

Ponsanooth Parish Council

Neighbourhood Development plan

What is a Neighbourhood Plan?

Neighbourhood planning has been around a while. It is a way for communities to have a say in the future of the places where they live and work. Once accepted in a referendum of the Parish it provides a plan with real legal weight that directs development in our local area. It helps us to for example:

- choose where we want new homes and community facilities to be built
- have your say on what those new buildings should look like
- protect the historic and natural environment

There are around 2400 Plans in production around the UK. Nearby Parish Councils of Penryn, Perranarworthal, Mabe and Gwennap have all completed their Plans within the last few years.

The Ponsanooth Neighbourhood Development Plan is being developed by a Steering Group of volunteers on behalf of and reporting to Ponsanooth Parish Council.

During the time that the steering group have been working on the plan, the Parish name has changed from St Gluvias to Ponsanooth Parish and the Parish boundary has changed. These changes will be reflected in the proposed plan.

What have you said?



From your input since 2016 we know that the priorities in our Parish are:-

- Affordable housing is needed to meet **our** community's needs;
- The environment needs to be protected, and enhanced where possible;
- Trees and woodland are very important to defining our character in our Parish;
- Ponsanooth village is under pressure from traffic volume, particular parking this affects our community;
- The history and heritage of our Village and surrounding land is much cherished;
- Safeguard the Methodist Chapel from inappropriate development and support a viable future use;
- The main playing field is popular but public green space in particular walking and riding trails are needed;
- We should harness and utilise renewable energy wherever we can;
- The Shop and community facilities are very important (Village hall, School, post office, pub etc)

What have we been doing?

- **Undertaken a Housing Needs Survey.** This was a questionnaire we sent to everyone in 2021. From that we know that there are approximately 33 families within our Parish who are in need of Affordable homes but which are not currently available;
- **Developed 'Settlement Boundaries'** for Ponsanooth, Roskrow, Cosawes, Burnthouse, Four Cross and Treluswell which aims to prevent new housing expanding into the countryside unchecked;
- **Evaluated a range of sites** * located across the Parish for development against our criteria. This was followed up with a consultant review of the identified sites which clearly identified one of the sites as the best option. (see also note below);
- **Started a Ponsanooth rail halt feasibility** which could be developed in conjunction with a new area of housing on land behind the Old School in Ponsanooth;
- **Completed a Landscape Character Assessment.** This has examined the character and defining features of our natural landscape in our Parish;
- **Completed a Public Open Space Survey** that looks at the amount and type of public open space in Ponsanooth and elsewhere (ranging from allotments, cemeteries through to playing fields and recreational space);
- **Completed a Heritage Assessment** which looks at how Ponsanooth has developed over the years and what important buildings and structures and other features can be found;
- **Developed a 'Design Code' for Ponsanooth** looking at providing advice on how new build and extensions should look, respecting the location that they are being proposed;
- **Undertaken a high level renewable energy capacity assessment** in our Parish looking at how much demand and supply there is for renewable energy, and what opportunities may exist to develop renewable energy further.

All these documents will be available on our Parish Council website when they are complete at www.ponsanoothparishcouncil.co.uk

Housing types and Location

We have established that there is a significant housing need in our Parish.

- The Housing Needs survey in 2021 identified that 25 families were in need of affordable housing, this had since increased to 33 by the end of 2023.
- From our housing survey we know that there is a 'hidden need' of families who are looking for affordable housing but are not registered with Cornwall Council.

If there is no new housing it will simply mean families who cannot afford to stay in Ponsanooth will leave, threatening the long term viability of our Village and the services and facilities that support it.

Much of this housing needs to be affordable (discounted purchase or rent), enabling:

- People who live here already to stay in our community
- Young adults leaving the family home have a chance to stay local.
- the Village to continue to thrive and grow.

Where would new housing go?

Being mindful of the rural & historic nature of our Parish we looked for location that could support housing development. We evaluated these sites against criteria based on the feedback we had received for you. Development must :-

- Linked to Ponsanooth village—access to services (buses, shop, school etc)
- Not load traffic onto the secondary road network.
- Limit impact on the landscape ensuring no loss of tree cover.
- Able to provide the scale of development to meet the identified need.

There were 5 potential sites evaluated, initially by the steering group and then by a team of consultants. The only site that met these criteria was behind the Old School house to the east of the A393. From the preliminary work done this has the potential to provide a rail halt too which was one of the issues we were asked to examine.

We commissioned a team of Masterplanners to look at how new housing could be provided with the potential for a rail halt. An example is shown here. A more detailed report is available on the Parish Council Website.



We are very keen to ensure that these houses are not all just 'open market' houses which potentially could be all taken by people outside our Parish and not meet our own housing need. So we will be specifying that a % of these will be defined as 'Affordable Housing' that meets the Government's definition. These can be legally secured on site through a planning permission. Above all we want to ensure Ponsanooth is a beautiful and welcoming place for future generations to enjoy.

What can the plan do?

Our Neighbourhood Development Plan can put in place a planning policy framework that could support future planning applications. The Plan itself though does not give planning permission or deliver the development per se, but it does provide a clear 'direction of growth' to ensure:

" Growth but on our terms "

What are the next steps?

The Group meet regularly in Ponsanooth Village Hall and we still have a lot of work to do. We are putting together the findings from all the reports into a draft Ponsanooth Neighbourhood Development Plan which we hope to have completed before the end of this year. At that point we will carry out a full public consultation to everyone in our Parish. Then we are required to submit the Plan to Cornwall Council for checking before it can be submitted for an Examination and then a local Referendum which we are planning to take place in 2025.

We would like to hear from you! If you have any thoughts or comments on any of the issues raised above or in the documents or in the drawings we have produced we would like to hear from you, use the link on the parish website www.ponsanoothparishcouncil.co.uk or email any comments to our Parish clerk ponsanoothpc@gmail.com

If you would prefer to discuss issues directly there is a list of public open sessions as part of our normal meeting schedule on the Parish Website.

Thank you!

