



POUNDSTOCK PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

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POUNDSTOCK PARISH NEIGHBOURHOOD DEVELOPMENT PLAN 2026-30

Pre-Submission
Version
DRAFT 6

Approved and issued by Poundstock Parish Council 15 October 2025

Note to Draft: This document is a draft of the Regulation 14 document, also known as a 'pre-submission' draft document. This document will be shared with Cornwall Council when substantially complete for their comments and for SEA and Habitat screening. It will then be amended as necessary and become the formal regulation 16 document which will be circulated to all parishioners and to other interested stakeholders for comment.

Contents

1	Introduction
2	What is a neighbourhood plan and why do we need one?
3	Poundstock NDP - The preparation process
4	What Next?
5	About the Parish General History Settlements Demographics
6	Vision for Poundstock Parish
7	The Poundstock NDP Objectives
8	Planning Overview
9	Housing Development in the Parish Census 2021 Planning Permissions Housing Need Survey Second Homes and Holiday Lets Types of Housing
10	Housing Background Policy 1 Location of New Housing in the Parish Policy 2 Site allocation for Affordable Housing-led Development Policy 3 Rural Exception Sites Policy 4 First Homes Policy 5 Principal Residency Requirement
11	Economy Policy 6 Supporting a rural economy
12	Design Policy 7 Design
13	Landscape and Natural Environment Policy 8 Conserve Valued Landscapes Policy 9 Night Skies

14 Coast

Policy 10 Safeguarding the Coast

15 Poundstock NDP Policies – Interpretation

Abbreviations

Glossary and Interpretation

List of Figures

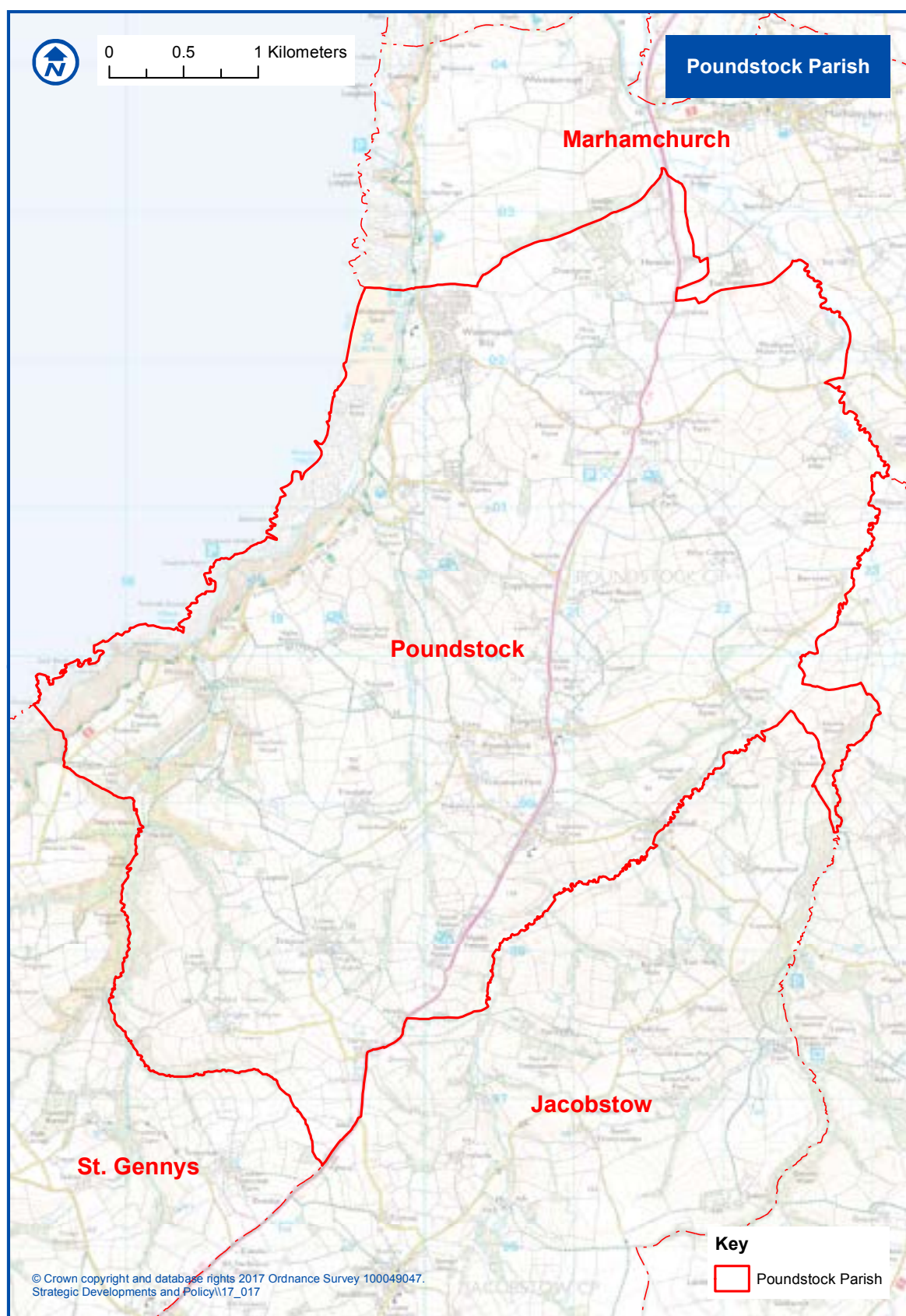
List of Supporting Documents

1. Introduction

- 1.1. This document is the pre-submission version of the Poundstock Parish Neighbourhood Development Plan (**Poundstock NDP or PNDP**). It presents the Vision and Objectives for the Parish of Poundstock (the Parish) for the period from the adoption of this plan to 2030 (**NDP period**) and presents planning policies which seek to enable delivery of this Vision and these Objectives.
- 1.2. Accordingly, the planning policies set out in this plan relate to the use of the land in the Parish, reflecting the views of parishioners.
- 1.3. Neighbourhood planning builds on the National Planning Policy Framework (**NPPF**) and the Cornwall Local Plan Strategic Policies 2010-2030 (**Local Plan**) to provide greater detail at a local level. The Poundstock NDP has been developed to ensure that future growth and development throughout the parish is guided by the local community.
- 1.4. The Poundstock NDP is designed to operate alongside the Local Plan which runs to 2030. Therefore, the PNDP is intended to run from the time the Regulation 14 document is formally published and to end with the end date of the Cornwall Local Plan.
- 1.5. The Poundstock Parish Council (the **Parish Council**) may deem it necessary to update the Poundstock NDP if circumstances require the plan to be modified before 2030. In any event, the Cornwall Local Plan is being updated and the PNDP will need to be considered in view of any changes that are made to the Local Plan.
- 1.6. The Poundstock NDP applies to the area that is administered by the Parish Council, covering the whole of the civil parish of Poundstock, as shown in Figure 1 below.
- 1.7. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents are listed at the end of this document and can be accessed at <https://www.poundstock-pc.gov.uk/neighbourhood-plan>. A glossary and abbreviations sections are also included at the back of this document for reference.
- 1.8. The Parish Council identified the need for a neighbourhood plan based on feedback from the local community. In particular, the plan responds to the overwhelming feedback that there should be a better balance within the Parish between the development requirements of the Parish and the need to protect and enhance its environment. This is encapsulated in the Vision Statement set out in section 6 below.
- 1.9. Once finalised and adopted by Cornwall Council, Poundstock NDP will be part of the development plan to sit alongside those within Cornwall's development

plan documents. The planning policies presented in the Poundstock NDP represent how the community wishes to shape future development in the Parish; meet local needs; support the local economy; and protect and enhance the environment. In addition, it helps provide clarity to landowners and developers on the community's needs and aspirations.

Figure 1: The Neighbourhood Planning Area



2. **What is a Neighbourhood Plan and why do we need one?**

- 2.1. A neighbourhood plan (alternatively, a Neighbourhood Development Plan or NDP) is a way of helping local communities to guide and influence the future development and growth of the area in which they live and work. It is a land use document and therefore all the policies relate to the use of the land within the Parish. It is a positive document in that it states the wishes of the Parish residents; what they want as opposed to what they do not want.
- 2.2. An NDP can give a local community the chance to create a vision and planning policies for the use and development of land in their parish or neighbourhood. An NDP can set out local level planning policies for the area, shaping future development. Once an NDP is adopted for Poundstock (a process which requires, among other things, approval by a formal referendum of residents in the parish), planning decisions in the parish must be made in accordance with it unless material considerations dictate otherwise. It will, therefore, provide an opportunity for residents of Poundstock to influence where any new development in the Parish could take place, what it might look like, as well as identifying areas in the Parish that should be protected.
- 2.3. The Poundstock NDP must be consistent with the strategic policies in the Local Plan. It must also comply with a number of other planning documents such as the National Planning Policy Framework (NPPF).
- 2.4. The Parish includes areas which are National Landscapes (formerly called Areas of Outstanding Natural Beauty), SSSI, and AGLVs. The NPPF provides that permission for major development within a National Landscape should be refused other than in exceptional circumstances and where it can be demonstrated to be in the public interest. 'Whether a proposal is a 'major development' is a matter for the [planning] decision maker, taking into account its nature, scale and setting and whether it could have a significant adverse impact on the purposes for which the area has been designated for defined.'¹
- 2.5. An NDP is therefore an important part of the planning documents against which planning proposals must be assessed, giving weight to local wishes.

3. **Poundstock NDP - The Preparation Process**

- 3.1. The preparation of the Poundstock NDP has been led by a working group appointed by the Parish Council, comprising local volunteers as well as some Parish Councillors. The working group has been assisted by professional advisers, funded by grant monies.
- 3.2. The preparation of this NDP has been informed throughout by a programme of consultation and communication. These have taken place over several years

¹ NPPF paragraph 190 and footnote 67.

beginning in 2017. There was a short hiatus during 2020 due to COVID 19. The key steps are set out in Appendix 1.

- 3.3. In August/September 2022 an online survey was undertaken using Survey Monkey. The results of the survey have informed the vision, objectives and the policies set out in this NDP. For the full responses see Supporting Document 2. See also Planning Overview in section 8 below.
- 3.4. More generally, the various consultations have highlighted the key priorities set out below. A number of these reflect concerns identified in the Poundstock Parish Plan 2008 to 2013 (see Supporting Documents 8).

Housing

- To meet local need.
- Retain the pattern of the existing hamlets and settlements in the Parish.

Infrastructure and Access

- Drainage and sewerage that works appropriately and effectively.
- To attain safe pedestrian access.

Design and Landscape

- Building designs should have regard to the context of the surrounding buildings.
- New building designs should respect the rural character of the landscape without interrupting the distinctive views.

Landscape and Biodiversity

- Protect the natural beauty of the existing landscapes including coastal area, SSSI and National Landscapes (formerly called Areas of Outstanding Natural Beauty).

Economy and business

- Support sustainable businesses in the local community which are appropriate, given their nature and size, within the rural landscape of the Parish.

4 What Next?

- 4.1. This a draft of the Poundstock Neighbourhood Plan that we are proposing will be submitted but, before we submit the plan, it is being made available for comments and feedback.
- 4.2. Once the Regulation 14 version of the Neighbourhood Plan is formally publicised, there will be a minimum statutory six-week period of consultation within the Parish. The Parish Council will consider your comments and feedback. It will also consult with relevant bodies and interested parties. It will amend the plan as appropriate to reflect any comments and feedback. All versions of this NDP and the feedback received will be documented in a consultation statement.
- 4.3. Prior to this, the NDP will have been submitted to Cornwall Council to establish if it is required to be supported by a Strategic Environment Assessment (SEA). SEA is a process that helps to understand how neighbourhood plans will affect the environment of the area that it covers. A SEA is required if the plan is likely to have a significant effect on the environment, particularly where it affects a sensitive area and the features for which it was designated such as SSSIs and National Landscapes (formerly called Areas of Outstanding Natural Beauty).
- 4.4. After consultation and appropriate amendments having been made to the NDP, Cornwall Council will consider the submission version of the plan in order to establish whether it complies with relevant legislation. If it does, a second formal consultation process will begin, instigated by Cornwall Council, before the plan is sent to an independent examiner. The examiner will check the NDP to ensure it conforms with certain basic conditions, for example, that it is in 'general conformity with the strategic policies' in the Cornwall Local Plan. At that stage, the independent examiner may recommend that the NDP is amended before continuing to the referendum stage or recommend that the NDP continues straight to the referendum stage without amendment (but could recommend it does not proceed at all).
- 4.5. If approved by Cornwall Council, the NDP will be subject to a referendum of residents in the Parish. The NDP will be made and adopted if a majority of those who choose to vote in the referendum vote in support of it.
- 4.6. Once adopted, the NDP will be part of the Cornwall Council's development plan.

5. About the Parish

General

- 5.1. The parish of Poundstock is located on the north coast of Cornwall between Bude and Crackington Haven. It covers an area approximately 4,800 acres². The Parish has Marhamchurch to the north; Week St Mary to the east; Jacobstow and St Gennys to the south; and the Atlantic Ocean to the west. It is bisected by the A39, running on a north south axis. The inland areas to the east of the A39 are, in the main, agricultural whilst coastal areas to the west of the A39 tend to attract more tourist-based activities. The Parish is made up of disparate settlements and hamlets, within a mainly agricultural and rural area. The landscape that surrounds these settlements makes a significant contribution to their character and distinctiveness. The largest settlement is on the coast at Widemouth Bay, in the north of the Parish, with the remainder being primarily small farms and hamlets scattered throughout the parish. There are several large holiday parks that offer static caravans, lodges and pitches for camping, touring caravans and mobile homes. Many of the farms and more rural communities offer overnight pitches and bed and breakfast to supplement rural incomes. As of January 2021, there were 542 dwellings paying Council Tax with a census population recorded of around 1000³. However, the population of Cornwall almost doubles during the height of the tourist season and this is evident in the Parish.

History

- 5.2. The Parish can claim a Celtic fifth-century saint in St Winwaloe, to whom the parish church is dedicated, although the first evidence for this dedication does not appear until 1333⁴. The name of Poundstock itself probably derives from the Old English meaning settlement (*stoc*) with an animal pound (*pund*)⁵; although Poundstock was only one of a number of manors that later came together to form the modern boundary of the Parish.
- 5.3. The settlement called Poundstock now comprises just a few houses surrounding the mediaeval church. There is also a Grade1 listed 'gildhouse' adjacent to the church, the surviving fabric of which dates from the mid-sixteenth century⁶.

² 19.42km²

³ 2021 Census.

⁴ W. Picken, 'The Patron Saints of Poundstock and Helland Churches', *Devon and Cornwall Notes and Queries* 23 (1946-9) pp. 342-3.

⁵ O.J.Padel, *Cornish Place-Names* (Exeter, 1988), *sub.* Poundstock.

⁶ P. Beacham and N. Pevsner, *The Buildings of England, Cornwall*, 3rd edition (New Haven and London, 2014) p. 460.

- 5.4. The settlement patterns in the Parish are typically based around disparate farmsteads generally following the higher ground and reflecting rural activities such as farming and, historically, mining and fishing. By the late nineteenth century the Parish comprised several manors: Woolstone, Penlean, Trebarfoot, Penfound, Calmady, Poundstock and West Widemouth; together with the ‘chief villages’ of Poundstock, Tregole and Treskinnick⁷. However, as tourism gained in popularity in the early 1900s, with improved road and railway access to Cornwall and its coast, other settlements became more significant, particularly at Widemouth Bay, as well as those along the A39. Tourism has continued to develop, and the number of second homes and holiday accommodation has grown significantly.

Settlements

- 5.5. Today the Parish has within it three main settlements, Widemouth Bay, Bangors with Poundstock and Treskinnick Cross⁸.

Widemouth Bay⁹

- 5.5.1. Widemouth Bay is situated on the coast road with the coastal footpath, sea, beaches, sand dunes and rocks to the west, whilst the northern edge of Widemouth Bay shares a parish boundary with the neighbouring parish of Marhamchurch. It is now the largest settlement in the Parish with approximately 186 households, representing 36 per cent. of households in the Parish¹⁰.
- 5.5.2. The development of the Widemouth can be seen from Ordinance Survey maps from the late nineteenth century (See Appendix 2). By 1884 there was one building on the coast: Widemouth Villa (now Black Rock); with further buildings at higher and lower Widemouth (where Combe Lane meets Leverlake Road). The coastal road (Marine Drive) was built sometime between 1884 and 1907. By the 1930s the settlement on the coast road had developed considerably; although with two separate areas concentrated around Leverlake Road to the south and Madeira Drive to the north. The area within the Crescent, connecting the two, was built subsequently, probably from the 1950s.
- 5.5.3. Historically many of the buildings were bungalows built in the 1930s to the 1950s mainly occupied by retirees or used as holiday homes or second homes. Over recent years many homes have been built or extended and gardens have been divided to create additional building plots. The character of the buildings is therefore much more diverse today.

⁷ J. Polsue, *Lake's Parochial History of the County of Cornwall* Vol. IV (Truro, 1867-73) p. 91.

⁸ Poundstock LLCA p. 14

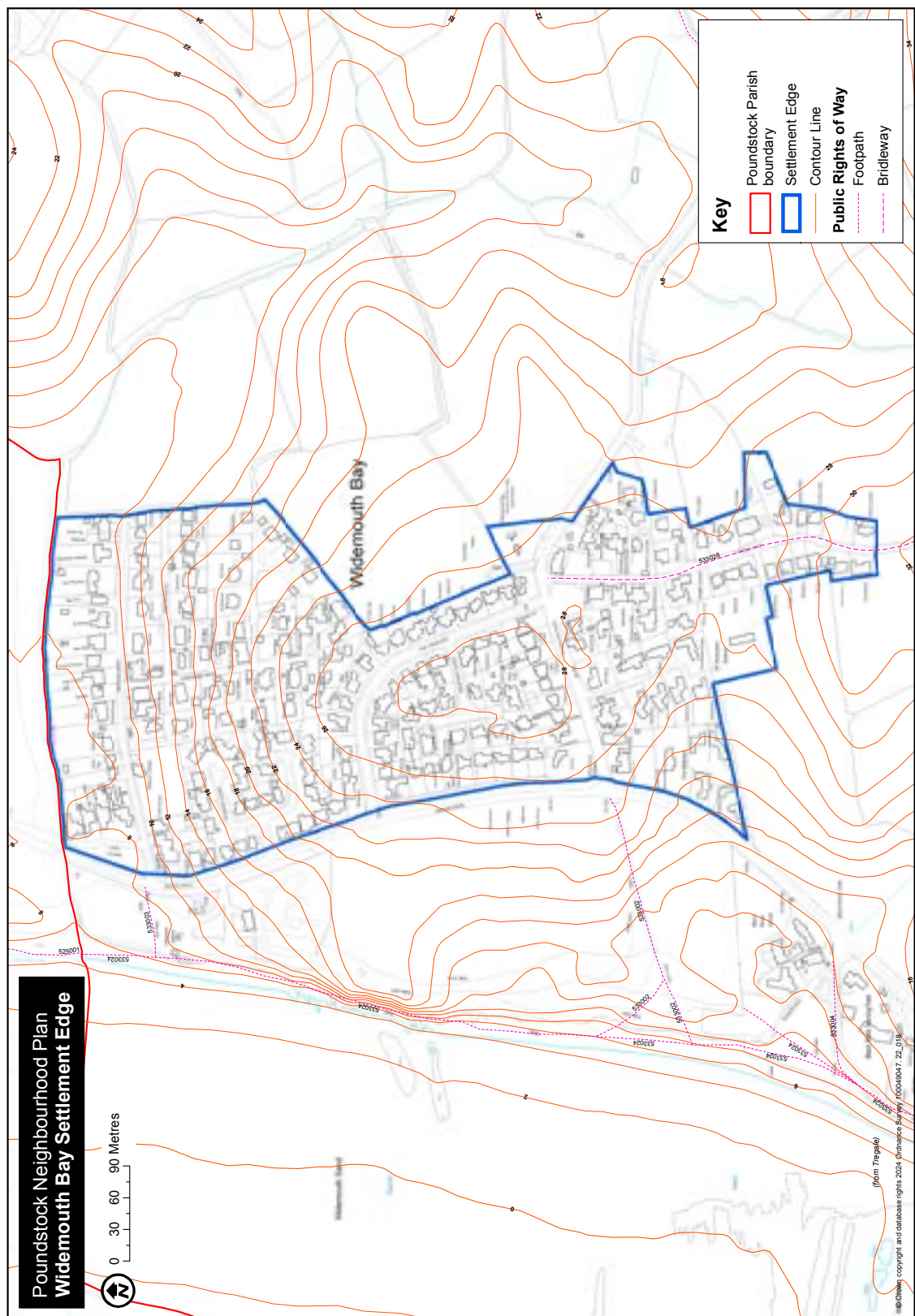
⁹ See the Poundstock LLCA, pp. 54-65.

¹⁰ Based on postal addresses (with names removed) provided by Cornwall Council in July 2022.

Key Issues

- 5.5.4. Over-development. Widemouth Bay is striking in its natural beauty but it is significantly affected by tourism and property development where significant rises in house prices have made speculative development more attractive. Particular issues have arisen as a consequence with foul water and drainage. Development has also had a significant impact on the character of the place with single dwellings being replaced with two or more properties on the same plot.
- 5.5.5. Coastal Erosion. The coast at Widemouth Bay comprises a long sandy beach with a distinctive area of coastal grassland with sand dunes that lies between the intertidal zone and the coastal road (Marine Drive). Much of it has a non-statutory nature conservation designation. This area is particularly prone to erosion as a result of high tides and the increasing intensity of storms. Indeed, the coastal road itself was moved to its current location due to cliff erosion (see section 14: Coast below).
- 5.5.6. Flooding. The north of Widemouth Bay (north of Medeira Drive) is particularly vulnerable to flooding (see Figure 19 and Map 10.1 'Constraints' of the Poundstock LLCA).
- 5.5.7. Pressure on this sensitive area (to the west of the coast road) comes both from development and from tourism, particularly car-parking. There has been recent development at the southern end of the beach and proposed development at the northern end of the beach (just over the parish boundary in Marhamchurch). There is a car park that serves the beach. This too can put pressure on the surrounding area when the car park overflows onto sand dunes and roadsides. The northern end of the car park is compressed sand which often floods with the Spring tide and can contribute to flooding of the coast road itself. Development of the coastal area has the potential to increase the quantity of wind-blown sand which blocks the road from time to time. There has also been an adverse impact on the public toilets, rubbish and traffic.

Figure 2 map showing Widemouth Bay edge of settlement



Bangors with Poundstock¹¹

- 5.5.8. This is a settlement which has historically extended east (inland) from the original settlement around the parish church. It is centred around a crossroads, where Vicarage Lane crosses the A39. A Methodist Chapel (now converted to housing) was located at this intersection.
- 5.5.9. The settlement is elevated appearing on the skyline, with a ribbon development along the east west road. It is predominantly two storey buildings on the eastern side and one story on the western side. Most of the development has occurred since the 1930s on the eastern side. The most recent multi-dwelling development was at Buttercup Field to the east for which planning permission was granted in 2015¹².
- 5.5.10. Generally, the dwellings are integrated into the landscape by the vegetation in the hedge field boundaries reducing their visibility.

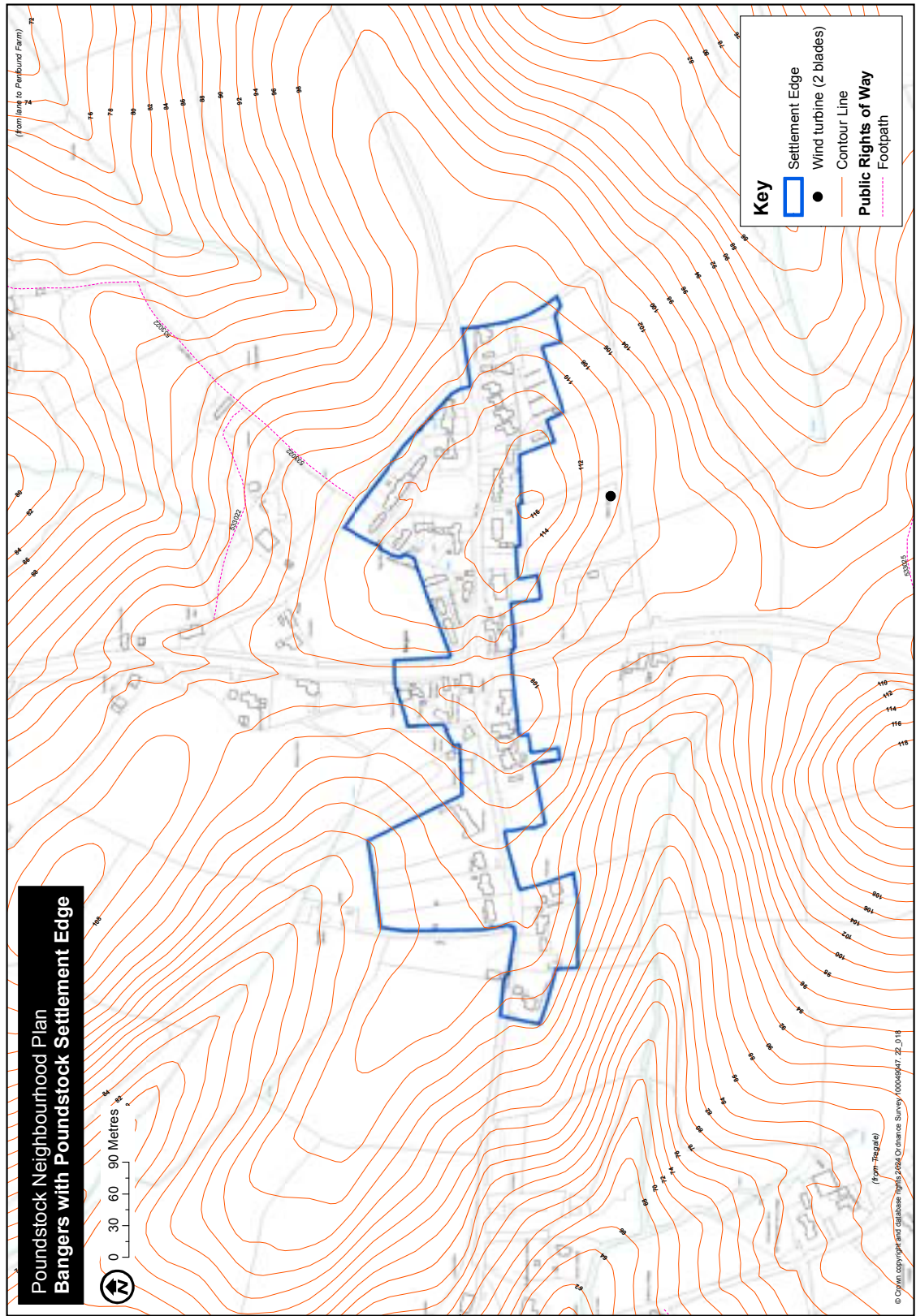
Key Issues

- 5.5.11. The settlement at Bangors is approximately 400m north of Treskinnick Cross (described below). The two settlements are connected by the A39 running along elevated land. The undeveloped land between the two is important in order to retain the separation and individuality of the two settlements.
- 5.5.12. Maintaining the character of the settlement within the landscape, ensuring that the visual prominence of any development is minimised.

¹¹ See the Poundstock LLCA, pp. 66-75.

¹² PA13/09721

Figure 3 map showing Bangors with Poundstock Edge of Settlement



Treskinnick Cross¹³

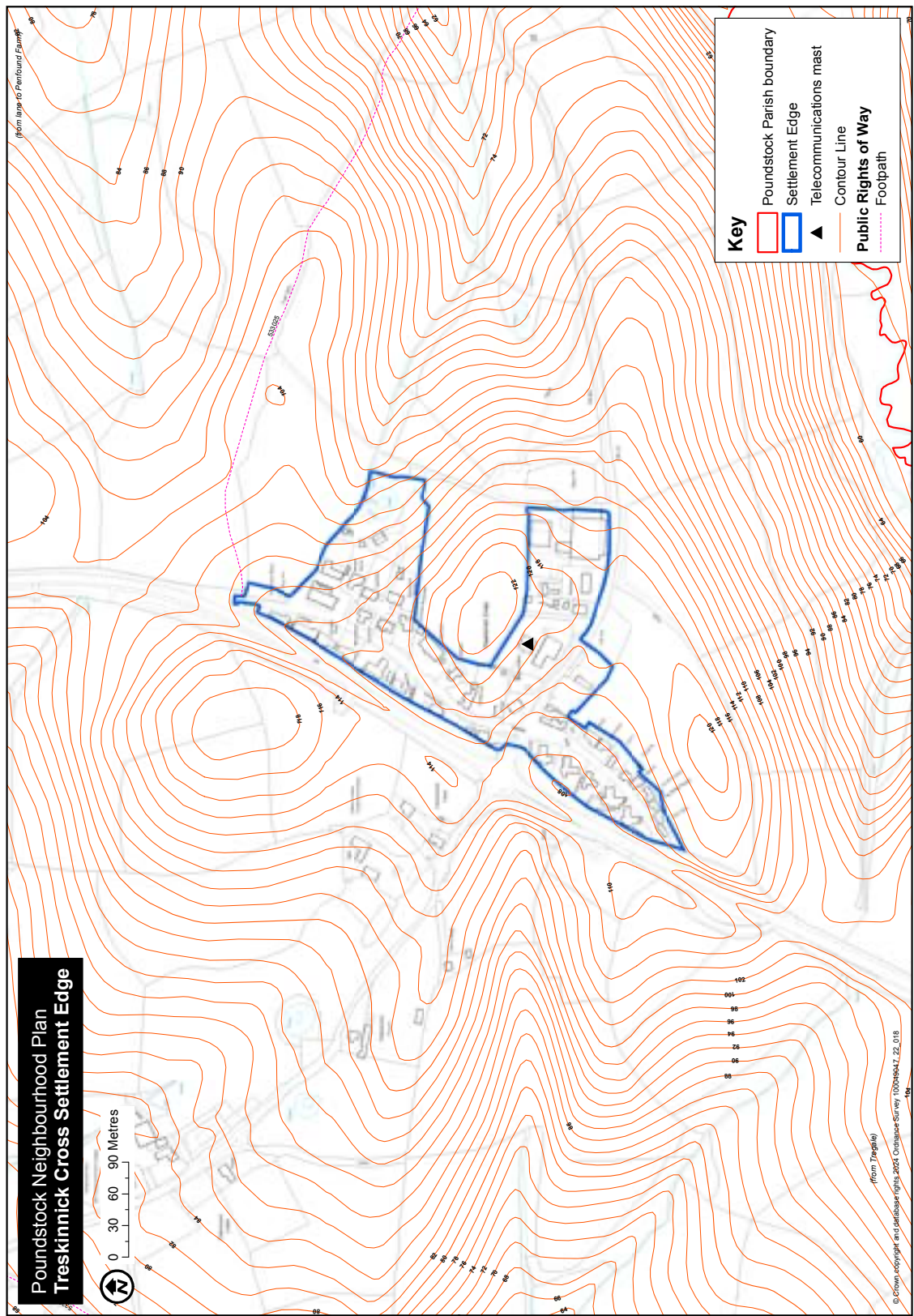
- 5.5.13. This settlement is also based at a crossroads on the A39 with the road travelling west to the parish church. The settlement is located on the narrow ridge of elevated ground which falls into the valley systems to the east and west. The settlement is shown at a key crossroads on the 1st edition mapping of 1875 with two Grade II Listed Buildings remaining today. The settlement developed from its historic core at the crossroads to the north, south and east in the 20th century.
- 5.5.14. The settlement appears as a small cluster of buildings on a ridge; it lies within the Week St Mary AGLV, designated for its scenic value to Cornwall.

Key Issues

- 5.5.15. The settlement at Treskinnick Cross is approximately 400m south of Bangors (described above). The two settlements are connected by the A39 running along elevated land. The undeveloped land between the two is important in order to retain the separation and individuality of the two settlements.
- 5.5.16. Maintaining the character of the settlement within the landscape, ensuring that the visual prominence of any development is minimised.

¹³ See the Poundstock LLCA, pp. 76-83

Figure 4 map showing Treskinnick Cross edge of settlement



Demographics

- 5.6. The 2021 National Census recorded the following information in respect of the Parish (the figures in brackets are for Cornwall as a whole)¹⁴:
- 5.6.1. The total population was 1,000 people. In 2011 the population was 861, increasing to 899 in 2019. This represents approximately a 16% increase over the period 2011-2021.
 - 5.6.2. 18.7% (20.4%) of the population was aged 19 or less.
 - 5.6.3. 53% (47%) of the population was aged 50 or more.
 - 5.6.4. 29.8% (25.3%) of the population was aged 65 or more.
- 5.7. The age profile is therefore significantly weighted towards those aged over 65, with the percentage being above the national average (18.4%) and that for the whole of Cornwall. The profile would also suggest there is a clear issue for the Parish: insufficient affordable housing for those under the aged of c.50. (See further below Policy 1).

6. Vision for Poundstock Parish

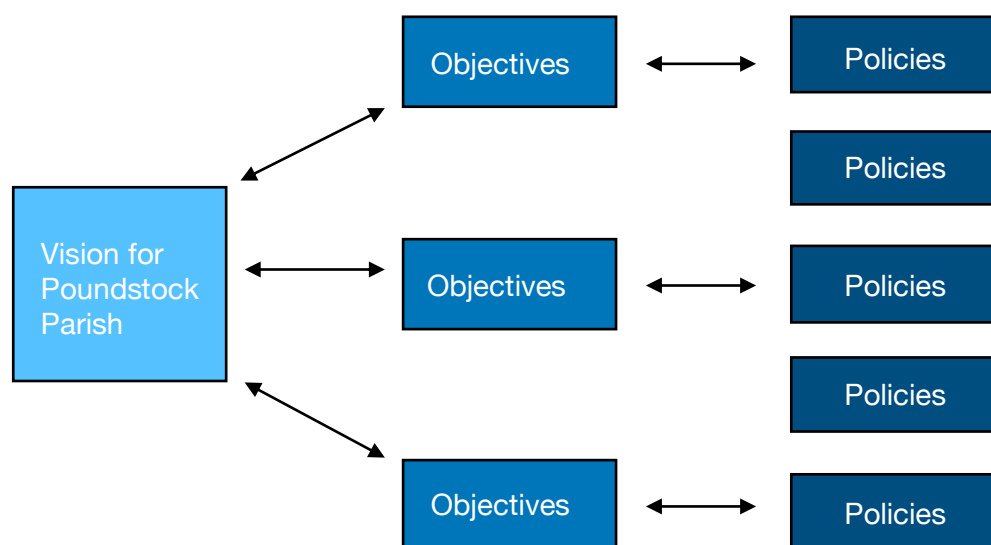
- 6.1. The vision for the Parish was developed based on feedback received, particularly from the 'Aims and Objectives' information gathering exercise. It is intended to encapsulate in a short statement how those living in the Parish wish to see the future of the Parish. Subsequently a number of objectives were drafted to achieve this vision. The policies described in this document are intended to give effect to these objectives in order to realise the vision for the Parish.

Vision for Poundstock

The distinctive landscape character of Poundstock will be maintained whilst achieving a balance between the demands for development and the preservation of the surrounding rural and coastal landscapes. New housing will be designed to meet local needs, to respect the environment and to have adequate infrastructure to support it.

¹⁴ All data from 2021 census (<https://www.ons.gov.uk/census>) and Cornwall Council data report February 2022.

Figure 5: Relationship between vision, objectives and policies



7. The Poundstock NDP Objectives

7.1. The Objectives of the Poundstock NDP have been informed by the surveys undertaken and reflect comments received from public consultation. The Objectives are:

7.1.1. **Objective 1 Housing:** to ensure that any housing development that takes place within the Parish meets local housing needs. (See Policies 1 to 5 in section 10 below).

7.1.2. **Objective 2 Economy and Business:** to support businesses that are appropriate (see Glossary below) within the rural landscape of the Parish. (See Policy 6 in section 11).

7.1.3. **Objective 3 Design:** to ensure that the design of new buildings within the Parish, and of modifications and extensions to existing buildings, are appropriate in the context of surrounding buildings and respect the local, rural (including coastal) character of landscapes. (See Policy 7 in section 12).

7.1.4. **Objective 4 Landscape:** to ensure that the Parish maintains the distinct identity of settlements and hamlets, avoiding further coalescence between them and in particular between Bangors and Treskinnick given the importance attached to them in the LLCA (5.3 and 5.4).

- 7.1.5. **Objective 5 Natural Environment and Biodiversity:** to protect and enhance the outstanding natural beauty of landscapes, including coastal areas, both within and without the SSSI (Sites of Special Scientific Interest) and National Landscapes (formerly called Areas of Outstanding Natural Beauty) and to ensure that development across all parts of the Parish supports not only the conservation of biodiversity but also net biodiversity gain. (See Policies 8 to 10 in sections 13 and 14.)

8. Planning Overview

- 8.1. The Parish has, like many others in Cornwall, the attraction of a beautiful coastline and attractive hinterland with views in elevated positions of the sea. This undoubtedly prompted development at Widemouth Bay from the beginning of the nineteenth century. Balancing this development across the Parish whilst preserving the distinctive characteristics of the landscape has been and continues to be central to the wishes of parishioners: it is encapsulated within the Vision Statement (see section 6 above).
- 8.2. The following results from three of the August 2022 Consultation questions encapsulate many of the views of respondents.

Figure 6: Question 1, What importance do you attach to the following in relation to new housing in the Parish?

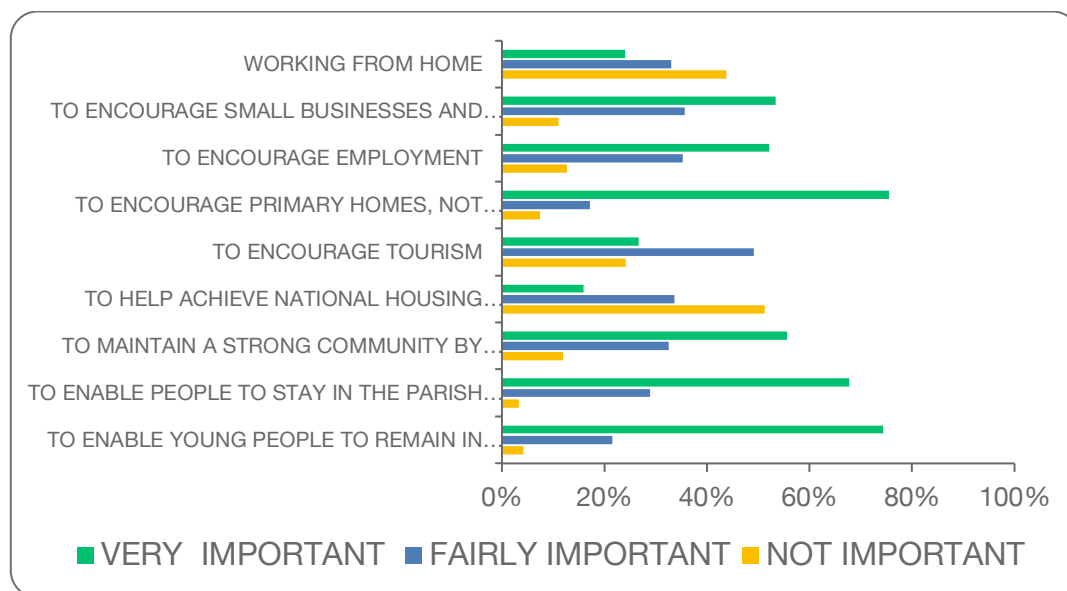


Figure 7: Question 12, How important are the following statements regarding development in the Parish and the possible impact on the character of the area?

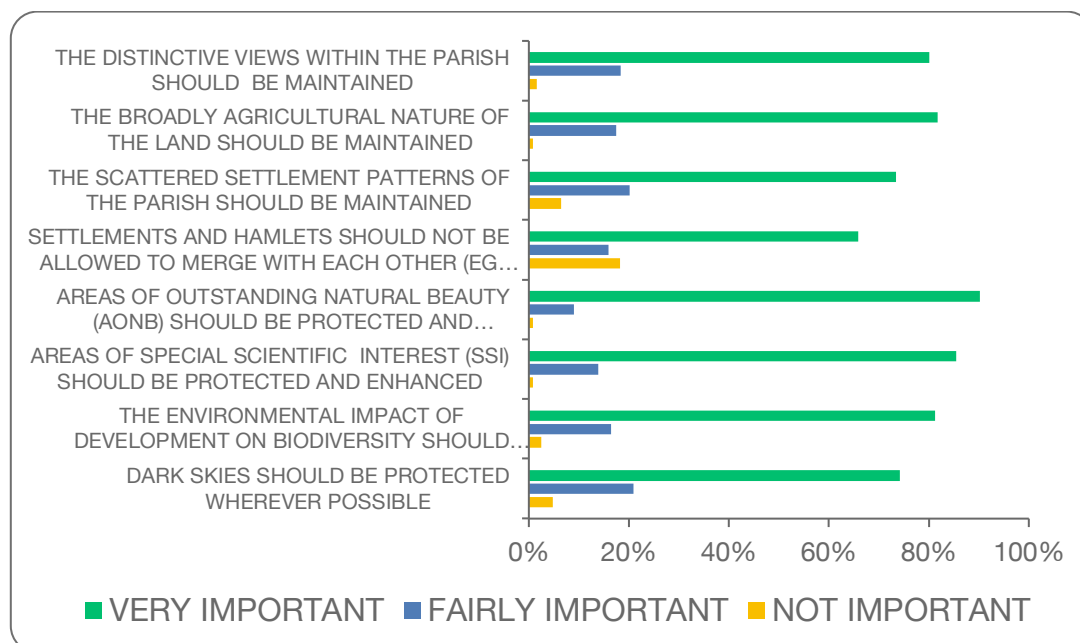
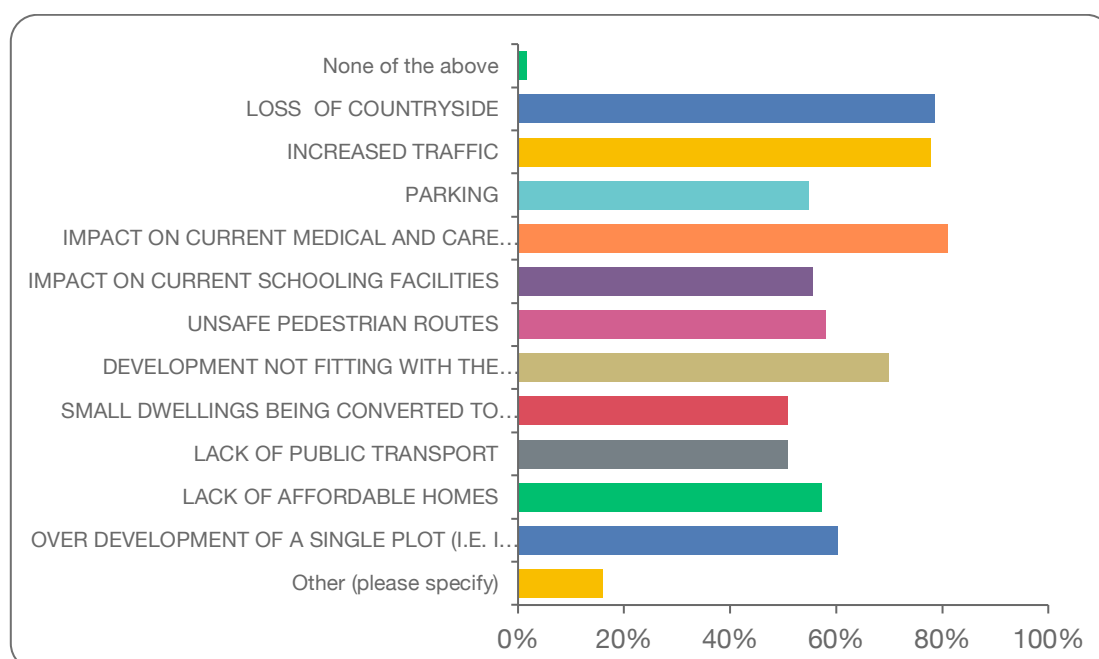


Figure 8: Question 14, What concerns you about further development within the Parish?



8.3. It is undoubtedly the attractiveness of the Parish with its coastal views that has encouraged speculative, market-led development. This has had two obvious consequences: increasing the cost of housing within the Parish whilst putting pressure on existing resources and the surrounding environment. Whilst this may encourage tourism it does not meet the needs

of local full-time residents and, indeed, makes it increasingly difficult for families to remain in the Parish because of the cost of housing. (See section 9 below.)

- 8.4. The Parish has met its local plan housing allocation. However, in February 2025 Cornwall Council indicated that, in light of changes to the way that housing needs are calculated nationally, the Poundstock Neighbourhood Development Plan is required to make provision for an additional eight new houses beyond that required by the Cornwall Local Plan. In response a site has been identified for affordable led housing within the Parish to meet the increased housing requirement which has arisen through national policy changes, as well as to reflect residents' desire for housing that meets local needs for affordable homes. This will ensure that the plan delivers sustainable development by meeting the present and future needs for housing for the period up to 2030. (See paragraph 10.17 below.)
- 8.5. A number of planning proposals have been put forward within the Parish, with some, such as the recent (unsuccessful) Crematorium proposals, being supported by Cornwall Council against considerable public opinion¹⁵. These proposals and the responses to them demonstrate the importance to the Parish of protecting the character and the rural nature of the countryside. Other developments which have been approved, for example on Edith Walk or at Black Rock, have shown to be out of scale with, or disproportionate to, their immediate location. Hence this NDP seeks to address both the type of housing and its location within the Parish and rural exceptions.
- 8.6. Therefore, the objectives of this NDP with respect to housing are:
 - 8.6.1. To allocate a specific site identified within the Parish for development for affordable housing for people with a local connection.
 - 8.6.2. To encourage other affordable housing for people with a local connection in locations where development would not ordinarily be supported in the Parish.
 - 8.6.3. To ensure that where homes are built, they meet the needs of the community by providing smaller, more affordable properties.
 - 8.6.4. Where new housing is built, it is occupied as a principal residence and not as a second home/holiday let.

¹⁵ Watton & Cameron v Cornwall Council [2023] EWHC 2436

9. Housing Development in the Parish

Census 2021

- 9.1. The 2021 National Census provides the following housing information in respect of the Parish¹⁶ (the percentages in brackets are for Cornwall as a whole):
- 9.1.1. 25.4% (30.7%) of the 430 (250,500) households had one occupant; 40.7% (38.4%) had two occupants; 18.6% (14.5%) had three occupants; and 15.3% (16.5%) had four or more occupants. This compares with 2.6% (9.3%) households having one bedroom; 25.5% (28.7%) having two bedrooms; 41.8% (41.1%) having three bedrooms and 30.1% (20.9%) having four or more bedrooms.
 - 9.1.2. 54.7% (41.8%) of houses were owned outright; 18.5% (25.6%) were mortgaged or had shared ownership; 12.9% (12.8%) were social rented; and 13.9% (19.8%) private rented or rent free.
 - 9.1.3. 67.4% (63.5%) of households are recorded as being single family households.
 - 9.1.4. 94.5% (95.1%) did not have a second address in or outside of the UK.
- 9.2. The average house price in the Parish over the last year was £486,250 (up 9% on the previous year and up 27% since 2021). The average house price in Cornwall as a whole over the last year was £348,896.¹⁷
- 9.3. These figures suggest that: 1) demand may be higher for smaller dwellings rather than larger ones; 2) that the average price of housing in the Parish is considerably in excess of the average in Cornwall and therefore highlighting the need for more affordable housing in the Parish.

Planning Permissions 2013 to 2024¹⁸

- 9.4. Since 2010 (to March 2024), a total of 102 new dwellings were completed of which only eight were affordable housing. For these purposes new dwellings does not include extensions; it does include sites where an existing dwelling has been demolished for one or more new houses.
- 9.5. There were 51 dwellings on sites of 10 or more and 51 on sites smaller than 10 dwellings.

¹⁶ <https://www.ons.gov.uk/visualisations/customprofiles/draw/>.

¹⁷ See Rightmove data at <https://www.rightmove.co.uk/house-prices/poundstock.html>. Note the total number of house sales recorded by Rightmove in Poundstock from 2019 to 2023 was 25. The area identified as Poundstock on Rightmove comprises most but not all of the parish of Poundstock. Two further sales in 2021, not recorded by Rightmove, for £2,000,000 and £1,125,000 bring the average to £527,000. According to Zoopla the average price over the last year was £492,500.

¹⁸ The figures in this section were provided by Cornwall Council on 1/10/24.

- 9.6. As at March 2024 there were 48 dwellings permitted but not started and a further 12 under construction. If all of these dwellings are built it would represent a very significant increase in the rate at which new houses are being built. The 12 that were under construction alone represent more than 10% of the total number for the period 2010 to 2024.
- 9.7. The 60 homes under construction or for which planning permission has been granted would, if built, represent approximately 10% off the total housing stock. None is currently for social or affordable housing.

Housing Need Survey¹⁹

- 9.8. A housing need survey was carried out by Cornwall Council in late 2021 at the request of Poundstock Parish Council. This survey is a 'snapshot' of the local housing needs in the Parish, particularly the need for *affordable* housing.
- 9.9. The Housing Need Survey noted that the average percentage of dwellings that are social housing stock in England in March 2018 was 17% and that the level in 2021 in Cornwall was 11% and in the Parish 5%. For Cornwall 'rural parishes' it is 8%.
- 9.10. Cornwall Homechoice indicated, at the time of the survey, a total of 18 households, with a local *connection* to the Parish, were seeking affordable rented housing. Of these six households stated a preference for living in the Parish.
- 9.11. The number of affordable homes built in the Parish between April 2009 and April 2021 was eight. No further affordable homes have been built since that date.
- 9.12. The findings of the Housing Need Survey include:
- 9.12.1. A demonstrable need and demand for affordable housing in the Parish.
 - 9.12.2. In order to increase the affordable rented stock to 8% (as for other 'rural parishes') it would require 17 additional affordable rental properties to be built in the parish.
 - 9.12.3. There are an additional 17 households in the Parish looking for affordable homes who are not on the Homechoice Housing Register.
 - 9.12.4. Of the respondents to the survey who are in need of affordable housing (19), all wish to live in the Parish. The size of housing required was: one bed 21%; two beds 37%; three beds 27% and 4+ beds 15%.
 - 9.12.5. 90% of respondents supported affordable housing-led development.
 - 9.12.6. Affordable housing should cater for both affordable rent and intermediate homes for sale.

¹⁹ See Poundstock Parish Housing Need Survey.

Second Homes and Holiday Lets

Poundstock Parish

- 9.13. The 2021 Census shows that the total number of households responding was 430. In 2011 it was 376. The Electoral Role currently has 532 properties listed for the Parish and, within that number, 330 for Widemouth Bay.
- 9.14. According to Cornwall Council records, there were 599 properties in the Parish registered for council tax in November 2023²⁰. Of these 105 are recorded as second homes. The Council's business rates data show that there are 147 properties that are listed as self-catering accommodation or holiday lets²¹.
- 9.15. Cornwall Council estimates that more than 20% of the properties in the Parish are second homes. This places it 14th highest in the county²².
- 9.16. Of the total 746 properties paying council tax or business rates, 42% are therefore second homes or self-catering/holiday lets.
- 9.17. Cornwall Council's Housing Evidence Base Briefing Note 11 v.2 (2015) (BN11) discusses second and holiday homes and the impact these can have on communities.

Widemouth Bay

- 9.18. Of the 599 properties listed for the Parish and paying council tax, 251 have Widemouth Bay as part of the property address. 79 of these are recorded as second homes, representing 31%. Of the 147 self-catering/holiday lets, 122 include Widemouth Bay in the address, representing 83%²³. Therefore, of the total 373 properties recorded for the Widemouth Bay area, 61% are second homes or self-catering/holiday lets.
- 9.19. There are approximately 160 places listed on Airbnb within the Parish of which over half are in the Widemouth Bay area.

Type of Housing

- 9.20. The August 2022 Consultation attached the following importance to the provision of the following types of new housing in the Parish:

²⁰ But see note 20 below.

²¹ Information provided by Cornwall Council 1/11/23

²² https://www.cornwall.gov.uk/media/l1jdi1j5/second_homes_-april-2024.xlsx. Note this calculation uses a denominator of 627 being the 'Total number of properties in Parish' and a numerator of 132 'No. Second Homes'.

²³ As footnote 18.

Figure 9 Question 7, August 2022 Consultation (average number of respondents, 116)

	VERY MPORTANT	FAIRLY IMPORTANT	NOT IMPORTANT
FIRST HOMES FOR NEW HOUSEHOLDS	46.55%	39.66%	13.79%
AFFORDABLE HOMES	59.17%	29.17%	11.67%
HOMES FOR OPEN MARKET RENT	13.91%	40.00%	46.96%
SHARED OWNERSHIP	11.30%	46.09%	42.61%
SHELTERED ACCOMMODATION	21.93%	40.35%	37.72%
HOUSING SUITABLE FOR CURRENT ELDERLY POPULATION	44.83%	43.10%	12.07%
HOUSING SUITABLE FOR FUTURE ELDERLY POPULATION	42.37%	44.92%	12.71%
ASSISTED LIVING FOR THE ELDERLY	39.29%	38.39%	22.32%
RESIDENTIAL CARE HOME	27.59%	35.34%	37.07%

- 9.21. The percentages highlighted above show that the largest response was in support of affordable housing and against homes for market rent. The Poundstock Parish Plan 2008 to 2013 also identified affordable housing as one of the ‘main concerns’ raised at that time.

10. **Housing**

Background

- 10.1. There has been considerable housing development in the Parish over the last decade. According to Cornwall Council, since 2010 there have been 102 new dwellings completed (as at March 2024) with a further 48 having planning permission and 12 under construction²⁴. This figure includes 41 park homes. Most of this new housing is market housing, not affordable housing.
- 10.2. Poundstock has met the *minimum* requirements for new housing (12 units) under the Cornwall Local Plan; and given the level of development in the Parish it has significantly exceeded that housing target. Therefore, the approach in this plan

²⁴ See above Planning Permissions, section 9.

is to seek to concentrate development within three existing settlements of Widemouth Bay, Bangors with Poundstock and Treskinnick Cross, the settlement boundaries of which have been tightly drawn as the housing targets in the Local Plan have been met. Three areas have been identified for specific policies given their relative size and scale compared with other settlements in the Parish (see the LLCA). This is consistent with the thrust of paragraph 3 of Policy 3 of the Local Plan which covers areas, such as Poundstock Parish, which do not contain 'main towns' (identified in Policy 3).

- 10.3. However, the Parish does need to deliver further sustainable development including meeting the housing needs of current and future generations within the Parish. In 2025, Cornwall Council allocated a new minimum number of 56 dwellings to meet housing need in the Parish for the period 2025 to 2030. Given that there are or were commitments for 48 homes with planning consent but which, at the time of allocation, had yet to be built, the new minimum requirement is **eight** homes for the Parish. There is also clear evidence within the Parish for a growing need for affordable housing, with the Cornwall Homechoice register currently showing a total of 22 households with a local connection to the Parish, seeking affordable housing (compare the summary of the Housing Needs Survey above).
- 10.4. The majority of respondents to the 2022 Survey considered it very important that any new homes are affordable (Figure 9 above). The Parish Plan also noted: 'that there is an overwhelming support for the provision of affordable housing to people with local connections'.
- 10.5. This plan is specifically looking to address this affordable housing need, rather than any need for market housing, as well as adopting a general rural exception site policy. In addition, this plan also has a principal residence housing policy in order to ensure that any new housing remains as a main residence and not as a second home.
- 10.6. This does not mean, however, that no new housing will be supported beyond that identified in the specific site allocation but that, to be supported in principle, new housing is required to be within or immediately adjoining one of the three settlements identified in this Plan or be the development of previously developed land or be infill schemes that fill a small frontage in an otherwise built frontage. In addition, all housing proposals should demonstrate how they address the specific needs of the Parish and where appropriate, the need for affordable housing, whilst being responsive to the rural setting of the Parish.
- 10.7. Much of the development has taken place at Widemouth Bay and in static caravan parks. There are approximately 300 static caravans in the Parish, being both residential and for holiday lets; with numbers increasing significantly since 2021²⁵. Notably, in 2018 the occupancy restrictions were removed from static caravans at Bude Meadows (Widemouth Fields), effectively increasing housing in the Parish by approximately 40 homes²⁶. This does not necessarily mean the stock of housing has increased within

²⁵ Source

²⁶ Planning reference number PA18/09866

the Parish as they might still be used for holiday lets. But it does increase the possibility of more permanent residences within the Parish.

- 10.8. The development at Widemouth Bay has been largely to the east of Marine Drive although some has taken place on the west, seaward, side of the road.
- 10.9. Therefore, the main focus for delivering the housing will be through a specific site allocation in this Plan and allowing housing of an appropriate scale within or adjoining specified settlements and small-scale 'rural exception sites' (these are sites which are allowed as an exception to normal housing need policy outside settlement boundaries). This is to ensure that development takes place in the most appropriate areas, to a scale which is in keeping with the settlement and contributes to preserving and enhancing the identity of the Parish.
- 10.10. The 2021 Census indicates that the Parish has an increasingly aging population with approximately 30% of the Parish over the age of 60. This plan therefore also supports additional provision for housing which is suitable for the elderly including those who currently live within the Parish in the form of bungalows and small houses. The August 2022 Consultation shows support for this approach (see Figure 9 above). This plan is not seeking to encourage retirement homes to attract people to the Parish.

PNDP Policy 1: Location of New Housing in the Parish

Intention of PNDP Policy 1

- 10.11. The aim of Policy 1 is to list which settlements are appropriate for infill and rounding-off. The policy does not preclude infill or rounding off in other settlements but prescribes a smaller scale for any such development.

Justification for PNDP Policy 1

- 10.12. The Cornwall Local Plan Policy 3, paragraph three, states that other than at identified towns (none of which is relevant to the PNDP), housing will be delivered through:
 - 10.12.1. Identification of sites in NDPs.
 - 10.12.2. Rounding off of settlements and development of previously developed land within or immediately adjoining that settlement.
 - 10.12.3. Infill schemes that fill a small gap in an otherwise built frontage.
 - 10.12.4. Rural exception sites under CLP Policy 9.

- 10.13. CLP paragraph 1.68 states that: ‘Neighbourhood Plans can provide detailed definition on which settlements are appropriate for infill and boundaries to which the policy will operate.’ PNDP 1 therefore provides clarity to Cornwall Local Plan Policy 3 by identifying where (by identifying three settlements) and at what scale housing proposals will be supported as a matter of principle.
- 10.14. More generally, note of CLP paragraph 1.64 will be taken: ‘... development would be expected to focus upon meeting local need and supporting the sustainability of smaller communities through windfall development, including infill sites and exceptions sites. Development should be of a scale and nature appropriate to the character, role and needs of the local community’. In the Parish this has been taken to be restricting other settlements to one or two dwellings.
- 10.15. As noted above, the (large or inappropriate) scale of new housing is a particular concern. When interpreting ‘appropriate scale’ referred to in the PNDP Policies, it is intended that an assessment would be made in terms of the quantity and type of housing compared to the population of the settlement and its impact on the character and appearance of its overall character by considering whether it will extend the built up area in the surrounding countryside. Any proposed development on previously developed land will be supported where it is consistent with the policies below and otherwise set out in this NDP.

PNDP POLICY 1: LOCATION OF NEW HOUSING IN THE PARISH

- 1) New housing development that conserves and enhances the predominantly rural farming landscape within the Parish will only be supported:
 - a) Pursuant to and in accordance with NDP Policy 2; and
 - b) Within the settlement boundary of Widemouth Bay, Treskinnick Cross and Bangors (see Figures 3, 4 and 5 of this PNDP) where it represents infill, rounding-off and/or brownfield site* development of an appropriate scale suited to the relevant site and setting and does not lie within the Coastal Change Management Area, Flood Zones 2, 3 or 3b (see Figures 17, 18 and 19 of this PNDP) or extend into the open countryside; and
 - c) Within other settlements in the Parish where it does not physically or visually extend the settlement or hamlet into the open countryside and is infill, rounding-off and/or brownfield site development, of no more than one to two dwellings on any individual or cumulative site*.

And, in each case, the type and size of housing (being a mixture of one, two or three bedroom properties) responds to local housing needs, including without limitation, sheltered, extra care or assisted living housing.

- 2) Housing in other locations within the Parish must comply with PNDP Policies 3, 4 and 5 below and, to the extent applicable, with Policy 7 of the Cornwall Local Plan: ‘Housing in the Countryside’.

** See the Glossary below for an explanation of the terms ‘infill’, ‘rounding-off’, ‘brownfield site’, ‘open countryside’, ‘local housing needs’ and ‘cumulative’ as they apply to this and other PNDP Policies.*

PNDP Policy 2: Site Allocation for Affordable Housing-led Development

Figure 10: General location of proposed site allocation for affordable housing-led development: land adjoining Buttercup Field, Bangors, Poundstock

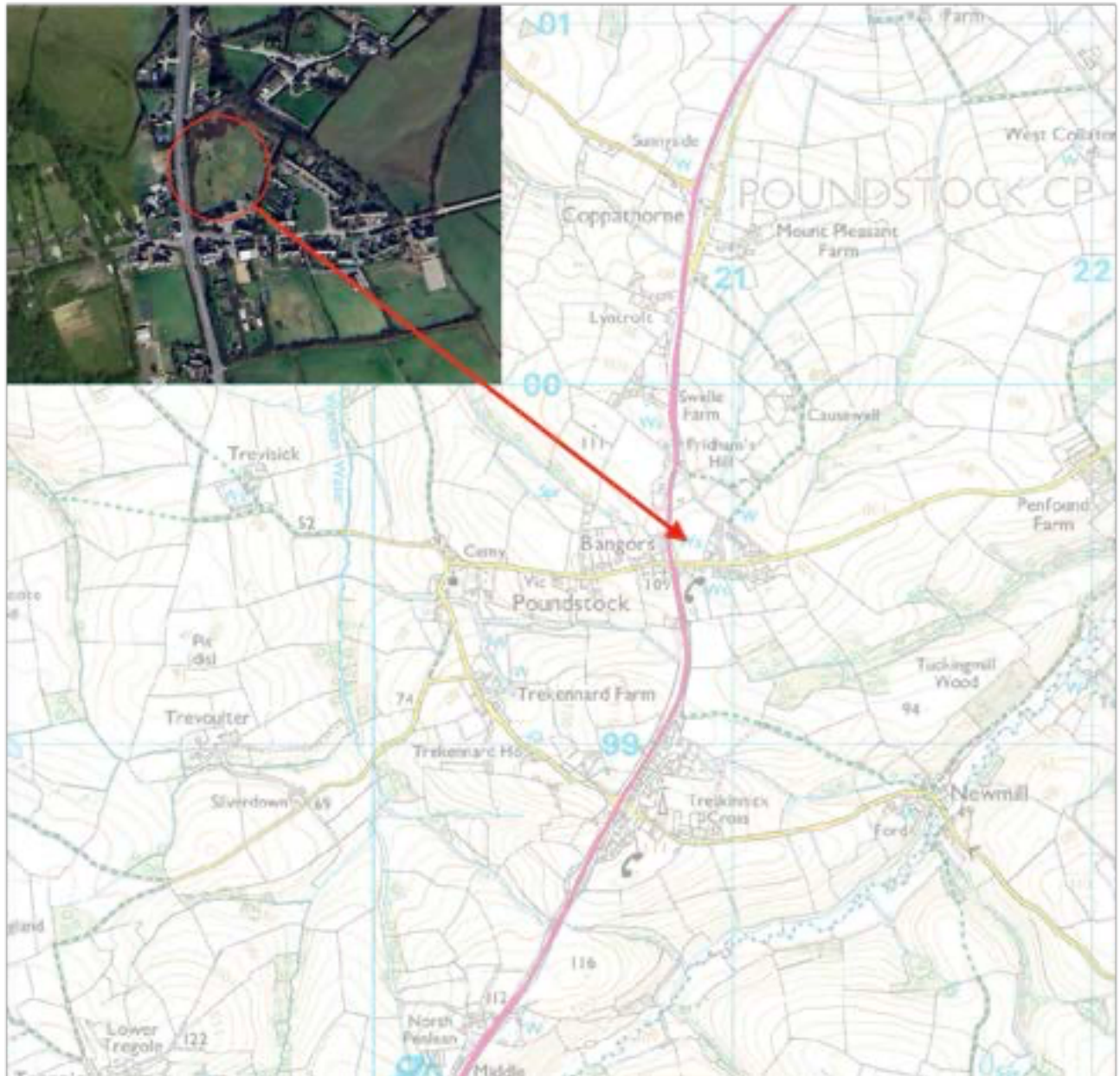
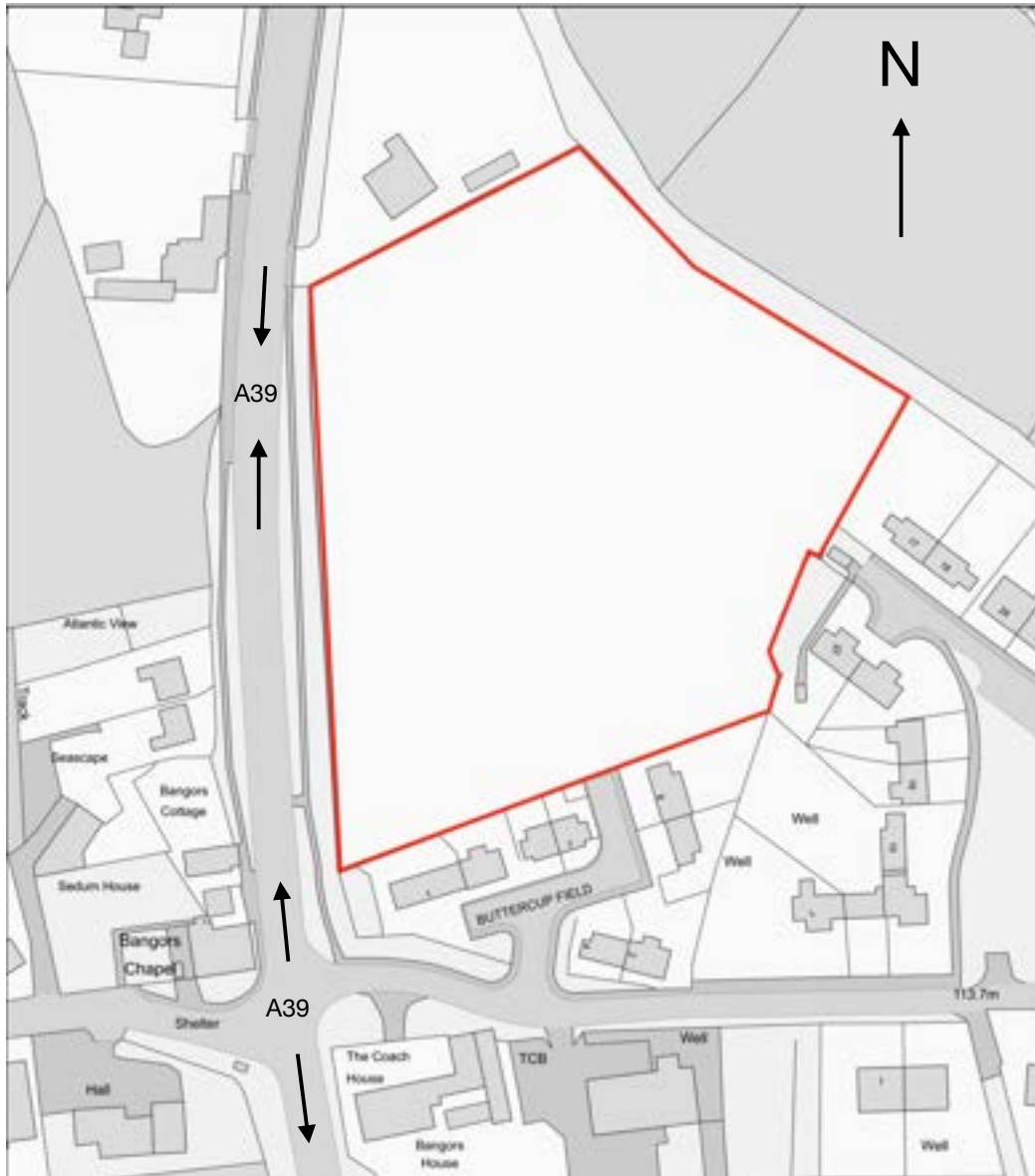


Figure 11: Detailed location of proposed site for affordable housing-led development: land edged red adjoining Buttercup Field Grid Reference: SX 20886 99601



Intention for PNDP Policy 2

- 10.16. This policy is intended to address the specific housing requirement for further sustainable development set by Cornwall Council in 2025 to build a minimum of eight new homes in the Parish. It is also intended to address the housing need shown by the Cornwall Homechoice register which currently indicates that there are a total of 22 households with a local connection to the Parish seeking affordable housing.

Justification for PNDP Policy 2

- 10.17. In March 2025 the Parish Council initiated a 'Call for Sites' seeking submissions for affordable housing schemes. Proposals were required to make provision for up to 22 affordable homes. One site was put forward for consideration at Bangors, the land being adjacent to Buttercup Field on the north side and lying along the A39 (the land edged red in Figure 11). The landowner has indicated that the site is deliverable within the time scale of this plan and is already in discussions with a social housing provider. Eight homes were built on Buttercup Field in 2017 by Cornwall Rural Housing Association.
- 10.18. The site allocation meets the housing need identified by Cornwall Council to deliver a minimum of eight houses. Equally important, development of this site would meet the affordable housing need which was identified in the Housing Need Survey and in the Cornwall Homechoice register referred to above.
- 10.19. The site has been selected because it is adjacent to an existing development and is a natural extension of, as well as being well related to, the rest of the settlement. The site is adjacent to roads accessing the A39 and to local bus stops. In addition, it would be close to the proposed new community hall, which has conditional planning permission²⁷. Once the site is developed with affordable housing a future review of the PNDP could incorporate the site into the settlement boundary.
- 10.20. The PNDP site allocation and other PNDP policies would help to ensure that the development of the site responds to the local context and character of the surrounding area and in particular of the adjacent affordable housing development at Buttercup Field.

PNDP POLICY 2: SITE ALLOCATION FOR AFFORDABLE HOUSING-LED DEVELOPMENT

SITE AT LAND ADJOINING BUTTERCUP FIELD, BANGORS, POUNDSTOCK (Site PNDP 2/1): SEE THE LAND EDGED IN RED AT FIGURE 11

This site is allocated as a site for affordable housing led development for up to 22 dwellings.

** See the Glossary below for an explanation of the terms "affordable" as it applies to this and other PNDP Policies.*

²⁷ PA25/00881

PNDP Policy 3: Rural Exception Sites

Intention for PNDP Policy 3

- 10.21. This policy provides specific criteria for rural exception sites in the Parish in order to meet the specific needs of the Parish.
- 10.22. Affordable housing in the Parish is a key concern as evidenced by the Housing Need Survey. It is also clear from the answers to Question 7 of the August 2022 Consultation that a majority of respondents considered affordable housing to be a “very important” type of new housing for the Parish. See also above paragraphs 9.8 to 9.12: Housing Need Survey.
- 10.23. In considering a ‘*rural exception site*’, regard will be given to the scale, nature and characteristics of the surroundings to the site in question (see paragraph 10.15 above on ‘appropriate scale’).
- 10.24. The number, type size and tenure of affordable dwellings should ‘reflect local needs’. ‘Need’ for these purposes is set out in the Cornwall Housing Register or any specific local survey completed using an approved methodology. For the Parish this is set out in the Housing Need Survey; although the affordable needs will change over time and more up-to-date evidence may be required. ‘Need’ is also taken to mean the needs of elderly parishioners and the needs of those requiring sheltered, extra care or assisted living.
- 10.25. A rural exception site must be ‘adjacent’ to an existing built area (Cornwall Local Plan Policy 9). Consideration will be given in particular to paragraph 1.68 of the Cornwall Local Plan which describes these sites as being ‘...developments *adjoining or physically well related to*, the built form of existing settlements...’
- 10.26. It is also noted that the built form comprises towns, villages and hamlets. The latter is considered to be the ‘smallest rural communities’ (CLP paragraph 2.61). For these purposes it is unlikely that a single dwelling would constitute a rural community.
- 10.27. CLP Policy 9 requires the ‘primary’ purpose of any development to be the provision of affordable housing. Particular scrutiny will therefore be given to the purpose of the development in any proposal for a rural exception site.
- 10.28. The Cornwall National Landscape (AONB) Management Plan provides that any development in the National Landscape must be ‘landscape-led’. A ‘landscape-led’ approach to development, in the context of landscapes of the Cornwall AONB, is one in which development is conceived, designed, budgeted, assessed and implemented in such a way that:
- 10.28.1. It demonstrably provides a contextual response to its specific setting within the National Landscape, clearly addressing locally characteristic forms of development in terms of scale, massing,

form, architectural treatments, distinctiveness, respect to local heritage, biodiversity and other key attributes of the local landscape.

10.28.2. It identifies and responds to the particular landscape sensitivity of the site and its setting and does not exceed the capacity of the landscape to accommodate it without adverse effects on the designated landscape.²⁸

10.29. CLP 3, paragraph 4 adds to the above: *Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.*

10.30. It is noted that regard must be had of the ‘setting’ of the National Landscape and therefore of the area outside of the National Landscape that could affect the National Landscape.

10.31. Policy PD-P7 (Cornwall National Landscape (AONB) Management Plan) is relevant to PNDP 2 in setting out how ‘small scale’ development exception sites are identified within a National Landscape.

PNDP POLICY 3: RURAL EXCEPTION SITES

- 1) Proposals for rural exception sites will be supported where they accord with, and meet the requirements of, other policies in this development plan and the CLP and:
 - a) The proposals contribute to meeting the affordable and social rented needs of people with a local connection to the Parish; and
 - b) The development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity for initial and subsequent occupiers; and
 - c) The proposed site is (i) adjoining or (ii) physically well-related to and very near the settlement boundary; and
 - d) A small number of market homes of the homes or the land take, will be permitted where it is demonstrated that this is the minimum number level of market housing necessary to make the scheme financially viable; and
 - e) The primary *purpose* is to provide affordable housing;

And in each case the type and size of housing (being a mixture of one, two or three bedroom properties) responds to local housing needs, including without limitation, sheltered, extra care or assisted living housing.

** See the Glossary below for an explanation of the terms “well-related”, “affordable”, “rural exception site” and “local housing needs” as they apply to this and other PNDP Policies.*

²⁸ Landscape-led development, p.39 ff.

PNDP Policy 4: First Homes

Intention for PNDP Policy 4

- 10.32. Policy 4 is intended to address the housing need within the Parish by seeking to support first time buyers and key workers.

Justification for PNDP Policy 4

- 10.33. The Housing Need Survey has demonstrated the need for affordable housing in the Parish. (See paragraph 9.8 ff above).
- 10.34. The August 2022 Consultation showed that affordable housing is well supported in the Parish. (See paragraph 9.20 above).
- 10.35. One of the factors making it difficult for local people to purchase houses in the Parish is evidently the price of housing (See paragraph 9.2 above).
- 10.36. The First Homes scheme seeks to address the issue of affordability. It is a government sponsored scheme to help first time buyers and key workers purchase a discounted new-build home. The scheme features are:
- 10.36.1. First Homes are discounted by a minimum of 30% against market value. However, neighbourhood plans can specify a larger minimum discount of 40% or 50%.
 - 10.36.2. The discount is passed on to subsequent buyers who meet the First Homes eligibility criteria.
 - 10.36.3. The first sale must be at a price no higher than £250,000 (after the application of the discount) or a lower price if the need is demonstrated. However, this price cap will not apply to subsequent sales.
 - 10.36.4. First Homes are intended to be used as a person's sole or primary (principal) residence.
- 10.37. It is noted that First Homes meet the definition of 'affordable housing' for planning purposes.
- 10.38. A discount of 50% is justified on the basis that the average price of a home in the Parish is £486,250. The Office for National Statistics records that typical monthly payments on a five year fixed mortgage for an average detached property in Cornwall are £2,476 with a deposit of £30,000 and 25 year mortgage. This is based on an average house price £436,000 in July 2024²⁹. That equates to £29,712 in annual payments (paid out of taxed income).

²⁹ <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/howaremonthlymortgagerepaymentschangingingreatbritain/2023-03-08#E06000052>

- 10.39. A salary of approximately £100,000 would be needed, for a first-time buyer, to take out a mortgage sufficient to pay the average house price in the Parish. A salary of approximately £50,000 would be needed if a 50% discount is applied³⁰. This is far in excess of the average full-time salary for Cornwall of £452 per week³¹.

PNDP POLICY 4: FIRST HOMES

- 1) First Homes schemes will be supported in Rural Exception Sites and settlements within the Parish where they meet local needs.
- 2) For the purposes of this Policy 3, First Homes are required to:
 - a) Have a minimum discount of 50% in perpetuity; and
 - b) Have a first sale price no higher than £250,000 after the application of the discount; and
 - c) Satisfy local housing needs.

** See the Glossary below for an explanation of the term 'First Homes' and 'local housing needs' as they apply to this PNDP Policy.*

PNDP Policy 5: Principal Residency Requirement

Intention for PNDP Policy 5

- 10.40. Policy 4 is intended to address the housing need within the Parish by seeking to support those purchasing new-build houses as their Principal Residence.

Justification for PNDP Policy 5

- 10.41. Whilst second home ownership can make a valuable contribution to the local economy, such ownership can also have a negative impact on both the local community, such as vacant housing in winter, and on the price of housing. The percentage of second homes in the Parish is likely to be above 20%.
- 10.42. Cornwall Council's briefing note BN11 states that second home ownership can have an impact on house prices. This is logical as second homeowners are

³⁰ Halifax on-line mortgage calculator accessed September 2024.

³¹ <https://www.ons.gov.uk/visualisations/nesscontent/dvc126/>

not likely to be attracted to low value housing markets and in higher value areas prices are pushed up by the available budgets of affluent second homeowners³².

- 10.43. The briefing note suggests that house prices can be 46% above the Cornwall average where second home ownership is between 20% and 30%. This policy will support the housing needs of local people and bring a greater balance and mixture to the local housing market. In doing so it may create new opportunities for people to live and work in the Parish and strengthen the community and local economy.
- 10.44. A principal residency requirement therefore addresses this issue. The requirement for a section 106 agreement is to ensure that the residency requirement is enforceable.
- 10.45. Neighbourhood plans are permitted to limit access to new-build private housing by imposing certain planning conditions such as a section 106 agreement.³³

PNDP POLICY 5: PRINCIPAL RESIDENCY REQUIREMENTS

- 1) Proposals for open market housing (excluding one for replacement dwellings) within the Parish will only be supported where first and future occupancy is restricted by a planning condition to ensure that each new dwelling is occupied as a Principal Residence.
- 2) The condition or obligation on new market homes will require that they are occupied only as a Principal Residence of the persons entitled to occupy them.
- 3) Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide proof of this if or when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare and schools).

**See glossary for an explanation of the terms 'replacement dwelling' and 'Principal Residence' as they apply to this Policy.*

11. Economy

- 11.1. Traditionally the economy of the Parish was agricultural with some fishing and mining. The tourist industry has developed significantly, for example in the growth of caravan parks and holiday lets and is continuing to expand in the Parish. Millook has been used a few times as a film location.

³² BN 11, p.3

³³ <https://commonslibrary.parliament.uk/can-access-to-housing-be-restricted-to-local-people/>

11.2. The 2021 Census has the following information about distances to work travelled by those working:

- 24.1%, less than six miles;
- 7.8%, six to 18 miles;
- 13.3%, 18 miles or more;
- 36.2%, mainly at home;
- 18.6%, other.

11.3. Given that the Parish is approximately four miles in length, this would suggest that at least 21% of those working must work outside of the Parish. Of the 24.1% who travel less than six miles, they may be working inside or outside of the parish.

11.4. With regard to employment, the 2021 Census shows that:

- 47% of the population is recorded as economically active with 50.2% economically inactive.
- 41.4% were in part-time work and 58.6% were in full-time work.

Occupations are described as follows:

1	Manager, directors and senior officials	19.4 %
2	Professional occupations	15.7 %
3	Associate professional and technical occupations	9.6 %
4	Administrative and secretarial occupations	7.1 %
5	Skilled trades occupations	22.5 %
6	Caring, leisure and other service occupations	8.6 %
7	Sales and customer service occupations	7.3 %
8	Process, plant and machine operatives	2.8 %
9	Elementary occupations	7.1 %

- 11.5. The answers given to the 2021 Census were coded using the Standard Occupational Classification 2020. The occupational categories above are from this classification system. Note: skilled trades occupations include 'agricultural and related trades'; elementary occupations include hotel porters, cleaners and catering assistants³⁴.
- 11.6. This table suggests that the majority of occupations are skilled trades or higher educated/trained. There is a relatively small percentage of occupations which might support the tourist industry which suggests people in those occupations travel into the Parish from other locations, possibly as the cost of accommodation in the Parish becomes increasingly unaffordable.

PNDP Policy 6: Supporting a rural economy

Intention of Policy 6

- 11.7. Policy 6 is intended to support appropriate small scale employment development within the Parish.

Justification for Policy 6

- 11.8. 52% of respondents to the August 2022 Consultation thought that 'encouraging employment' in relation to new housing was very important, with 35% considering it to be fairly important.
- 11.9. The survey also found that 85% of respondents considered agricultural business to be very important and 12% fairly important. For agricultural diversification the responses were 48% very important and 34% fairly important. For hospitality businesses, the responses were respectively 43% and 41%.
- 11.10. The Parish supports small-scale businesses that are within or close to existing settlements. Where this is not the case, businesses will be supported where there is a particular local need and why that particular location is suitable for that business.

³⁴<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/industryandoccupationenglandandwales/census2021>

PNDP POLICY 6: Supporting a rural economy

- 1) Proposals for development to support new or existing employment uses, with particular support for small-scale start up business, will be supported where they comply with other policies in the development plan and:
 - a) Are located within or are well related to existing settlements; or
 - b) At locations that are not well related to existing settlements provided evidence is produced that demonstrates:
 - i) why that alternative location is required,
 - ii) why the business is appropriate within that location,
 - iii) that the alternative location responds to a local need (e.g. farm diversification, rural workshops) and
 - iv) where the design is sensitive to its rural location and there is no significant landscape harm.
- 2) This policy supports the development of live-work units where the residential element is less than 50% of the total built area and where residential occupancy is restricted to persons primarily employed in the business. Proposals to convert the property to fully residential use once built will not be supported.

12. Design

PNDP Policy 7: Design

Intention of PNDP Policy 7

- 12.1. Policy 7 is intended to ensure that new buildings within the Parish, including modifications, extensions and conversions, are appropriate in the context of the surrounding buildings and respect the local character of the landscape.
- 12.2. All development will be required to demonstrate how it responds to this Policy 7 and where appropriate to show how it has followed the detailed appraisal of local character set out in the Poundstock LLCA.

Justification for PNDP Policy 7

- 12.3. A key topic of discussion in the Parish has been the recent building development, particularly at Widemouth Bay. In particular, residents have considered many new buildings to be out of scale, not visually in keeping with existing buildings and not responsive to local needs.
- 12.4. In the August 2022 Consultation 75% of respondents did not want any allocation of land for new building. This response was amplified in the free-form answers to question 5 of the consultation. In addition, the following

percentage of respondents thought the following matters 'very important' in the context of new developments, extensions and rebuilds:

- Scale of surrounding buildings: 81.97%
- Character of surrounding buildings: 79.67%
- Position of surrounding buildings: 81.15%
- Design of surrounding buildings: 64.04%
- Building material of surrounding buildings: 59.02%

- 12.5. In response to Question 9 of the August 2022 Consultation, "assuming there is development, what size of development would be most suitable for the Parish", 26.89% of respondents indicated individual homes, 22.69% developments of less than five houses, 29.41% less than 10 houses, 20.17% less than 20 houses. This question was explicitly framed by reference to Policy 6 of the CLP, that sites of 10 or more houses require an appropriate mix of housing to meet local needs.
- 12.6. The coastal and rural nature of the Parish, including its landscape, history and character provides a valued environment for its residents. It is important that future growth is carried out sensitively to safeguard this. The August 2022 Consultation and other earlier consultations highlighted the significant value attributed to the natural character of the area and its special qualities as well as raising significant concerns about the appropriateness of recent design interventions. Previous intrusive design should not therefore set a precedent for future buildings or land-use patterns.
- 12.7. In particular, concern has been raised by residents with regard to new housing and housing extensions in the Parish which are considered to be out of context with the sites' surroundings, especially with respect to size (footprint and height) and the extent of fenestration.
- 12.8. This has been particularly evident at Widemouth Bay. One significant concern relates to the density of new dwellings which have often been infill of small plots, including back and side gardens. This has led to an increase in the density of dwellings at Widemouth Bay.
- 12.9. In order to ensure that development is undertaken in the manner presented on submitted plans, planning permission should include conditions relating to those parts of the submitted plans which comply with PNDP Policy 7.

PNDP POLICY 7: DESIGN

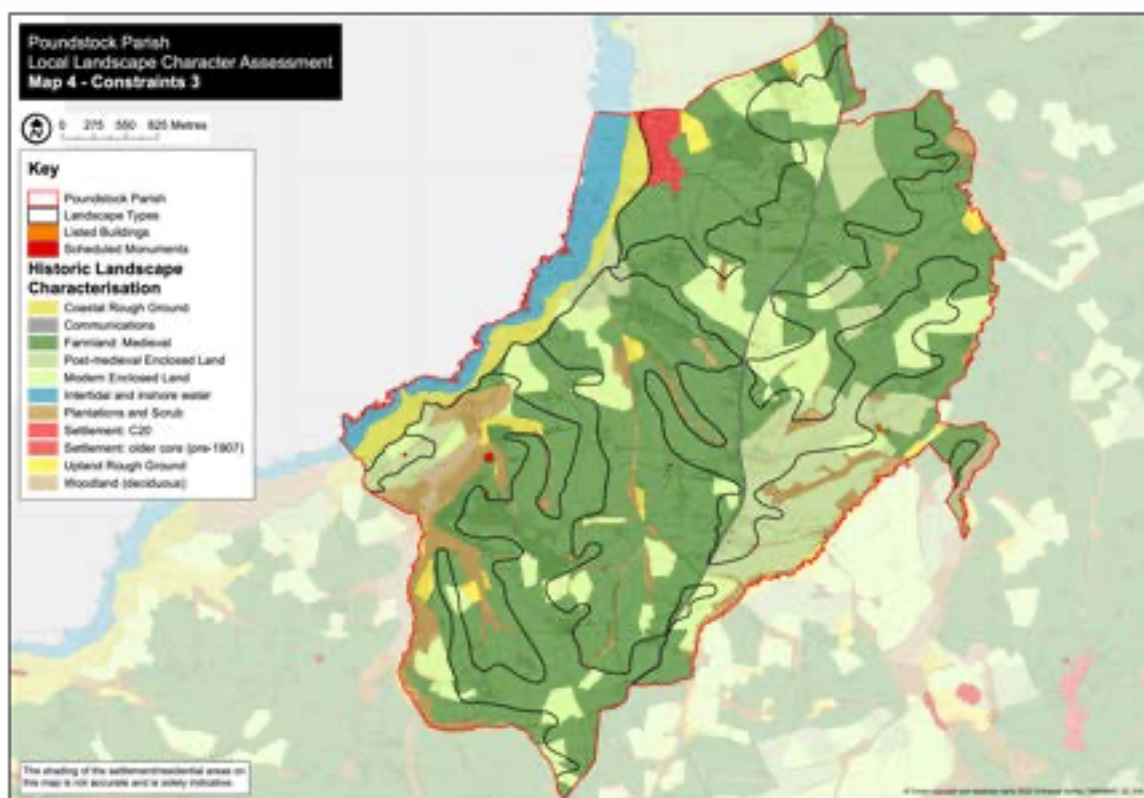
- 1) All proposals must be well integrated and sensitively sited within the surrounding landscape, having regard to the number of buildings, footprint, separation, scale, bulk and height, materials of existing development in the surrounding area generally and neighbouring properties in particular and must not harm valued landscape, and ridgelines.
- 2) Applicants should demonstrate that the proposed development:
 - a) Is appropriately integrated with the landscape character and scenic beauty of the Parish in accordance with Policy 8 of the PNDP;
 - b) Uses green hedging and/or traditional stone walls or Cornish hedges for property boundaries wherever possible;
 - c) Should protect and enhance existing Cornish hedges and trees wherever possible;
 - d) Makes provision for off-road parking (in line with Cornwall Council's current parking guidelines);
 - e) Where development allows, creates footpaths (and cycle paths) to connect to existing paths.
- 3) Any new residential development (including replacement buildings or extensions where planning permission is required) will be expected to be set in a minimum distance of 1.5 metres from the side boundary of the property to limit the density of building on small plots and to avoid the creation of a terracing effect.

13. Landscape and Natural Environment

Historic Environment

- 13.1. Historic Landscape Characterisation Mapping shows that in certain areas of the Parish (valleys and coastal lowland: see LLCA) the farmland is predominantly medieval, with farming settlements documented before the seventeenth century and whose field patterns are morphologically distinct from generally straight-sided fields of later enclosures. See LLCA Map 4 at Figure 12 below.

Figure 12: Historic Landscape Characterization



- 13.2. There are several significant buildings within the Parish. The fifteenth-century Parish church and the Gildhouse have been mentioned. In addition, Pevsner³⁵ identifies the following listed buildings:
- Penfound Manor, “one of the oldest inhabited secular buildings in Cornwall” with parts of the current structure dating from the fifteenth century ‘or earlier’. It is Grade II* listed.
 - Penfound Farm, a good example of a Victorian planned farmyard. It is Grade II listed.

³⁵ Pevsner, pp. 460-61.

- Trebarfoot Manor, a seventeenth-century remodelling of an earlier building. It is Grade II* listed.
- Viaduct, north east of Woolston Farm which carried the former Holsworthy to Bude railway. It is Grade II* listed.

Landscape today

- 13.3. The southern, south western areas of the Parish as well as the coast are protected by two landscape designations (see Figures 13 and 14 below):
- National Landscapes (AONB)
 - Area of Great Landscape Value (AGLV)
- 13.4. The AONB Management Plan (2016-2036) provides a 20 year vision: *‘The Cornwall Area of Outstanding Natural Beauty (AONB) is a national asset, critical to Cornwall’s economy and the wellbeing of communities. The special qualities of the Cornwall AONB are conserved, enhanced and appreciated by all who live, work and visit, inspiring those people to be connected with the landscape.’*
- 13.5. AGLVs are areas designated to protect and conserve landscape character. Valued landscapes are, however, to be found beyond the AGLV boundaries: creating a setting for and enhancing the AGLV. Land that is contiguous or adjacent to an AGLV (and an AONB) should be considered in this light. This is consistent with the rationale of the approach taken in the Cornwall Local Plan which requires the ‘setting’ of the AONB to be considered: development within the AONB or ‘its setting’ must conserve and enhance the AONB.³⁶
- 13.6. The Cornwall Landscape Character Assessment (LCA) provides details of the character of the landscape. The Parish is covered by three of the areas described in the LCA:
- CA35 - Kellan head to Millook Haven Coast.
 - CA37 - Western Culm Plateau.
 - CA38 - Bude Basin.

³⁶ CLP Policy 3 paragraph 4

Figure 13: Map showing National Landscapes (AONB), AGLV and other significant areas in the Parish (Source: LLCA)

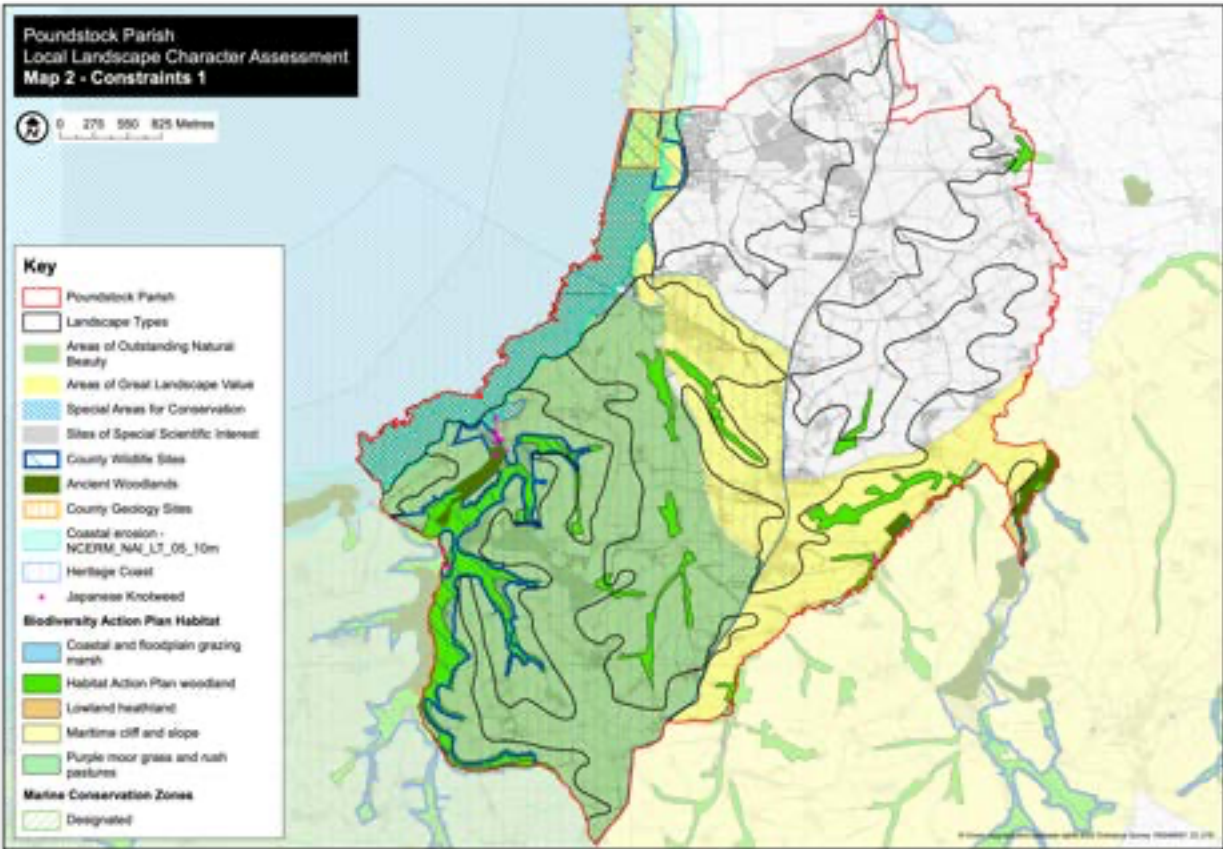
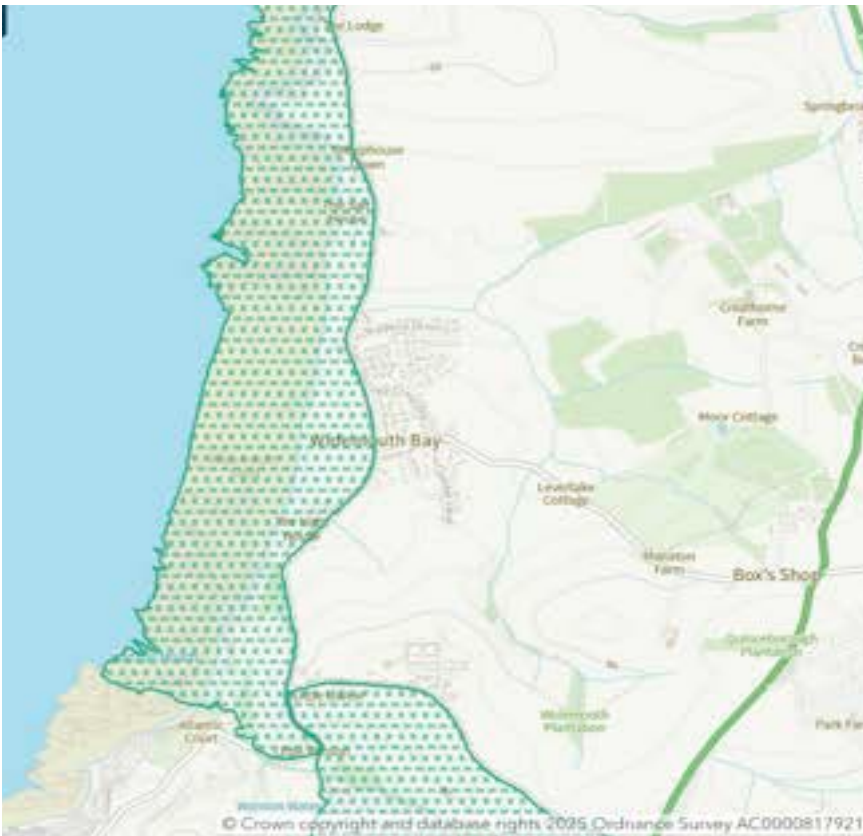


Figure 14 Map showing detailed extent of AGLV at Widemouth Bay covering the area to the west of the coast road, Marine Drive (Source: Interactive Mapping)



- 13.7. In order to provide greater detail in the description of the landscape of the Parish, a Local Landscape Character Assessment (LLCA) was carried out (see Supporting Document 1). This describes in detail the special qualities of the landscape which are important to conserve and enhance to retain the unique locally distinct sense of place.
- 13.8. The landscape assessment of the Parish divides the area into four separate landscape character types each with its own distinct character. The four types are: elevated land, valleys, coastal lowland and coastal. The LLCA describes each of these areas in detail and identifies development pressures affecting the landscape character together with landscape management and development considerations.³⁷
- 13.9. Much of the land in the Parish is agricultural and is classified under Agricultural Land Classification as Grade 3. In order to determine whether the land is Subgrade 3a or Subgrade 3b in any particular place soil analysis would be required. The NPPF provides that planning policies should recognise the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the ‘best and most versatile’ (BMV) agricultural land (which includes Subgrade 3a).³⁸

Natural environment

- 13.10. There are a number of ecologically important sites within the Parish. These have both statutory and non-statutory nature conservation designations and cover coastal areas, ancient woodland and hedgerows. See Figure 13 above.
- 13.11. Much of the marine cliffs and slopes south of Black Rock are characterized as being a SSSI as well as being in a National Landscape (AONB); with the beach to the north being an AGLV.
- 13.12. An ERCISS (Environmental Records Centre for Cornwall and the Isles of Scilly) phase 1 habitat interpretation map can be found in the LLCA (Map 6).
- 13.13. The Cornwall AONB Management Plan has the following objective:
- ‘Support a landscape scale approach to extending and connecting currently fragmented locally characteristic habitats. These include maritime cliffs and slopes, lowland heathland, lowland meadows, coastal native woodland, and native valley broadleaved woodland found in various sections for example (but not limited to) in the Valency Valley, Millook Woods, Crackington Haven and St Nectan’s Glen.’ (PPW-Ob2).

³⁷ LLCA pp. 23-24, 34-35, 39-40 and 46.

³⁸ See NPPF definition of ‘Best and most versatile agricultural land’ and paragraph 187(b).

Community Open Space

- 13.14. Bangors Green is a designated village green and as such is reserved for exercise and recreational activities.³⁹

Important Views

- 13.15. There are a number of important public views across the Parish requiring specific protection. Generally, these views are from the high ground to north, south and east of the Parish looking west down towards the sea (see paragraphs 3.2.1, 3.2.6 and 3.2.11 of the LLCA). With respect to the coastal lowland, the LLCA concludes: “Any development within this coastal hinterland will be visually prominent and must not impact on views...” (paragraph 3.4.14).
- 13.16. Important views at Widemouth include those from the South West Coast Path and the coastal highway to the north and south, Penhalt Cliff and from the beach (LLCA, paragraph 5.2.14 and Map 10).
- 13.17. The views described in the LLCA are those which have been identified as being important within the Parish. Development should not, therefore, have a significant impact on them.

PNDP Policy 8: Conserving Valued Landscapes

- 13.18. The Cornwall AONB Management Plan provides further provisions relevant to any development in the AONB. The aim is stated:

Development within the designated landscape should be demonstrably “landscape-led” to allow it to provide a contextual response to its specific setting within the AONB, clearly addressing locally characteristic forms of development in terms of scale, massing, form, architectural treatments, distinctiveness, respect to local heritage, biodiversity and other key attributes of the local landscapes.

- 13.19. CLP 3, Paragraph 4 adds to the above:

Within the AONB or its setting, development will be supported where it is in accordance with the other policies of this Plan and can demonstrate that it conserves and enhances the landscape character and natural beauty of the AONB.

- 13.20. It is noted that regard must be had of the ‘setting’ of the AONB and therefore of the area outside of the AONB that could affect the AONB.

³⁹ <https://www.cornwall.gov.uk/media/snslivtp/map-of-cornish-town-and-village-greens.pdf>

- 13.21. Policy PD-P7 (Cornwall AONB Management Plan) is relevant to PNDP 2 in setting out how ‘small scale’ development exception sites are identified within an AONB.

Intention of PNDP Policy 8

- 13.22. The settlements and hamlets across the Parish have a distinct identity⁴⁰. This Policy is intended to protect the surrounding landscape and to prevent intrusive development such as coalescence between dwellings and settlements.
- 13.23. PNDP 8 requires all new development to demonstrate how it responds to the natural and landscape characteristic of the Parish by following the relevant landscape evidence base documents covering the Parish and the particular area proposed to be developed.

Justification for PNDP Policy 8

- 13.24. Preserving and enhancing the natural beauty and rural landscape of the parish is a key concern of residents.
- 13.25. As noted above the Parish is covered by three landscape character areas in the Landscape Character Assessment (CA 35, 37 and 38). This provides a description of the landscape character of the area alongside management objectives. In addition, volunteers in the Parish undertook field work to support the Poundstock LLCA.
- 13.26. PNDP 7 will have particular regard to CLP paragraph 1.68 which refers to settlements as having: ‘...a form and shape and clearly definable boundaries, not just a low density straggle of dwellings’. This addresses a specific concern in the Parish to avoid coalescence of the sporadic buildings along roads and ridgelines and especially along the A39. With regard to coalescence of the settlements at Bangors and Treskinnick Cross, see LLCA 5.3 and 5.4.
- 13.27. The non-designated land that forms the setting for the AONB and the AGLV is highly valued, notwithstanding that it is not designated land.
- 13.28. The Cornwall AONB Management Plan presently acts as a material consideration, however additionally this policy requires all development within, or in the setting of, the AONB to show how it has taken account of the guidance provided in the AONB Management Plan in formulating proposals for development.
- 13.29. It is particularly important in order to preserve the character of both the AONB and the AGLV that their ‘settings’ are preserved as well as the areas they cover.

⁴⁰ See LLCA.

- 13.30. The Parish Plan (Policy 1) stated that: ‘no one wants to see wholesale development merging these three [ie Bangors, Treskinnick and the Parish church vicinity] together but there may be ways in which some housing linked with subtle land use changes, could create a greater sense of identity.’

PNDP POLICY 8: Conserving Valued Landscapes and Protecting Important Views

- 1) All development proposals should conserve and enhance our valued landscapes and demonstrate how proposals have responded to, and been informed by:
 - a) The Poundstock LLCA and, where relevant, the specific valued landscape characteristics set out in the Poundstock LLCA that relate to the settlement in which the development is proposed; and
 - b) The relevant Landscape Character Assessment covering the proposed development site and its setting.
- 2) Development within the Parish will not be supported which causes or contributes to coalescence of dwellings into new settlements or the coalescence of settlements themselves, particularly along ridgelines and along the A39.
- 3) All proposals for development in, or within the setting of, the National Landscape or AGLV within the Parish will be required to conserve or enhance the landscape character and scenic beauty of the National Landscape or the AGLV and, in the case of development within the National Landscape, demonstrate how proposals will further the purposes of, and are in accordance with, and have been informed by, the Cornwall National Landscape Management Plan.

PNDP Policy 9: Night Skies

Intention of PNDP Policy 9

- 13.31. Policy 9 is intended to address a concern that the luminosity of the night skies in the Parish has increased in the recent past as a result of ‘light pollution’ to the detriment of both residents wishing to observe the star-scape and to appreciate night views and wildlife typically active at night.

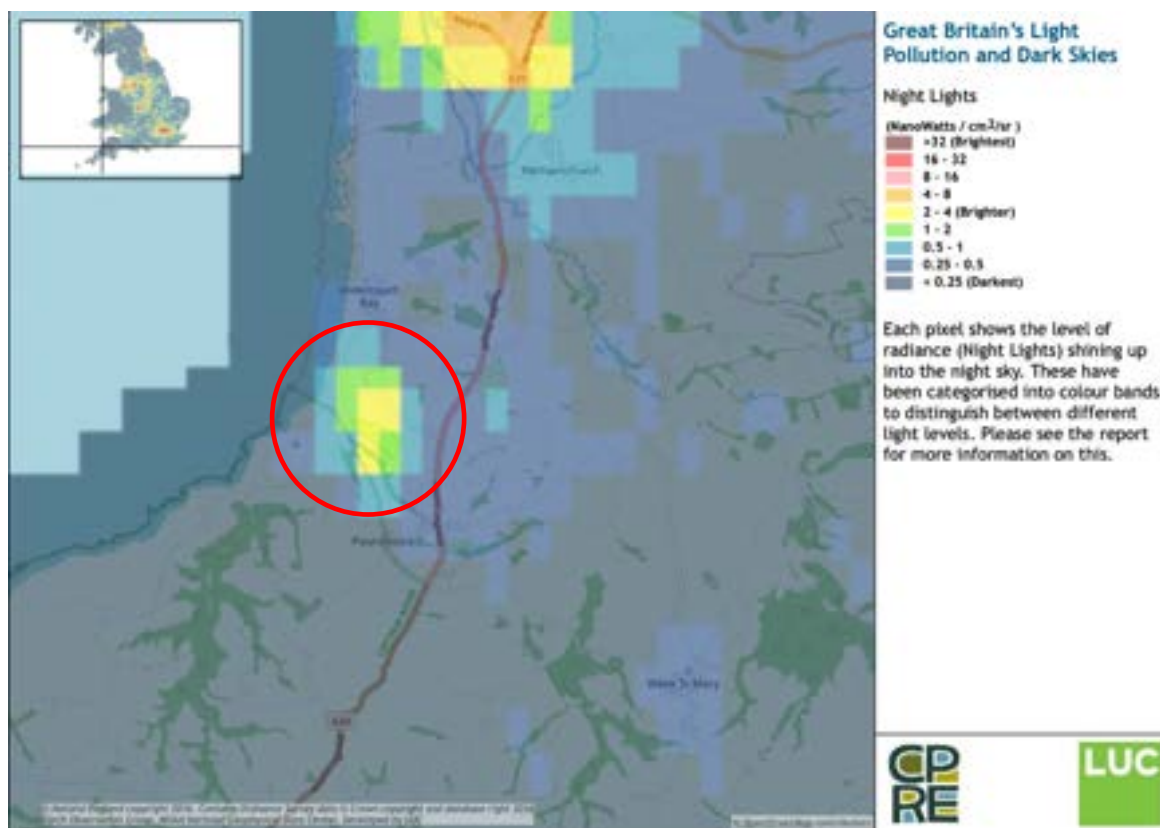
Justification for PNDP Policy 9

- 13.32. The NPPF (paragraph 188) states that planning policies should limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. Cornwall Local Plan states at Policy 23 that development must take into account ‘..the wish to maintain dark skies..’ It is noted that in the guidance produced by Cornwall Council neighbourhood plan groups are *not* required to collect technical data to support a dark sky policy.⁴¹
- 13.33. This guidance sets out some of the benefits of dark night sky including:
- Enjoyment and appreciation – improving quality of life and providing creative inspiration;
 - Health – promoting better sleep patterns and reducing stress;
 - Wildlife – supporting a more natural environment for both nocturnal and diurnal animals;
 - Tourism – boosting numbers in the quieter, darker months, including outside traditional visitor hotspots;
 - Educational outreach – potentially including formal education and more informal activities;
 - Scientific advantages – enhancing conditions for astronomy;
 - Energy efficiency – reducing wastage from unnecessary or excessive lighting.
- 13.34. The following map shows the extent of light pollution within the Parish. The area circled in red shows higher levels of light pollution compared with other rural areas around it. The mapping tool was developed by CPRE, the countryside charity in 2016 and can be found at: <https://nightblight.cpre.org.uk/maps/>. See also their *Night Blight: Mapping England’s Light Pollution and Dark Skies* for an explanation of the map⁴².

⁴¹ Neighbourhood Planning – Guidance on the Dark Night Sky (Cornwall Council, December 2021)

⁴² https://nightblight.cpre.org.uk/images/resources/Night_Blight_cpre.pdf

Figure 15 Map of light pollution within the Parish. The red circle has been added to highlight the area of greatest light pollution in the Parish



PNDP POLICY 9: NIGHT SKIES, External Lighting Policy

If external lighting is required in any development (whether new-build(s) and/or the conversion or development of existing building(s)), proposals must demonstrate they have included lighting schemes which limit the use of outdoor lighting so as to protect the night sky as far as possible in terms of:

- 1) Number, design specification and position of lamps; and
- 2) Full shielding (at the horizontal and above) of any fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
- 3) Correlated colour temperature limit of 3000 Kelvins or less.

14. Coast

- 14.1. The coastline forms the western boundary of the Parish and is a key feature of the Parish forming an integral part of its beauty and attraction.
 - 14.1.1. Coastal variation moving from the north to the south of the Parish reflecting the inland rising topography. Dune systems in the north developing into high cliffs in the south.
 - 14.1.2. A sandy beach in the north alters to an extensive wave cut platform and then much smaller pebble beaches in the south.
 - 14.1.3. Distinctive coastal vegetation of unimproved and coastal grassland intermixed with heath, low scrub/bramble and bracken.
 - 14.1.4. Largely wild and undeveloped coast.
 - 14.1.5. Significant increased public use during the summer months.
 - 14.1.6. Important geological feature at Milllook, showing the 'Crackington Formation' in the cliffs exposed to the beach.
- 14.2. See also the section on Widemouth Bay above at paragraphs 5.5.1 – 5.5.7 for further details on coastal concerns.

Figure 16 Map showing (hatched and yellow areas) flood zones 2 and 3 on the north side of Madeira Drive at Widemouth Bay, continuing south to Leverlake road (source: Interactive Mapping)



Coast: Erosion Risk⁴³

- 14.3. Climate Change is also expected to lead to higher and more frequently stormy seas, which could accelerate natural coastal erosion processes.

Figure 17 Map showing coastal erosion risk projections for the north Widemouth Bay (PDZ 16/ 39.3) (source: Dept. Environment interactive map)



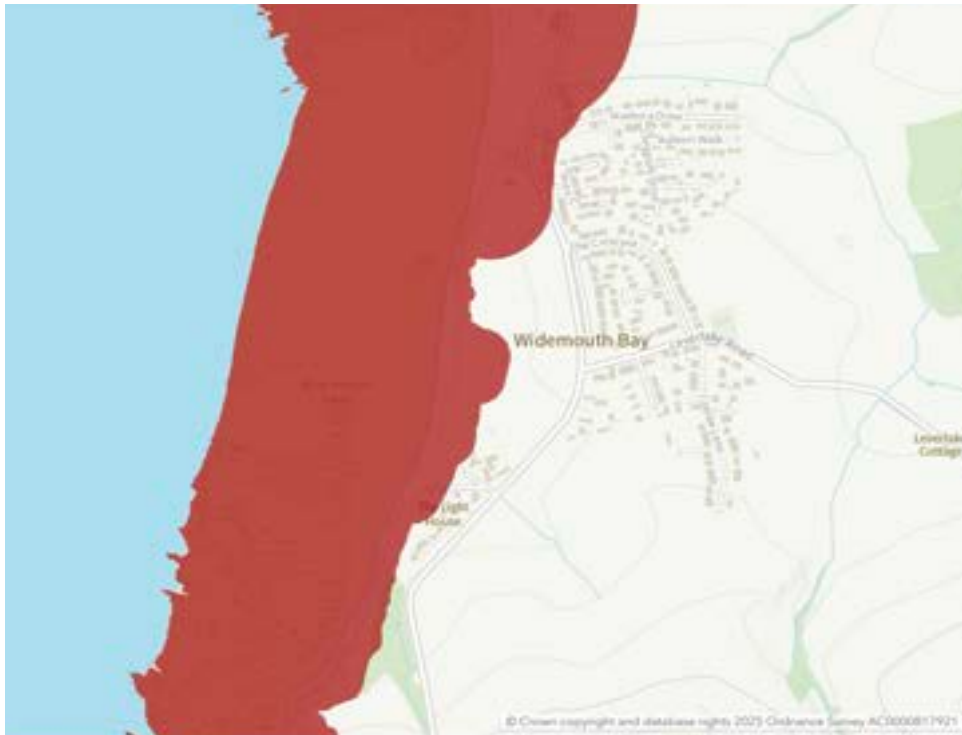
- 14.4. The map above shows how far inland erosion is projected by 2055 (light brown) and by 2105 (dark brown). The area extends to the coastal road on Marine Drive. The Coastal Vulnerability Zone will add a 10m buffer to the inland edge of the erosion zone where residential development would be considered unsustainable.
- 14.5. Assets shown to be at risk from coastal erosion over the next 100 years include:
- 14.5.1. The coast road linking Widemouth to Bude (Marine Drive).
 - 14.5.2. The northern beach car park, public conveniences, Widemouth Surf Co, beach café and underground cables.
 - 14.5.3. Four properties on Madeira Drive.
 - 14.5.4. Road access to all the properties on Madeira Drive, Longpark Drive, Ashton Walk and Edith Walk.
 - 14.5.5. Black Rock Café, car park and some holiday chalets.
 - 14.5.6. Buildings on the seaward edge of Atlantic View.
 - 14.5.7. Access and parking area for Atlantic Court.
 - 14.5.8. The coast road between Widemouth and Crackington. The road access to properties at Millook House is projected to be cut off and one property is in the 100-year erosion zone.

⁴³ Source Cornwall Council ERA Team February 2025

14.5.9. The coast path is at risk from erosion and flooding in multiple places.

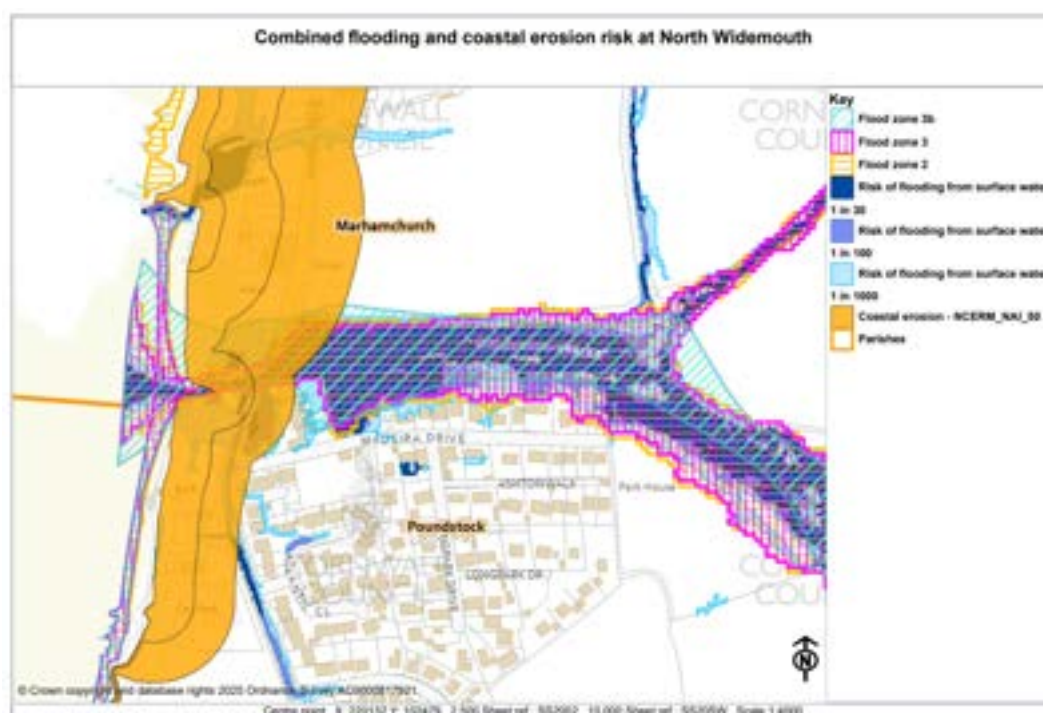
- 14.6. The Cornwall Climate Emergency Development Plan Document defines a coastal vulnerability zone (CVZ) for the Parish. It sets out the constraints and criteria applying to development in the CVZ, including when a Coastal Vulnerability Assessment will be needed.

Figure 18 Map showing (highlighted area) coastal vulnerability zone at Widemouth Bay (source: Interactive Mapping)



- 14.7. It is noted that the combined risk of coastal erosion and flooding (Figures 17 to 19) is a concern for any future development proposals on the north side of Widemouth. Whilst this Plan does not propose any solutions to the potential access problems that may arise, future Parish neighbourhood plans may seek to address this.

Figure 19 Map of Widemouth showing combined erosion and flood risk, zones 2, 3 and 3b (source Cornwall Council ERA 2025)



Shoreline Management Plan

- 14.8. Cornwall Council's Shoreline Management Plan provides a broad assessment of the risks associated with coastal change. It sets out a long-term policy framework to manage these risks.
- 14.9. National planning policy assumes residential properties to have a life of 100 years. Hence the need to ensure they are not located in areas which are vulnerable to sea level rise or coastal change during their lifetime. Houses built within the time-span of this NDP will extend into the period covered by the 100-year erosion line.

PNDP Policy 10: Safeguarding the Coast

Intention of PNDP Policy 10

- 14.10. Policy 10 is intended to safeguard the coastal areas of the Parish and in particular at Widemouth Bay where they are most vulnerable to development.

Justification for PNDP Policy 10

- 14.11. Land to the west of Marine drive is particularly vulnerable as a large part of it falls within a designated AGLV (See Figure 14). Parts of this land are also within a Coastal Vulnerability Zone (CVZ) as designated by Cornwall Council and Flood Zones 2 and 3 (See Figures 16-19). Note also there is a plan to

re-establish a functioning dune system at North Widemouth to improve the landscape and biodiversity (see Shoreline Management Plan: Wanson Mouth to Higher Longbeak). Notwithstanding this, there has been considerable development to the west of Marine Drive in the vicinity of Black Rock over the last 15 years.

PNDP POLICY 10: Safeguarding the Coast

- 1) No new development to the west of Marine Drive will be supported unless it is a public amenity, for example, toilets, showers and car parking infrastructure and only where it aligns with the Shoreline Management Plan policy and any future Coastal Change Management Plan actions.
- 2) Development proposals must pay particular regard to the Parish's sensitive coastline. Minor development to existing properties or to improve coastal defences will be supported where they are essential and/or consistent with the management policies in the Shoreline Management Plan and Cornwall Climate Emergency DPD.
- 3) In all other areas in close proximity to and in immediate view of the coast, development will only be supported where it is in accordance with other policies in this plan, the Cornwall Local Plan and where appropriate evidence is provided to demonstrate that the site is not at risk of loss to the sea over the expected lifetime of the proposal.

15. Poundstock NDP Policies – Interpretation

- 15.1. The Poundstock NDP policies set out in this document are, in each case, in three parts: first, policy justification which explains why the policy is needed with reference to the supporting evidence; secondly, the intention of the policy and what it seeks to achieve; and thirdly, the policy wording itself.
- 15.2. The Poundstock NDP policies provide local planning policies with local detail and interpretation of the higher level policies of the NPPF and the Local Plan. They may not address all the issues relevant to the Objectives set out above if those issues are already covered by the NPPF, the Local Plan or other relevant law or regulation. They cannot repeat policies already to be found in the NPPF and the Local Plan and they cannot be inconsistent with the provisions of those policy documents. NDPs add a local dimension and greater detail to planning policy documents. It should be noted that they must only relate to the use and development of land.
- 15.3. All evidence referred to is available at <https://www.poundstock-pc.gov.uk/neighbourhood-plan>
- 15.4. It is also important to note that the policies in this plan should be read as a whole and not in isolation. They are, where relevant, intended to be cumulative. Therefore:

- 15.4.1. Any planning proposal should be assessed in light of the terms of each policy where it is relevant to that particular matter; and
- 15.4.2. In order to avoid repetition, if a particular stipulation of one policy is not stipulated in another, this should not be taken to mean that that stipulation is not relevant to the consideration of another policy.
- 15.5. For example, the policies relating to design and landscape will apply in the majority of cases, irrespective of whether they are referenced or not in other policies.

Abbreviations

2021 Census: The decennial government census for England and Wales conducted in 2021 accessed here: <https://census.gov.uk/>;

AONB or Areas of Outstanding Natural Beauty: now known as National Landscapes;

August 2022 Consultation: The predominantly on-line consultation of residents of the Parish by means of Survey Monkey carried out in August and September 2022;

BN11: Cornwall Council's Housing Evidence Base Briefing Note 11 v.2 (2015);

Cornwall National Landscapes (AONB) Management Plan: Cornwall's Nationally Protected Landscape Management Plan 2022 – 2027;

Cornwall Local Plan or CLP: Cornwall Local Plan Strategic Policies 2010 -2030

CVZ: Coastal Vulnerability Zone

Housing Need Survey: The housing need survey of residents of the Parish carried out by Cornwall Council in 2021;

Interactive Mapping: Cornwall Council Interactive Mapping at <https://experience.arcgis.com/experience/a3074c31108a43ada55e21e660bc043d/>

Landscape Character Assessment: Cornwall Landscape Character Assessment 2007;

LLCA: Poundstocl Local Landscape Character Assessment 2025;

National Landscapes: Formerly called Areas of Outstanding Natural Beauty (AONB);

NDPs: Neighbourhood Development Plans;

NPPF:	National Planning Policy Framework December 2024;
Parish or Poundstock Parish:	The civil parish of Poundstock, being the area designated for this Neighbourhood Plan;
Parish Council:	The duly elected parish council for Poundstock Parish from time to time;
Parish Plan	The Poundstock Parish Plan 2008-2013;
This Plan or PNDP:	The Poundstock Neighbourhood Development Plan (set out in this document);
Poundstock LLCA:	The Poundstock Local Landscape Character Assessment 2025;
Shoreline Management Plan:	Cornwall Council Shoreline Management Plan(s) from time to time.

Glossary and interpretation

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential workers). See further:

<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Appropriate: this is considered to convey a positive meaning in the context in which it occurs, not merely that something avoids harm.

Brownfield Site: see Previously developed land below.

Cumulative: cumulative means in the context of PNPD Policy 1 all of the new housing that has been developed on or adjacent to a particular site which are subject to a current planning application; to an extant planning approval; or are or have been developed within the NDP period. The purpose of this definition is to prevent circumvention of PNPD Policy 1 by artificial or contrived sub-division of a plot.

First Homes: a government sponsored scheme designed to help first-time buyers and key workers in England purchase a discounted new-build property⁴⁴.

Infill: (as defined in Cornwall Local Plan 1.65) ‘infilling is defined as the filling of a small gap in an otherwise continuously built-up frontage that does not physically extend the settlement into the open countryside’.

Landscape: The visible features of an area of land, its landforms and how they integrate with natural or man-made features.

Local housing needs: the needs of those with a local connection to the Parish, being 1) households with one or more individuals who have resided continuously within the Parish for at least the last three years; 2) households with one or more individuals who have resided in the Parish for at least three of the last five years; 3) someone with a contract of permanent employment within the Parish; or 4) someone who has a close family connection with someone who lives in the Parish and has done so for more than three years. Where no one with a local connection to the Parish takes up available affordable housing in the Parish and/or the pool of eligible applicants has been exhausted, within two weeks, prioritisation of other candidates will be in accordance with Cornwall Council’s housing allocations policy. In this context ‘need’ includes those in need of affordable housing, sheltered housing, housing with extra care or assisted living, and the needs of the elderly. ‘Housing need within the Parish’ and similar expressions should be construed accordingly.

⁴⁴ <https://commonslibrary.parliament.uk/first-homes-for-first-time-buyers-england/>

Open Countryside: (as defined in Cornwall Local Plan 2.33) ‘the area outside of the physical boundaries of existing settlements (where they have a clear form and shape)’. This is taken to mean settlements with clearly definable boundaries, following Cornwall Local Plan paragraph 1.68. The corollary of this is that settlements without those characteristics are in the open countryside.

Permanent Structure: a structure constructed *in situ* and attached permanently to the ground which has been completed in accordance with relevant planning consents and used for the purpose for which such consents were granted for at least ten years. This is to avoid deliberate circumvention of policies designed to limit new housing.

Previously developed land (also known as Brownfield sites): (as defined in the NPPF Glossary) ‘Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes:’ *inter alia* ‘land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

Principal Residence (or primary residence): a residence occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.

Replacement dwelling: a single new-build dwelling replacing an existing dwelling.

Rounding Off: (as defined in Cornwall Local Plan 1.68) ‘This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside’.

Rural Exception Site: (as defined in the Cornwall Local Plan Policy 9) ‘..sites outside of but *adjacent* to the existing built up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs’.

Section 106 agreement: a legally binding agreement made pursuant to section 106 of the Town and Country Planning Act 1990 between a local planning authority and a landowner as part of the granting of planning permission.

Well-related: in close proximity or adjacent to, and not isolated from an existing settlement.

List of Figures:

- 1) The Neighbourhood Planning Area
- 2) Map showing Widemouth Bay edge of settlement
- 3) Map showing Bangors with Poundstock edge of settlement
- 4) Map showing Treskinnick Cross edge of settlement
- 5) Relationship between vision, objectives and policies
- 6) August 2022 Consultation: Question 1
- 7) August 2022 Consultation: Question 12
- 8) August 2022 Consultation: Question 14
- 9) August 2022 Consultation: Question 7
- 10) General location of proposed site allocation for affordable housing-led development: land adjoining Buttercup Field, Bangors, Poundstock
- 11) Detailed location of proposed site for affordable housing-led development: land adjoining Buttercup Field
- 12) Historic Landscape Characterisation
- 13) Map showing National Landscapes, AGLV and other significant areas in the Parish
- 14) Map showing detailed extent of AGLV at Widemouth Bay covering the area to the west of the coastal road, Marine Drive (Interactive Mapping)
- 15) Map of light pollution in the Parish
- 16) Map showing (hatched and yellow areas) flood zones 2 and 3 on the north side of Madeira Drive at Widemouth Bay, continuing south to Leverlake road (source: Interactive Mapping)
- 17) Map showing coastal erosion risk projections for the north Widemouth Bay (PDZ 16/ 39.3) (source: Dept. Environment interactive map)
- 18) Map showing (highlighted area) coastal vulnerability zone at Widemouth Bay (Interactive Mapping)
- 19) Map of Widemouth showing combined erosion and flood risk (source Cornwall Council ERA 2025)

List of supporting documents:

(these can be found at <https://www.poundstock-pc.gov.uk/neighbourhood-plan>)

- 1) Poundstock LLCA
- 2) August 2022 Consultation
- 3) The Poundstock Parish Plan 2008-2013
- 4) Housing Need Survey 2022
- 5) List of Key Events
- 6) 2021 United Kingdom Census Data, extract for Poundstock