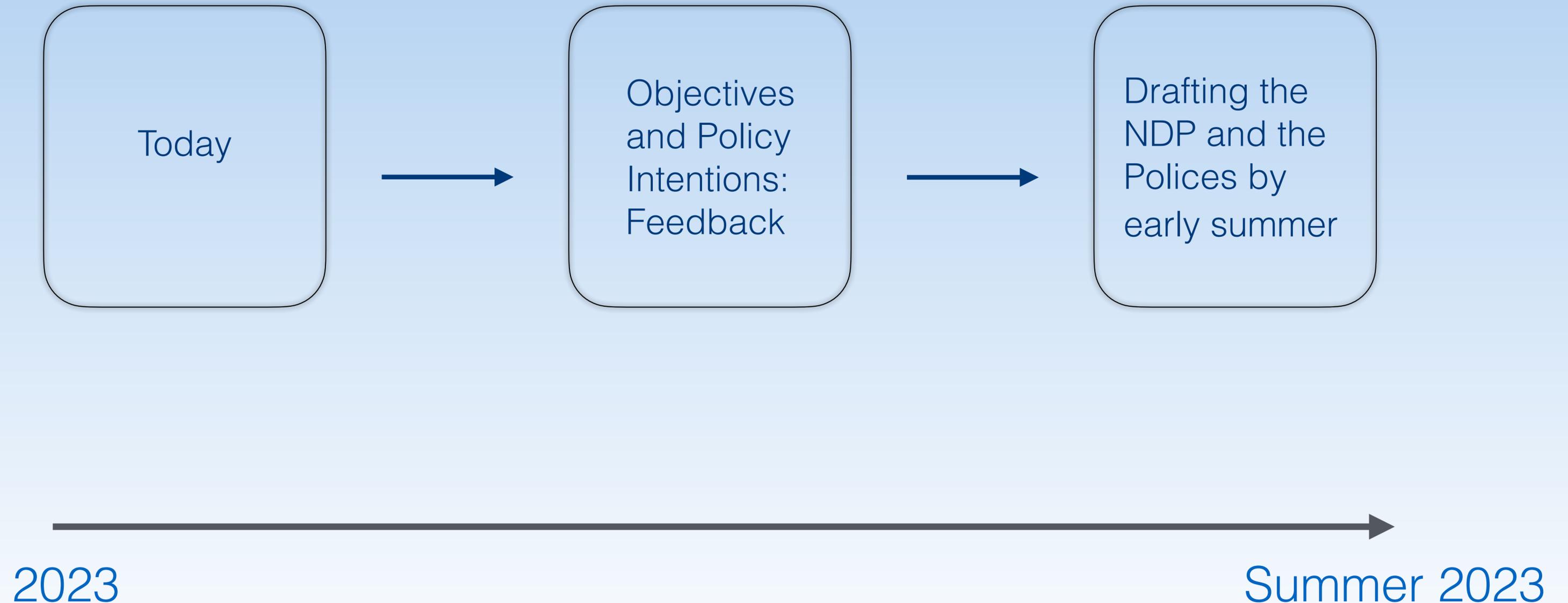


POUNDSTOCK NEIGHBOURHOOD PLAN

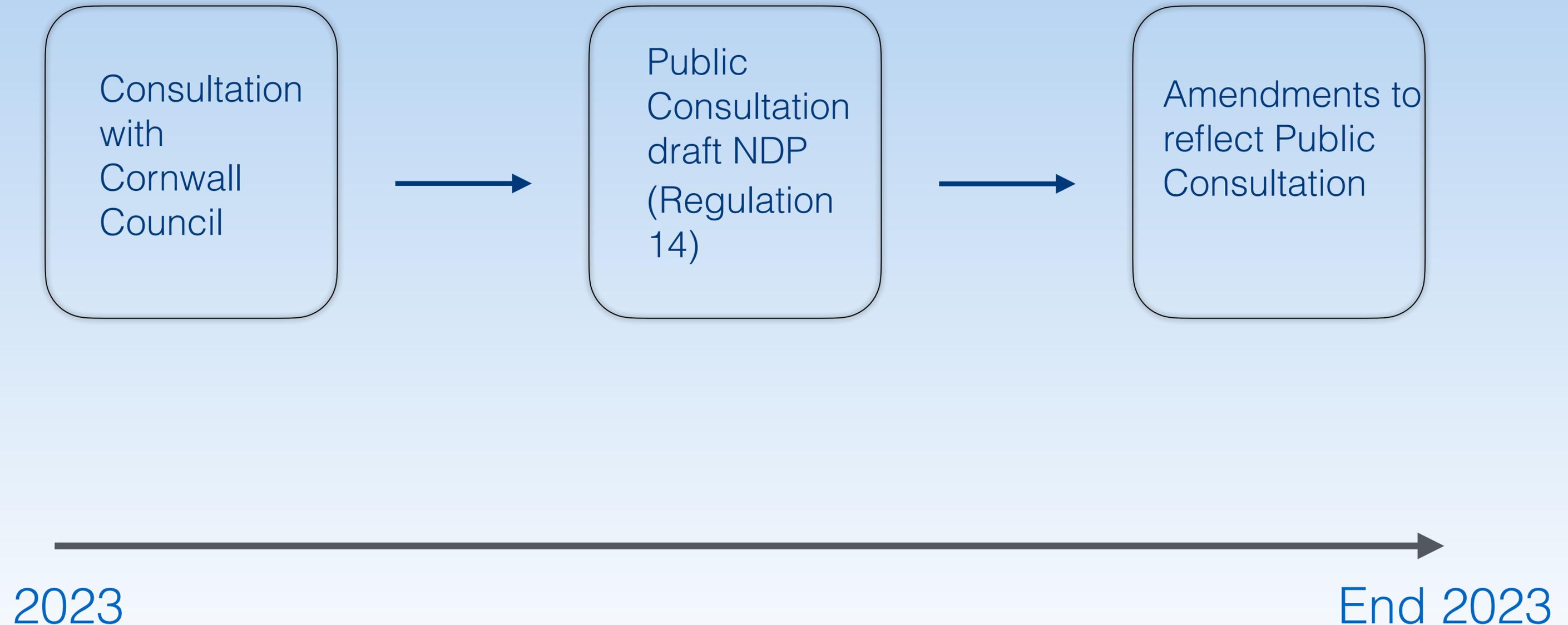
Presentation at the Gildhouse 13 May 2023



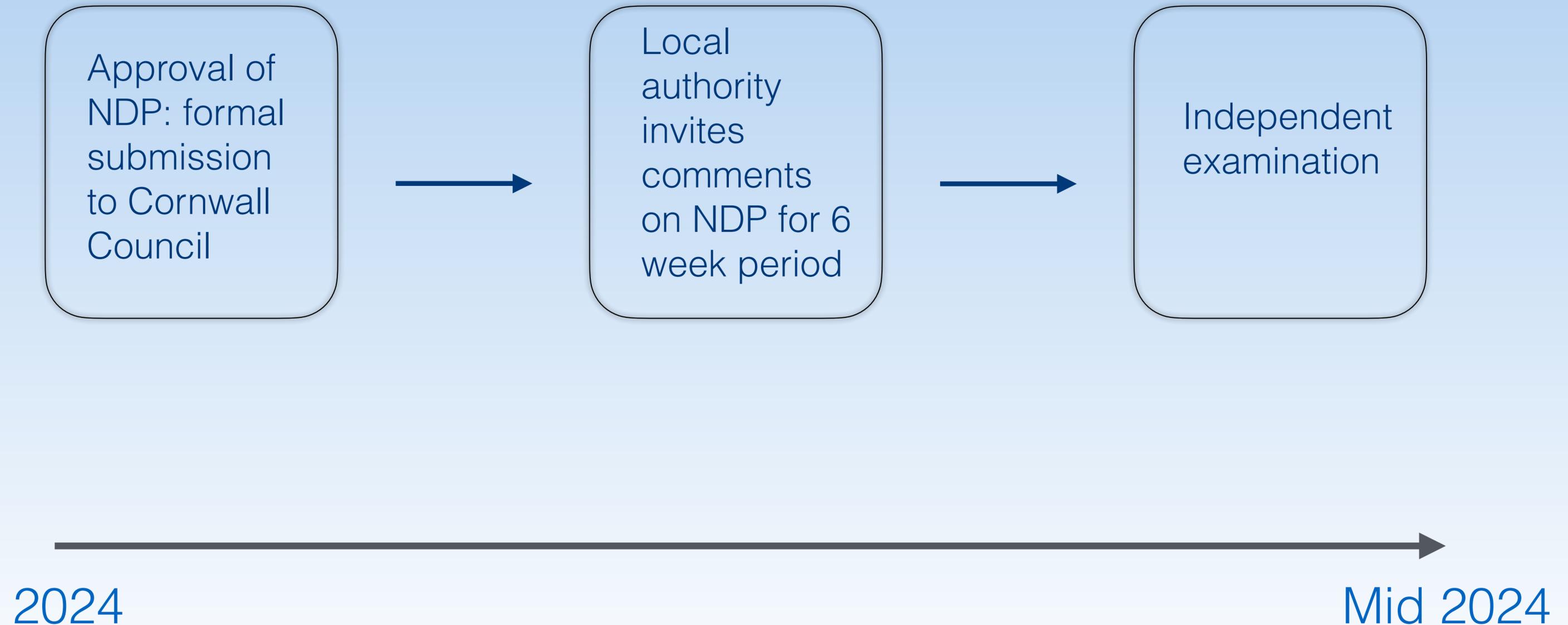
Where are we now?



What is the timeline going forward?



What is the timeline going forward?



What is the timeline going forward?

Public
Referendum

for final plan

Summer 2024

Key stages so far

- 2017 Formation of NDP Steering Group
- 2019 Questionnaire
- Housing Needs Survey
- Aims and Objectives
- Local Landscape Character Assessment
- 2022 Questionnaire
- Vision Statement

Copies can be found on our website

Vision Statement

The distinctive landscape character of Poundstock will be maintained, preserving the surrounding rural, agricultural and coastal landscapes. New housing should meet local needs only, respect the environment and have adequate infrastructure to support it.

Objectives and Policy Intentions

These are the areas of concern you have said matter to you

- Housing
- Drainage
- Design
- Landscape
- Natural Environment
- Historic Landscape
- Economy and Business

Housing - Objective

To ensure that any housing development that takes place within the Parish meets local housing needs.

Housing - Policy Intentions

- Aim to list which settlements are appropriate for infill and rounding off
- All new housing apart from replacement dwellings to be for “Principal Residences” only
- ‘First homes’ for people living in the area
- Building is demonstrably in response to *local housing needs*
- Small scale rural exceptions where they contribute to affordable housing needs of local people and development being subject to an agreement to ensure this
- Housing association/trusts to be supported in appropriate locations

What might a housing policy look like?

1. **Location.** New housing development that conserves and enhances the landscape and beauty of the Parish will be supported:
 - a) within the built form of [Widemouth Bay, Treskinnick Cross and Bangors] where it represents infill, rounding-off and/or brownfield site development of a small scale suited to the relevant site and setting and does not extend into the open countryside; or
 - b) 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 two dwellings on any individual or *cumulative* site.
2. **Rural Exceptions.** Proposals for small scale rural exception sites will be supported where they accord with other policy in the development plan, conserve the landscape beauty of the Parish and
 - a) The proposals contribute to meeting the affordable and social rented needs of people with a local connection to the Parish itself; 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.
3. The use of self-build schemes, housing association and Community Land Trusts for small scale exception sites is particularly supported.

What might a housing policy look like?

4. **Principal Residence.** New open market housing, excluding replacement dwellings, will only be supported where there is a planning condition, a Section 106 agreement or other planning obligation to ensure its occupancy as a Principal Residence.

Drainage - Objective

To support development in the Parish which has adequate and sustainable drainage and sewerage

Drainage - Policy Intentions

- Must be adequate provision and capacity (for example own septic tanks and soakaway where required)
- Appropriate drainage to deal with/avoid flooding

Design - Objective

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

Design - Policy Intentions

- Development (planning permission and permitted development) to be a specified distance from neighbouring buildings and boundaries. This spacing would be consistent with that around other buildings in the surrounding landscape
- Visually integrated with surrounding landscape: scale of individual buildings, number of buildings, materials, building form.
- Not intrude on or impede views and ridge lines
- Where development allows create new footpaths to connect to existing footpaths
- Use/protect Cornish hedging/stone walling
- Low energy building design and usage
- Appropriate off-road parking
- Limit external lights to protect night sky

Landscape - Objective

To ensure that the Parish maintains the distinct identity of settlements and hamlets, avoiding further coalescence between them

Landscape - Policy Intentions

- Avoid coalescence particularly along the A39
- All developments to demonstrate (if relevant) how they are consistent with maintaining LLCA descriptions
- Must conserve and enhance landscape character and scenic beauty

Natural Environment - Objective

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 AONB (Areas of Outstanding Natural Beauty). To ensure that development across all parts of the Parish supports not only the conservation of biodiversity but also net biodiversity gain

Natural Environment - Policy Intentions

- Maps of areas of biodiversity interest will be included
- Safeguarding and enhancing biodiversity to be at the forefront of any development
- Onsite retention and enhancement as priority over mitigation
- Protect 'linked' areas, hedges, non-TPO trees

Historic Landscape - Objective

To safeguard heritage assets, historic landscapes and their setting across the Parish for current and future generations

Historic landscape - Policy Intentions

- To protect non-designated historic/archaeological assets
- Use the neighbourhood plan to identify non-designated heritage assets

Economy and Business - Objective

To support businesses that are appropriate within the rural landscape of the Parish

Economy and Business - Policy Intentions

- Support/encourage small businesses and enterprises (consistent with the objectives referred to above)
- Support agricultural diversification provided this is additional to the main agricultural function of the land/business. Agriculture should remain the dominant land use in order to preserve the landscapes which have resulted from farming activity

Your Views

What do **you** think of the:

Vision statement
Objectives and Policy Intentions?

Questions

What next this afternoon.....

- Tea and Scones
- Please comment on Vision Statement, Objectives and Policy Intentions
- Please also comment on the LLCA