Branch Line.
- High capital costs.
- Need for higher-level funding and delivery partners.

**Implications**

- Policy should clearly frame the rail halt as:
    - A long-term aspiration.
    - Dependent on external investment and strategic transport planning.
- 

**Policy IA2 – Digital Infrastructure**

- Supported, particularly for home working and business resilience.
- 

**Policy IA3 – Mobile Signal**

- Supported, seen as essential infrastructure.

---

**Policy IA4 – Transport and Highways**

- Significant concern over:
  - Traffic congestion.
  - Road safety.
  - Poor bus services.

---

**Policy IA5 – Footways and PROWs**

- Strong support for:
  - Safe pedestrian routes.
  - Active travel links to Penryn and Truro.
  - Protection of existing rights of way.

---

**INFRASTRUCTURE / LOCAL PROJECTS****Recurring themes**

- Rail halt.
  - Improved walking and cycling infrastructure.
  - Parking management around Kennall Vale.
  - Flood resilience.
  - Sewage and utilities capacity.
-

## 5. Summary of key changes to the draft plan following consultation.

The process of reviewing the comments from all respondents led to changes to the main body of the plan with alterations and additions to many of the policies, both Intention, Justification, Policy wording and support notes.

None of the changes altered the intent and structure of the plan. Most added updated clarity in the evidence or ensured the policies were clearer in their justification intent and detail.

### Ponsanooth NDP Main document body and Policy Changes Resulting from R14 Consultations

NDP section, objective or policy	Brief summary of recommended and implemented changes
Housing objectives	Revise objectives to give stronger emphasis to affordability, younger households and families, appropriate scale and pace of growth, infrastructure capacity, live/work opportunities, sustainable transport links, drainage, services and environmental capacity.
Affordable housing need, paragraph 4.8	Update Homechoice data to December 2025, recording 23 households with local connection, their bedroom needs, priority bands, low cost home ownership potential, and older household needs.
Ponsanooth NDP housing requirement, paragraph 4.26 and Figure 4/Table 1	Amend to state that the NDP housing strategy should contribute to homes for at least 80 local households, with a mix of size, format and tenure to match local needs.
Policy H1, Ponsanooth Village Development Boundary	Amend the outside-boundary clause to cross-refer to CLP Policies 3, 7, 9 and 21, CEDPD Policy AL1, and small scale infill or rounding off at Lower Treluswell, Burnthouse, Roskrow and Four Cross.
Policy H2, Housing Mix	Amend affordable housing tenure wording to seek 50% social rented and 50% intermediate housing, including 25% Discount Market Sale where required.
Policy H2, Housing Mix	Add requirements on Discount Market Sale at 50% below market value in perpetuity, and shared ownership at a viable price point affordable on average local salaries.
Policy H2, Housing Mix	Add a new clause requiring developers to assess current demographic and market information, and include appropriate M4(2) accessible and adaptable homes and M4(3) wheelchair accessible homes.

Policy H2 supporting note	Add note welcoming 1.5 bedroom, 2 person dwellings for over 55s, carers or home working, with defined floorspace and second bedroom size parameters.
Policy H3, Land behind the Old School	Strengthen supporting text explaining how the site was selected, why it is the preferred option, the role of the Site Options Assessment and Masterplan, and the site's sustainable transport potential.
Policy H3, Land behind the Old School	Add a policy requirement that development must not prejudice, constrain or physically prevent future delivery of the park and ride and rail halt, including safeguarding land, access corridors and vehicular connectivity.
Policy H3, affordable housing	Add supporting text stating that affordable housing on the site should be maximised above the Local Plan Policy 8 minimum where viability evidence supports this.
Policy H3, clause v	Replace wording to seek affordable housing above the Local Plan Policy 8 minimum where viable, and require housing mix to accord with Policy H2.
Policy H3, heritage	Amend heritage wording so that layout, density, scale, massing and design must be informed by historic and landscape character, setting, wider context, and nearby designated or undesignated heritage assets.
Policy H4, Infill and Rounding Off	Remove the fixed "1 or 2 dwellings" restriction, and refer instead to small scale residential development at the named small rural settlements shown on Maps 6a to 6d.
Policy H5, Rural Exception Sites	Add a clearer "well-related" test, requiring sites to be adjacent or very close to the built up area, without clear separation, and accessible by continuous, public, all-weather walking and wheeling routes.
Policy H6, Community Led, Self and Custom Build Housing	Redraft to allow locally restricted affordable housing in perpetuity by individuals, CLTs, registered providers or developers, subject to local need, legal controls, local eligibility, nomination arrangements, bedroom size controls and NDSS plus 10%.
Policy H6, self and custom build safeguards	Add safeguards to ensure any self build or custom build component does not prejudice delivery, phasing or viability of affordable housing, and that affordable housing is secured in full.
Employment and commercial objectives	Amend objectives to emphasise the parish as a live/work locality, support for local jobs, small businesses and home working, and clearer expectations on appropriate employment locations and environmental impacts.
Policy EM1, Small Business Development	Update supporting text to refer to the Cornwall Good Growth Plan, replacing the superseded economic plan reference.
Policy EM1, location and design criteria	Amend criteria to favour sites within or adjacent to existing groups of buildings, previously developed land, or well-related to settlements, and to avoid isolated development unless operational need is demonstrated.
Policy EM1, agricultural land and residential loss	Amend criteria to avoid significant conflict with conserving best and most versatile agricultural land, minimise interference with farming, and address loss of residential dwellings.

Policy EM1, live/work units	Correct and expand live/work criteria, including business use being at least 60% of built infrastructure, justified rural need, long term business viability, occupancy limits and restriction against full residential conversion.
Policy EM1, MOD safeguarding	Add note advising that the parish falls within the safeguarding zone for RNAS Culdrose and that the MOD should be consulted on relevant height and birdstrike hazard proposals.
Heritage, Cornish distinctiveness and design objective	Amend objective to protect and enhance substantial heritage value, safeguard archaeological and historic assets, and ensure change reinforces local character and identity.
Policy D4, Treluswell Gateway	Add supporting text on inclusive, human-scale design at the gateway, including sensory refuges and non-glare wayfinding.
Policy D4, Treluswell Gateway	Add a policy clause requiring inclusive design for neurodivergent people and people with limited mobility, including step-free navigation and calm, accessible spaces.
Policy ARC1 and Policy HA1	Delete separate Policy ARC1 and incorporate archaeological requirements into Policy HA1.
Policy HA1 intention and justification	Amend to include the management of impacts on archaeological assets, with expanded justification on the parish's historic environment, farmsteads, archaeology and recording where preservation is not feasible.
Policy HA1, new archaeology clause	Add clause requiring proportionate archaeological and heritage assessment where a site may contain valued heritage or archaeological assets, with mitigation to avoid loss of evidence.
Natural environment and landscape objectives	Amend objectives to protect countryside character, valued landscapes, trees, hedgerows and wildlife corridors, and ensure new development responds to landscape context and rural identity.
Policy NEL2, Biodiversity Net Gain	Add MOD safeguarding note on tall structures, planting, open water, birdstrike risk and the need to check BNG sites against safeguarding zones.
Policy NEL4, Area of Local Landscape Importance	Standardise terminology as Area of Local Landscape Importance, ALLI, and amend supporting text and policy wording accordingly.
Policy NEL6, Dark Skies	Replace policy wording with Cornwall Council recommended text on reducing light spill, including fenestration, upward glazing, siting and colour temperature of lamps.
Community facilities and infrastructure objectives	Revise objectives to strengthen protection and enhancement of local services, school, shop, post office, pubs, open space, play and recreation provision, bus provision, connectivity, resilience and infrastructure capacity.
Policy FAS1, Community Facilities	Add specific support for proposals that help secure the long term viability of The Stag public house, including sensitive use or adaptation of buildings, outbuildings and wider landholding.
Policy FAS2, Local Green Space	Amend Policy FAS2 after completion of consideration of Local Green Space consultation feedback. The report notes no response from relevant affected landowners.

Climate change objective	Amend objective to focus on emissions reduction, energy efficiency, and resilience to climate risks, including flooding, overheating and extreme weather.
Policy CC2, Wind Energy	Add MOD safeguarding footnote for RNAS Culdrose, including consultation where turbines meet specified height or rotor diameter thresholds.
Policy CC3, Solar Energy	Add MOD safeguarding footnote on possible impacts from solar PV on communications, technical assets, and glint and glare, with MOD consultation for solar PV at scale.
Policy CC7, Window Replacement	Add footnote referring to Historic England guidance HEAG321, <i>Adapting Historic Buildings for Energy and Carbon Efficiency</i> .
Infrastructure and accessibility objectives	Amend objectives to prioritise safe, reliable and inclusive movement, reduced car reliance, improved walking and cycling routes, access to rail, traffic and parking mitigation, and improved Cosawes to Ponsanooth connectivity.
Policy IA1, Future Park and Ride and Rail Halt	Add supporting text recognising Network Rail's advice that delivery faces short to medium term challenges, including timetable capacity, capital cost, strategic commitment and funding.
Policy IA1, heritage	Add supporting text requiring a proportionate Heritage Impact Assessment when a detailed rail halt or park and ride scheme comes forward.
Policy IA2, Digital Infrastructure	Add supporting text on fibre-ready infrastructure, access for network providers, battery backup for VoIP, alternative power, minimum 30 Mbps broadband, mobile signal resilience, education and technical support.
Policy IA4, Transport, Highways and Communications	Add updated reference to Cornwall Council guidance on traffic calming and speed cameras.
Policy IA5, Footways, Pedestrian Links, PROW and Cycleways	Amend the first paragraph to require safe walking routes to public transport, services and facilities, and where absent, new paths meeting Least Restrictive Access standards wherever possible.

Policies H7, EM2, EM3, D1, D2, D3, MC1, NEL1, NEL3, NEL5, FAS3, CC1, CC4, CC5, CC6, CC8, IA3 were not affected by this process.

The specific detail of the changes can be seen by referencing the document identified in Appendix 7

## Appendix 1 – Masterplan extracts from AECOM report



Figure 14: Key views  
Contains Imagery basemap © Bing Map 2023  
17 | PONSANOOTH | Neighbourhood Site Masterplan Study

AECOM

**Image 10 - Proposed development site outlined in red with views from the site marked - See image 11 below.**



Figure 08: View A.



Figure 13: View B.



Figure 10: View C.



Figure 09: View D.



Figure 11: View E.



Figure 12: View F.

**Image 11 - Showing views from the identified development land at points marked on Image 10 above.**

## Map 2 - Proposed site key features for design consideration



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## Map 3 - Preferred plan showing key features



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AECOM

## Appendix 2 – List of Statutory Consultees notified of Pre-submission Neighbourhood Plan Consultation

Organisation	Name/Position	Reply
Network Rail	<a href="mailto:Grace.Lewis@networkrail.co.uk">Grace.Lewis@networkrail.co.uk</a>	Yes
Cornwall Council Neighbourhood Planning Team	<a href="mailto:Colleen.OSullivan@cornwall.gov.uk">Colleen.OSullivan@cornwall.gov.uk</a>	Yes
Adjoining Parishes (surrounding your parish boundary)	<b>Mabe</b> - <a href="mailto:clerk@mabeparish.gov.uk">clerk@mabeparish.gov.uk</a> <b>Perranwell</b> - <a href="mailto:clerk@perranarworthal-pc.gov.uk">clerk@perranarworthal-pc.gov.uk</a> <b>Stithians</b> - <a href="mailto:clerk@stithiansparishcouncil.org.uk">clerk@stithiansparishcouncil.org.uk</a> <b>Mylor</b> - <a href="mailto:clerk@mylorparishcouncil.gov.uk">clerk@mylorparishcouncil.gov.uk</a> <b>Penryn</b> - <a href="mailto:helen.perry@penryn-tc.gov.uk">helen.perry@penryn-tc.gov.uk</a>	No No No No No
Homes England (replaced Homes and Communities Agency)	<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>	No
Regulator of Social Housing	<a href="mailto:enquiries@rsh.gov.uk">enquiries@rsh.gov.uk</a>	No
Natural England*	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>	Yes
Environment Agency*	<a href="mailto:SPDC@environment-agency.gov.uk">SPDC@environment-agency.gov.uk</a>	Yes
Historic England*	<a href="mailto:e-swest@HistoricEngland.org.uk">e-swest@HistoricEngland.org.uk</a>	Yes
Highways Agency	<a href="mailto:Gaynor.Gallacher@nationalhighways.co.uk">Gaynor.Gallacher@nationalhighways.co.uk</a>	Yes
Marine Management Organisation	<a href="mailto:plymouth@marinemanagement.org.uk">plymouth@marinemanagement.org.uk</a> Marine Management Organisation The Fish Quay Sutton Harbour Plymouth Devon PL4 0LH	No
Three O2 and Vodafone EE Mobile	<a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a> <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a> <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a>	No No No
OFCOM	<a href="mailto:Spectrum.Licensing@ofcom.org.uk">Spectrum.Licensing@ofcom.org.uk</a>	No
OPENREACH	<a href="mailto:nnhc@openreach.co.uk">nnhc@openreach.co.uk</a>	No
Royal Cornwall Hospital Trust	<a href="mailto:Sarah.Jenkin@nhs.net">Sarah.Jenkin@nhs.net</a> Royal Cornwall Hospital Trust Bedruthan House Royal Cornwall Hospital Trust Truro TR1 3LJ	No
Kernow Clinical Commissioning Group <b>Cornwall and IoS Integrated Care Board</b>	<a href="mailto:ciosicb.primarycare@nhs.net">ciosicb.primarycare@nhs.net</a> <a href="mailto:kccg.contactus@nhs.net">kccg.contactus@nhs.net</a> Peninsula Community Health The Sedgemoor Centre Priors Road St Austell PL25 5AS	No
Healthwatch Cornwall	<a href="mailto:enquiries@healthwatchcornwall.co.uk">enquiries@healthwatchcornwall.co.uk</a>	No

National Grid	Planning Policy & NG asset queries use <a href="mailto:ngplanning@fishergerman.co.uk">ngplanning@fishergerman.co.uk</a> National Gas - planning policy queries use <a href="mailto:nationalgas.uk@avisonyoung.com">nationalgas.uk@avisonyoung.com</a>	No
Western Power Distribution	<a href="mailto:wpdnewsupplies@westernpower.co.uk">wpdnewsupplies@westernpower.co.uk</a>	No
EDF Energy	EDF Energy Freepost RRYZ-BRTT-CBJS Osprey House Osprey Road Exeter EX2 7WN South	No
Wales and West Utilities	<a href="mailto:enquiries@wwutilities.co.uk">enquiries@wwutilities.co.uk</a>	No
British Gas	<a href="mailto:assetprotection@nationalgrid.com">assetprotection@nationalgrid.com</a>	No
Coal Authority	The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG DX716176 Mansfield 5	No
D&C Police	<a href="mailto:martin.mumford@devonandcornwall.pnn.police.uk">martin.mumford@devonandcornwall.pnn.police.uk</a>	Yes
South West Water	<a href="mailto:developerservicesplanning@southwestwater.co.uk">developerservicesplanning@southwestwater.co.uk</a> South West Water Peninsula House Rydon Lane Exeter Devon EX2 7HR	Yes
Cornwall Area of Outstanding Natural Beauty Unit	<a href="mailto:info@cornwall-aonb.gov.uk">info@cornwall-aonb.gov.uk</a>	No
National Trust	<a href="mailto:Donna.crabtree@nationaltrust.org.uk">Donna.crabtree@nationaltrust.org.uk</a>	No
Community and Voluntary Groups whose activities benefit all or part of the Neighbourhood area.	Preschool <a href="mailto:manager@ponsanoothpreschool.co.uk">manager@ponsanoothpreschool.co.uk</a> Beth PPFA <a href="mailto:ashppearson@googlemail.com">ashppearson@googlemail.com</a> Ash (Chair) Ponsanooth Hall <a href="mailto:treasurer.ponsanooth@gmail.com">treasurer.ponsanooth@gmail.com</a> Save the Stag <a href="mailto:savethestaghunt@gmail.com">savethestaghunt@gmail.com</a> Jo and Sam Fitch	No Yes No Yes
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	<a href="mailto:lgbtpact@fire.cornwall.gov.uk">lgbtpact@fire.cornwall.gov.uk</a> , <a href="mailto:info@fflag.org.uk">info@fflag.org.uk</a> , <a href="mailto:editor@gaycornwall.com">editor@gaycornwall.com</a> , <a href="mailto:info@lgbtqyouthcornwall.co.uk">info@lgbtqyouthcornwall.co.uk</a>	No No No No
Bodies which represents the interests of different religious groups in the neighbourhood area	Methodist Circuit contact < <a href="mailto:office@fandgmc.org.uk">office@fandgmc.org.uk</a> > Greek Orthodox <a href="mailto:frnikitas@gmail.com">frnikitas@gmail.com</a> St Michaels - <a href="mailto:info@truro.anglican.org">info@truro.anglican.org</a>	No No No

Local businesses	<a href="mailto:ckandb@btconnect.com">ckandb@btconnect.com</a> <a href="mailto:support@mosevic.com">support@mosevic.com</a> <a href="mailto:hello@olfactorycoffee.co.uk">hello@olfactorycoffee.co.uk</a> <a href="mailto:Cornishale@TreensBrewery.co.uk">Cornishale@TreensBrewery.co.uk</a> <a href="mailto:info@dynamitevalley.com">info@dynamitevalley.com</a> <a href="mailto:Laurabellsalon@gmail.com">Laurabellsalon@gmail.com</a> <a href="mailto:TheStagHuntInn@outlook.com">TheStagHuntInn@outlook.com</a> <a href="mailto:adam@theaussiesmoker.com">adam@theaussiesmoker.com</a> <a href="mailto:enquiries@pellowflatroofing.co.uk">enquiries@pellowflatroofing.co.uk</a> <a href="mailto:mileslayers@gmail.com">mileslayers@gmail.com</a> <a href="mailto:info@adamphillipsplanthire.co.uk">info@adamphillipsplanthire.co.uk</a> <a href="mailto:bookings@goonhillandbarnyurts.co.uk">bookings@goonhillandbarnyurts.co.uk</a> <a href="mailto:info@CosawesBarton.co.uk">info@CosawesBarton.co.uk</a> <a href="mailto:kingsleytresidder@icloud.com">kingsleytresidder@icloud.com</a> <a href="mailto:info@gadlesfarmholidays.co.uk">info@gadlesfarmholidays.co.uk</a> <a href="mailto:archie@rjtrevarthen.co.uk">archie@rjtrevarthen.co.uk</a> <a href="mailto:avabuildingltd@outlook.com">avabuildingltd@outlook.com</a>	No No
Bodies which represent the interests of disabled persons in the neighbourhood area	disAbility Cornwall & Isles of Scilly Units 1G/H Guildford Road, Industrial Estate, Hayle, Cornwall TR27 4QZ LETTER SENT	No
Cornwall Building Preservation Trust	CBPTrust@gmail.com	No
Imerys	<a href="mailto:sean.simpson@imerys.com">sean.simpson@imerys.com</a> Gary.Staddon@imerys.com	No
NFU	south.west@nfu.org.uk	No
Registered Social Landlords	<a href="mailto:info@cornwallhousing.uk">info@cornwallhousing.uk</a> <a href="mailto:james.cox@coastlinehousing.co.uk">james.cox@coastlinehousing.co.uk</a> <a href="mailto:glynnis.poole@livewest.co.uk">glynnis.poole@livewest.co.uk</a> <a href="mailto:direct@habinteg.org.uk">direct@habinteg.org.uk</a> <a href="mailto:mail@gilbertandgoode.co.uk">mail@gilbertandgoode.co.uk</a>	No No No No No
Civil Aviation Authority	Civil Aviation Authority 2W Aviation House Gatwick Airport South West Sussex RH6 0YR <a href="mailto:windfarms@caa.co.uk">windfarms@caa.co.uk</a>	No
Cornwall Chamber of Commerce	<a href="mailto:hello@cornwallchamber.co.uk">hello@cornwallchamber.co.uk</a>	No
Community Energy Plus	<a href="mailto:enquiries@cep.org.uk">enquiries@cep.org.uk</a>	No
Cornwall council	<a href="mailto:economicdevelopment@cornwall.gov.uk">economicdevelopment@cornwall.gov.uk</a>	No
Forestry Commission	<a href="mailto:westengland@forestryengland.uk">westengland@forestryengland.uk</a> Forestry Commission Buller's Hill Kennford Exeter Devon EX6 7XR	Yes

Duchy of Cornwall	<a href="mailto:western@duchyofcornwall.org">western@duchyofcornwall.org</a> <a href="mailto:lhumphries@duchyofcornwall.org">lhumphries@duchyofcornwall.org</a>	No
Cornwall Wildlife Trust	<a href="mailto:planning@cornwallwildlifetrust.org.uk">planning@cornwallwildlifetrust.org.uk</a>	No
Ramblers Association	<a href="mailto:ramblers@ramblers.org.uk">ramblers@ramblers.org.uk</a>	No
Sport England	<a href="mailto:planning.south@sportengland.org">planning.south@sportengland.org</a>	Yes
House Builders Federation	<a href="mailto:James.stevens@hbf.co.uk">James.stevens@hbf.co.uk</a>	No
Age UK	<a href="mailto:email@ageukcornwall.org.uk">email@ageukcornwall.org.uk</a>	No
West Country Rivers Trust	<a href="mailto:info@wrt.org.uk">info@wrt.org.uk</a> ,	No
First Devon and Cornwall	(First Devon and Cornwall, First Group PLC Buses) The Ride Chelson Meadow Plymouth PL9 7JT LETTER SENT	No
First Great Western	Floor 1 Intercity House Plymouth PL4 6AB <a href="mailto:gwr.feedback@gwr.com">gwr.feedback@gwr.com</a>	No
Cross Country Trains	18 The Priory Queensway, Birmingham B4 6BS LETTER SENT	No
Nearest Surgery	Penryn Surgery Saracen Way, Penryn, Cornwall, TR10 8HX -LETTER SENT  Carnon downs surgery Bissoe Road, Carnon Downs, Truro, Cornwall, TR3 6JD -LETTER SENT	No  No
MoD	<a href="mailto:Christopher.Waldron861@mod.gov.uk">Christopher.Waldron861@mod.gov.uk</a>	Yes
Cornwall Councillor	Ruth Gripper <a href="mailto:Cllr.Ruth.Gripper@cornwall.gov.uk">Cllr.Ruth.Gripper@cornwall.gov.uk</a>	Yes
CORNWALL COUNCIL	<a href="mailto:affordablehousing@cornwall.gov.uk">affordablehousing@cornwall.gov.uk</a> <a href="mailto:fire@cornwall.gov.uk">fire@cornwall.gov.uk</a>	No
Cornwall Wildlife Trust	<a href="mailto:admin@cornwallrcc.org.uk">admin@cornwallrcc.org.uk</a> <a href="mailto:planning@cornwallwildlifetrust.org.uk">planning@cornwallwildlifetrust.org.uk</a>	No
National Federation of Gypsy Liaison Groups	<a href="mailto:natglg@outlook.com">natglg@outlook.com</a>	No
Sustrans Cornwall	<a href="mailto:south@sustrans.org.uk">south@sustrans.org.uk</a>	No
RSPB Cornwall	<a href="mailto:rspbcornwallgroup@gmail.com">rspbcornwallgroup@gmail.com</a>	No

### **Appendix 3 – Letter Used to Notify Statutory Consultees**

## Public Notice Reg 14 Draft Ponsanooth Parish Neighbourhood Development Plan

12th October 2025

Ponsanooth Parish Council as the qualifying body for the Ponsanooth Parish Neighbourhood Development Plan gives notice that the Draft Plan is published on 13/10/2025 for consultation under regulation 14 of the Neighbourhood Planning (general) Regulations 2012.

The Draft Plan may be inspected on the website at [plan4ponsanooth.co.uk](http://plan4ponsanooth.co.uk) where details of how to make representations are included. (scan QR code below)

The Draft Plan in hard copy form is also available to view at Ponsanooth Village shop during normal opening hours. There are also comment forms and collection boxes for immediate response to the Parish Council at this location.

Drop-in sessions where you can find out more, speak to a member of the Ponsanooth Parish Neighbourhood Development Plan Team, and submit comment forms will be held as follows:

Location and dates of drop-in sessions:-

1. Ponsanooth Village hall café (ground floor), St Michaels Road (A393), Ponsanooth, TR3 7EE
2. There is a small car park in front of the hall.
3. Drop in sessions:-
  - o Saturday 25th October 10:00 - 16:00
  - o Tuesday 28th October 17:00 - 20:00
  - o Friday 31st October 09:30 - 12:30

Please ensure that any comments are received by midnight on 24/11/2025.




Regards

Simon Breckenfield

Vice Chair - Ponsanooth Parish NDP team

## Appendix 4 – Pre-submission consultation communications

To publicise the Reg 14 pre-submission consultation an 8 page article was included in the parish wide paper ‘Ponsanooth post’. This document also was printed out a A3 size and formed the basis of the open public sessions held in the Ponsanooth Village Hall, supported by large scale maps, masterplan pictures and physical copies of the key documents, reports and the draft plan itself. The ‘Plan4ponsanooth’ website also carried digital copies of the plan and the support documents. Links to these documents were also available via the Ponsanooth Parish website.



**Neighbourhood Development Plan (NDP) Public Consultation**

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

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

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

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

The Plan aims to:

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

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

**What did we do to start?**

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

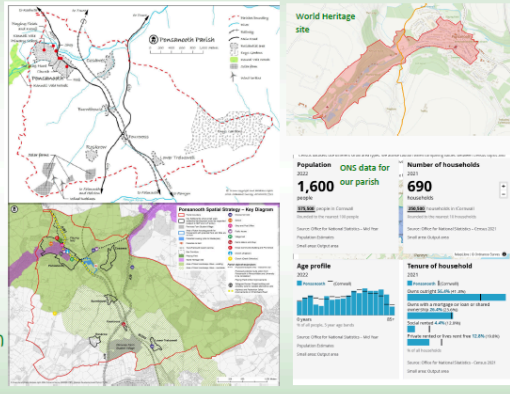
- Parish exploration—viewing the whole parish from different angles.
- Landscape character assessment
- Historical report—World Heritage site
- Office of national statistics data
- Environmental data on—land types, flood risks, tree cover, flora and fauna in Ponsanooth.
- Defining the extent of the settlements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

**What were the findings?**

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

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

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



**What were the conclusions?**

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

Ponsanooth Neighbourhood Plan October 2025 – consultation




Image group - 12  
Showing the 8 page article used to publicise the Reg 14 consultation.

**Policy D1 – General Design Principles**

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

**Policy D2 – Cornish Distinctiveness and Design**

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

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

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

**Policy D4 – Trulusswell Gateway**

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

**Policy HA1 – Heritage Assets**

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

**Policy MC1 – Ponsanooth Methodist Chapel**

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

**Policy ARC1 – Archaeology**

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

**Policy NEL1 – Green Infrastructure**

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

**Policy NEL2 – Biodiversity Net Gain**

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

**Policy NEL3 – Trees, Cornish Hedges, and Hedgerows**

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

**Policy NEL4 – Area of Local Landscape Importance**

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

**Policy NEL5 – Cherished Views and Vistas**

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

**Policy NEL6 – Dark Skies**

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

**Policy FAS1 – Safeguarding and Enhancement of Community Facilities**

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

**Policy FAS2 – Local Green Space**

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

**Policy FAS3 – Recreation and Open Space**

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

**Policy CC1 – Sustainable Design and Low Carbon Heat**

To support the Cornwall Climate Emergency DPD Policy SEC1

**Policy CC2 – Wind Energy**

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

**Policy CC3 – Solar Energy**

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

**Policy CC4 – Local Energy Storage Batteries**

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

**Policy CC5 – Community Led Renewable Energy**

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

Ponsanooth Neighbourhood Plan October 2025 – consultation

Ponsanooth Neighbourhood Plan October 2025 – consultation

**Policy CC6 - Transition from Oil and Gas Heating**

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

**Policy CC7 - Window Replacement**

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

**Policy CC8 - Natural Flood Management Solutions**

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

**Policy IA1 - Future Park and Ride and Rail Halt**

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

**Policy IA2 - Digital Infrastructure, Resilience and Investment**

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

**Policy IA3 - Mobile Signal Infrastructure**

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

**Policy IA4 - Transport, Highways and Communications**

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

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

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

**Your contribution opportunities to date:-**



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

**What happens next?**

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

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

**How can you contribute at this stage?**

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

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

- Weekend session – 10:00 – 16:00 Saturday 25th October
- Weekday Evening session – 17:00 – 20:00 Tuesday 28th October
- Weekday Morning session – 09:30 – 12:30 Friday 31st October



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

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

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

[www.Ponsanooth-pc.gov.uk/neighbourhood-plan/](http://www.Ponsanooth-pc.gov.uk/neighbourhood-plan/)



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

THANK YOU FOR PROVIDING COMMENTS BY 24th NOVEMBER 2025

Ponsanooth Neighbourhood Plan October 2025 – consultation

## Appendix 5 – Pre-submission Consultation Response Form

**PONSANOOTH PARISH NEIGHBOURHOOD DEVELOPMENT PLAN draft 2025**  
**CONSULTATION COMMENTS FORM**  
 Please provide your comments by 24<sup>th</sup> November 2025  
 PTO to complete feedback

If you are unable to use the online consultation portal at [plan4ponsanooth.co.uk](http://plan4ponsanooth.co.uk) please use this form. Please circle one only answer per question and add comments if you wish. You may attach additional sheets to expand on your comments, but make sure each sheet includes your name or email address.

**Q1: Do you agree with the draft Vision and Objectives for the Ponsanooth Parish Neighbourhood Plan?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q2: Do you agree with the draft Objectives and Policies for the Housing theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q3: Do you agree with the draft Objectives and Policies for Employment and Commercial Development?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q4: Do you agree with the draft Objectives and Policies for the Heritage, Cornish Distinctiveness and Design theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q5: Do you agree with the draft Objectives and Policies for the Natural Environment and Landscape theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q6: Do you agree with the draft Objectives and Policies for the Facilities, Amenities and Services theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q7: Do you agree with the draft Objectives and Policies for the Climate Change theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q8: Do you agree with the draft Objectives and policies for the Infrastructure and Accessibility theme?**  
 Please expand on your answer: Agree / Disagree / Don't Know

**Q8a: Do you support the idea of a rail halt and park and ride facility for Ponsanooth in the future?**  
 Please expand on your answer: Support / Don't Support / Don't Know

**Q9: Is there anything further that you would like to add? Please be brief, and use a separate sheet if necessary:**

**Your Name and Email Address:** \_\_\_\_\_ **Your Postcode:** \_\_\_\_\_

The information collected above will only be used for the Neighbourhood Plan and will be held securely for the duration of that process. The data will not be shared with any third party without your express permission.

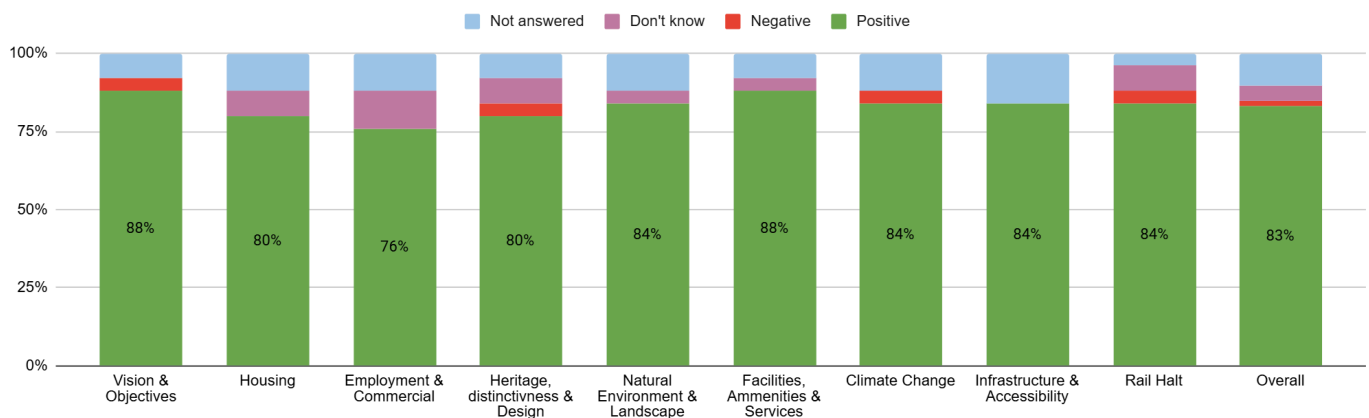
**Please pop your comments form into the Comments Box at one of the 'drop-in' sessions, or post it to: The NDP, Ponsanooth Parish Council, 2 Gwel-An-Coombe, Higher Broad Lane, Redruth, Cornwall TR15 3JL. After 31st October please post your comments into the Comments box in the Ponsanooth Shop. Thank you.**

This form was available in paper form, completed forms collected by post in boxes at 'The Ponsanooth village shop' or at the drop in open sessions held in Ponsanooth village hall. An alternative web based form was also available and the parish wide 'Ponsanooth Post' carried a link to the form. It could also be reached via the 'Plan4Ponsanooth' website. Names and contact details were requested and collated.

## Appendix 6 – Responses Received to the Pre-submission Consultation

The 25 results from parishioners via feedback forms and the web based survey show significant support for the proposed planning policies in the Ponsanooth neighbourhood plan. There were 21 respondents who provided comments.

Reg 14 response summary



Comments also were supportive reinforcing the need for affordable housing, and nature sympathetic development. In general negative comments were in areas that a neighbourhood plan is unable to address.

Letter sent to Landowners with land identified as Open spaces in the NDP.



Email: [clerk@ponsanooth-pc.gov.uk](mailto:clerk@ponsanooth-pc.gov.uk)

Clerk and Responsible Financial Officer  
 Ponsanooth Parish Council  
 2 Gwel-An-Coombe,  
 Higher Broad Lane,  
 Redruth, Cornwall TR15 3JL  
 15<sup>th</sup> August 2025

Dear Landowner

**Ponsanooth Parish Neighbourhood Development Plan  
 Comments to be received by 15<sup>th</sup> September 2025**

You may be aware that the Parish Council NDP Group are currently preparing a Plan for our Parish, which is looking at how planning policies can help shape our community while also protecting those special qualities of the parish that our community value. One such area of work we are looking at relates to areas of local green space in our parish, both in the public and private landownership. We are assessing all these areas for their suitability of protection, which is a key objective of the Plan and an issue raised in community feedback. We have identified an area of green space that we understand you own and/or control, and have prepared a draft report which assesses the qualities of the green space and made a recommendation whether to protect as areas of important green space.

A copy of the report can be found on the website <https://plan4ponsanooth.co.uk/> at this link here:



Email: [clerk@ponsanooth-pc.gov.uk](mailto:clerk@ponsanooth-pc.gov.uk)

<https://plan4ponsanooth.co.uk/wp-content/uploads/2025/08/Draft-Local-Green-Space-Report-August-2025.pdf>

We are contacting you out of courtesy to draw your attention to the report and its findings and invite any comment or observations you may have at this stage, to be received by September 15th. The draft report forms part of the wider collection of information in the NDP which is also available on the above website and the whole Plan itself will be subject to public consultation starting in October this year and you will be welcome to comment at that stage too.

We are of course happy to take any enquiries you may have if you are happy to leave your contact details, together with the query/comment.

Yours Sincerely

Mary Gosling  
 Parish Clerk and RFO PSLCC  
 On behalf of the NDP Group

## List of non-statutory contacts and respondees to the pre-submission plan

Contact type	Contact details	Response
Open space landowner	Ponsanooth Parish Council – c/o the Clerk - <b>By email</b>	No
Open space landowner	[REDACTED]	No
Open space landowner	[REDACTED]	No
Open space landowner	The Ponsvale Residents Association [REDACTED]	No
Open space landowner	Cosawes Park - Cosawes Park, Perranarworthal, Truro, TR3 7QS	No
Open space landowner	Cornwall Council - <b>By EMAIL</b>	No
Open space landowner	Chestnut tree triangle by Stag Hunt - ownership by Cornwall Council was not confirmed until post Reg14.	N/A
Local organisation	PPFA (Ponsanooth Playing Field Association) [REDACTED]	Yes
Local organisation	Save the Stag (CIG) [REDACTED]	Yes
Residents 1, 3-26	Contact Address references: See document " <a href="#">Residents contact details.pdf</a> " <b>Note: Confidential - not published.</b>	Yes

**Appendix 7 – Schedule of draft plan modifications from consultation comments review.**

Please see separate document titled **“PONSANOOTH PARISH NEIGHBOURHOOD PLAN RESPONSE REPORT submission.pdf”** this covers comments made from all respondents and the detailed modification responses agreed from the steering group summarised in section 5 above.