

Padstow Neighbourhood Plan

Local Evidence Report – December 2017

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Compiled with the help of Paul Weston, Community Consultant



Foreword

This Local Evidence Report endeavours to present a topic by topic picture in facts, local opinions and aspirations of what the Padstow and Trevone area is all about in 2017/18, so as to provide the 'evidence' on which to base the development of the Padstow Neighbourhood Plan. We have used a variety of authoritative sources and recent survey material to put this Report together. To keep it relevant and accessible we have summarised information. Should the reader want more information or background we have provided links wherever possible to the source document. Inevitably we have not found all the information we sought. You are invited to contribute additional material to our evidence base. If you have any additional recent and relevant facts or can provide authoritative opinion about land use-related matters in the Padstow parish area, please get in touch with the Town Council at: ndp@padstow-tc.gov.uk

Introduction

Neighbourhood planning policy and proposals need to be based on a proper understanding of the place they relate to, if they are to be relevant, realistic and to address local issues effectively. It is important that our Neighbourhood Plan is based on robust information and analysis of the local area; this is called the evidence base. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

This report endeavours to bring together recent information and informed opinion about the Parish that may have some relevance in preparing a Padstow Neighbourhood Plan. Together with its companion document, which sets out the strategic framework within which the Neighbourhood Plan must be prepared, it provides us with a shared base of knowledge and understanding about Padstow's parish area on which we can build.

In 2015 the Neighbourhood Plan Working Group carried out a survey of residents. Its principle objective was to establish the importance placed by residents on various topics that could be addressed by a neighbourhood plan. In total 181 responses were received. The resultant ranking of topics, in order of importance, was reported to the Town Council:

- Landscaping
- Open Spaces, Footpaths, Cycleways etc
- Public Transport and Roads
- Location of Development
- Historic Environment and Heritage
- Wildlife
- Housing Numbers, Type and Affordability
- Community Facilities
- Accessibility to Facilities
- School, Education and Skills
- Building Design and Sustainability
- Recreation and Leisure Facilities
- Tourism
- Shops, Restaurants and Town Centre
- Renewable Energy
- Second Homes and Holiday Homes
- Commercial Development

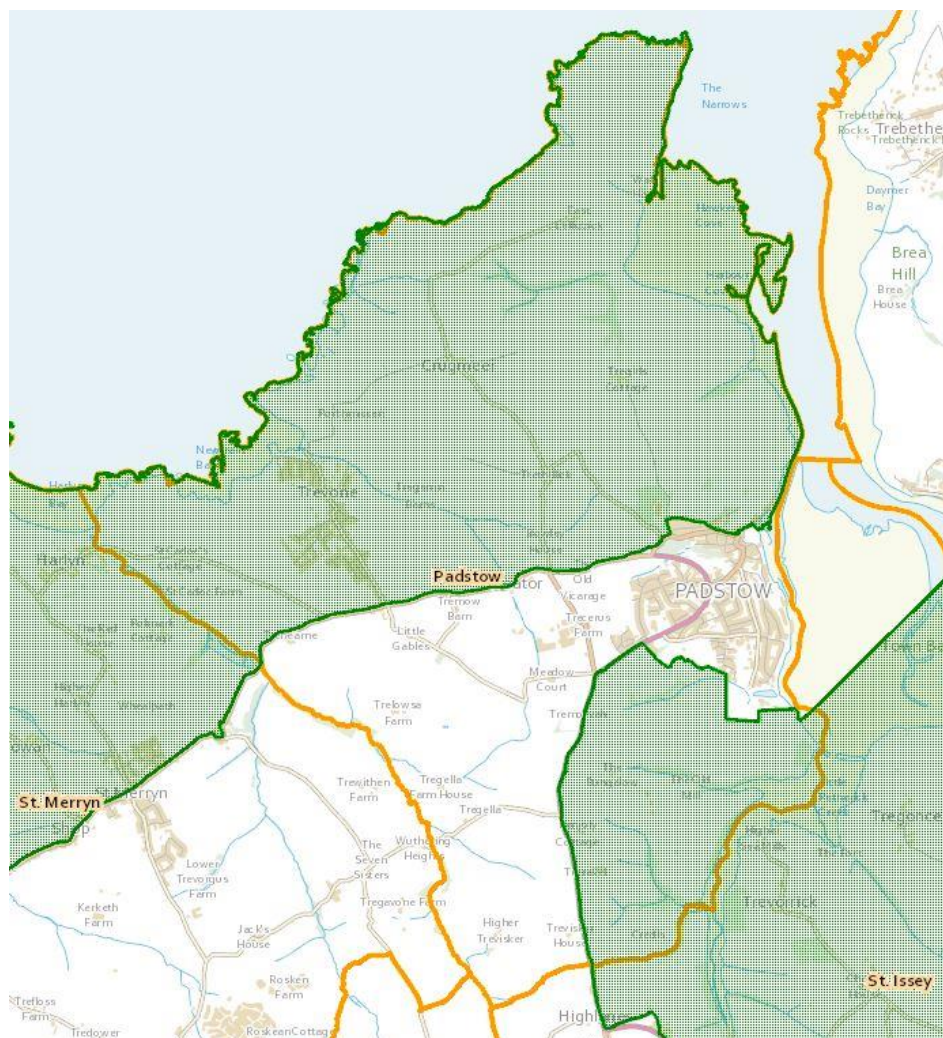
Because of the relatively small response (4.9% of residents), the possibility of bias and the lack of specificity around many of the responses, we have not given the ranking scores any great significance. We have treated the apparent order of topics as a useful guide but no more, as we've proceeded to carry out a more in-depth exploration of local issues and opportunities, to assemble a relevant local evidence base for the Padstow Neighbourhood Plan.

The returned questionnaires not only 'included scores'. Many people added comments. We have undertaken an analysis of these comments and presented them within this Report in the form of word-clouds to present a picture of how people felt in 2015 about the various topics. A full report of the 2015 Community Survey and its analysis will be found at link to website¹.

¹ <http://www.padstow-tc.gov.uk/neighbourhood-development-planning/>

Natural Environment and Coastline

Whilst the historic fishing village of Padstow is the heart of the Parish, a large proportion of the Parish area is outstanding open countryside, coastline and river estuary. The map below shows the extent of the Parish that is part of the designated Cornwall AONB (shaded green).



The AONB website distinguishes two sections within the Parish.

The **Camel Estuary (AONB Section 3)**, from Padstow and Rock up river to Wadebridge, is one of only two 'inland' sections of the Cornwall AONB. *"Water features more prominently here than in many of the coastal sections. [From Wadebridge] just north of the town, beyond the A39 flyover, the river opens to form a broad, flat estuary, a vista unlike any other in the county. The Camel Estuary is a geological ria, a deep valley that has been drowned by post-glacial rising sea levels. At low tide mud and sandbanks are exposed and the reed-beds and salt-marsh flats teem with wading birds. Small creeks and tributary rivers link with the hinterland which takes in secluded farms, quiet combes and windswept hilltops with long distance views down the estuary to the sea. One of the UK's rarest and most protected mammals, the otter, frequents the Camel. The estuary is also a sea bass conservation area providing protection for the breeding of this most sought-after fish. On the banks and inland there are rare plants to be found amongst the more common blackthorn, gorse, thrift and campion. At the mouth of the estuary, intertidal reefs provide protection for seaweeds and a myriad of fish and other sea creatures. The AONB ends at the Town Bar where the fishing port of Padstow is the gateway to the next section."*²

"The Camel Estuary is primarily a mixed agricultural landscape and whilst there is a pattern of small irregular enclosures of medieval origin, larger fields tend to be found north of Cant Hill and at Trewornan

² <http://www.cornwall-aonb.gov.uk/camelestuary/>

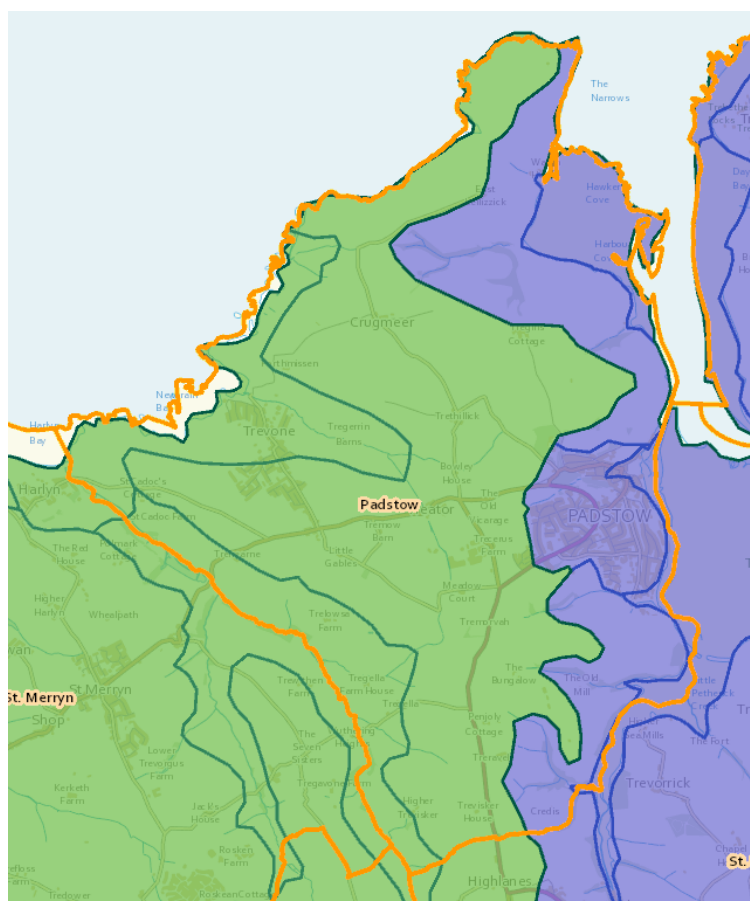
on the River Amble. Cornish hedges enclose many of the fields, built of local slate and on exposed sections the hedges reveal the characteristic herringbone pattern.”³

Carnewas to Stepper Point (AONB section 4) “has an extremely varied coastal scenery, from the high headlands of Trevoze Head and Stepper Point to the large cliffs and rocky stacks of the Bedruthan Steps. Small coves and gentle sandy bays give way to sand dunes at Constantine Bay, whilst a gently rolling inland plateau gradually rises toward distant higher ground at Bear Downs. High, windswept headlands with panoramic views are to be found at Stepper Point, including the yawning Camel Estuary.”⁴

“The variety of coastal scenery in this section is due to the diverse geology including hard greenstones, which form the elevated headlands as seen at Trevoze Head and Stepper Point. The landscape pattern is comprised of mainly medium sized fields with characteristic stands of tamarisk atop Cornish hedges, following the medieval enclosure system. The fields here are a mix of arable land and pasture. Closer to the coast, the coastal heathland has been incorporated into the field system to provide larger areas for arable farming. This in turn has produced an exaggerated openness and confined semi-natural habitats to much smaller areas along the cliffs.”⁵

Landscape Character

The Parish comprises two distinct landscape character areas as defined by Cornwall Council, based on their Landscape Character Study. The following is a short description of the character assessment of the two areas.



LCA 34 Camel Estuary (purple area on the map above)

This area is focussed on the low-lying Camel estuary which winds its way west and then north past Padstow to the Atlantic. Much of this character area is outside the Parish. The description below applies to the whole of the character area.

³ <http://www.cornwall-aonb.gov.uk/management-plan/>

⁴ <http://www.cornwall-aonb.gov.uk/carnewastostepperpoint/>

⁵ <http://www.cornwall-aonb.gov.uk/management-plan/>

Key Landscape Characteristics

- Gently rolling, low lying, exposed open landscape around the Camel estuary. Strongly influenced by coastal climate to the north with softer, sheltered landscape inland.
- Important wetland habitats associated with estuary, streams and coast.
- Trees in small tributary valleys to the estuary.
- Medium scale medieval field pattern with slate walls, often with exposed slate bedrock, Cornish hedges and few hedgerow trees.
- Clustered settlement pattern with small farms.

Condition

Farmland is in good condition. Ribbon development impinges to the north and settlement character has been altered due to extensive housing and tourism development.

Pressures

- Tourism pressure on coastal areas including expanding development around the coastal villages.
- Expansion of settlements
- Redevelopment of farm buildings as holiday homes
- Loss of mature evergreens (around Rock area)

Planning and Land Management Guidelines

- Develop a tourism and nature conservation strategy in regard to the development and use of the estuary
- Encourage new planting on farmland as tree lines and small blocks giving preference to the establishment of Cornish Elm
- Prepare design guides for new development

LCA 19 Trevose Head and Coastal Plateau (green area on the map above)

Key Landscape Characteristics

- Gently rolling, low lying, exposed coastal plateau
- Coastline of cliffs with heads and some stacks
- Strong medieval field pattern of medium sized fields with Cornish hedges, slate walls and hedgerows with few trees except in valleys
- Coastal Sand Dunes at Constantine Bay
- Limited riparian woodland cover in valley bottoms
- Rural settlement pattern of small farms and farm hamlets with several 20th century nucleated settlements focused on tourism

Condition

The coastal rough ground and heath is generally in poor condition, especially at Trevose Head. Agricultural land is generally in good condition although Cornish hedges are neglected in parts. There has been significant recreational and tourism development resulting in a large golf course situated behind the dunes at Constantine Bay and a proliferation of static caravan and camping sites, some such as at Mother Ivy's bay, spreading right to the edge of the cliffs.

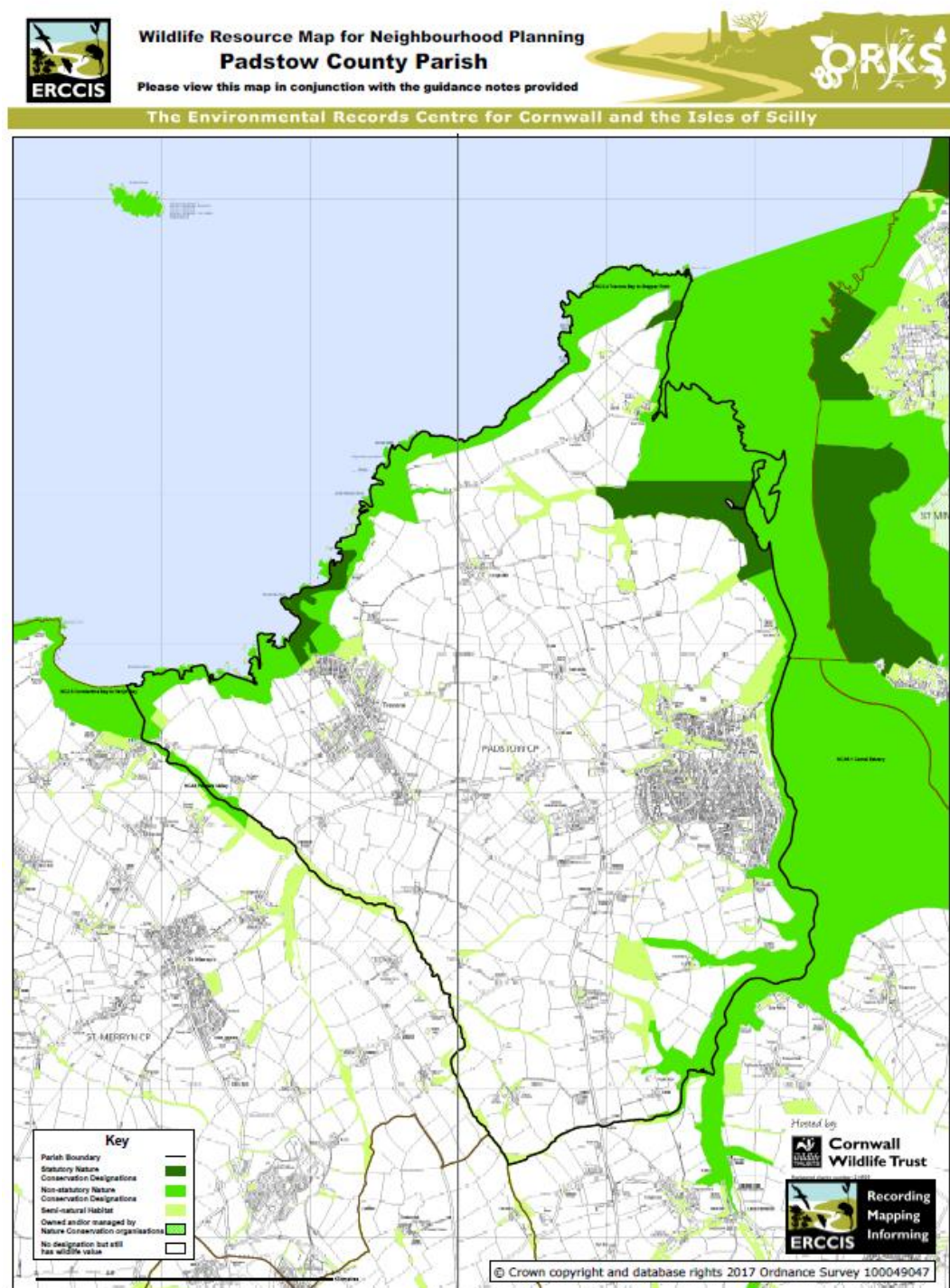
Pressures

- Tourism on the coast and inland
- Built development
- Road schemes or improvement
- Wind power development

Planning and Land Management Guidelines

- Prepare a design guide for development, including tourist development, to reflect the vernacular style of the area
- Take opportunities to restore a natural landscape on tourism and recreational sites, particularly at the coast
- Create a management plan for the coast to conserve the biodiversity and accommodate visitor access
- Encourage the use of agri-environmental management schemes to help maintain the agricultural pattern
- Monitor possible erosion of prehistoric features along the South West Coast Path

Biodiversity



Designated Areas

The map above shows the area's statutory designations in dark green. Those within the Parish include Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR).

Non-statutory designations the County Wildlife Sites (CWS) and County Geological Sites (GGS) are in mid-green.

Other semi-natural habitats are in light green.

This reflects the hierarchy of protection as laid out in the National Planning Policy Framework. Areas of land that are owned or managed by conservation organisations are also shown for your information.

The three SSSIs within the Parish are at Harbour Cove, Stepper Point and along the coast to the north east from Trevone almost up to Longcarrow Cove. All these three SSSIs are designated as such because of their geological value, as is evidenced from the Natural England citations.

Harbour Cove SSSI is an area of 29.1 ha. The citation says *"St George's Cove and Harbour Cove constitutes the type locality of the Harbour Cove Slates (Frasnian). Their included marine fauna is sparse but certain horizons have yielded a rich goniatite fauna, indicating the cordatum zone. This site is important in interpreting the local stratigraphic sequences as the type locality of the Harbour Cove Slates, and for yielding a firm Frasnian date for this unit."*⁶

Stepper Point SSSI is 1.6 ha. *"Stepper Point is an important geological locality illustrating some key aspects of the structural evolution of this region, developed during the Variscan mountain building episode. This site marks the first locality south of Polzeath not affected by southwards back-thrusting. The back-thrusting is associated with southwards transport of the Culm basin and the development of south facing recumbent folds. These can be seen as far as Polzeath where there is confrontation with earlier north facing- structures. At Stepper Point the early north facing structures are overprinted by a later cleavage and folds associated with renewed northwards translation. These structures are later than the southerly directed back-thrusting and therefore represent the third generation of structures in this area. These can be linked with the development of discrete thrusts which are well known in tracts further north."*⁷

Trevone Bay SSSI is 9.4 ha. *"This is the type locality of the Pentonwarra Point Goniatite Band, which has yielded a rich late Givetian goniatite fauna (terebratum Zone), within the Trevoze Slates. This locality, in black slates, is of interest in illustrating a palaeoecological contrast to goniatite bearing beds of similar age in Devon. This is the best fossiliferous locality in the Trevoze Slates and it provides a useful horizon for correlation in Devonian-aged rocks in the southwest....."*⁸

The neighbourhood area includes the following County Wildlife Sites⁹:

- NC 36.1 Camel Estuary
- NC 2.3 Constantine Bay to Harlyn Bay
- NC 2.4 Trevone Bay to Stepper Point
- NC 43 Polmark Valley

County Wildlife Sites are non-statutory designations. County Wildlife Sites are the most significant areas of semi-natural habitat in Cornwall outside statutory protected sites, such as SSSIs or SACs, this means they have no legal protection and that there is no legal obligation on landowners to preserve or take

⁶ <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1001632.pdf>

⁷ <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1005829.pdf>

⁸ <https://necmsi.esdm.co.uk/PDFsForWeb/Citation/1000630.pdf>

⁹ Descriptions of each site can be found on the website – <http://www.padstow-tc.gov.uk/neighbourhood-development-planning/>

care of their County Wildlife Sites. However, there are planning constraints on County Wildlife Sites and these can be recognised in Local Development Plans.

Cornwall Wildlife Trust advises that the key principles to protect wildlife and geology in Neighbourhood Plans, which can be written into the development policies in the Plan:

- *Avoid both statutory and non-statutory designated sites (shown in dark green and mid-green on your map)*
- *Avoid non-designated areas which contain large or linked areas of semi-natural habitat (shown in light green on your map).*
- *Consider the potential protected species implications of sites before finalising plans-it is far better to scope these at the outset to prevent costly delays later.*
- *Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land use.*
- *Ensure there is potential to retain, restore and re-create habitat linkages such as hedges as part of developments.*
- *Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site.*
- *Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments.*

Marine Conservation Zone

Padstow Bay and Surrounds MCZ is an inshore site located on the Cornish coast. The boundary extends from Park Head near Trenance to Com Head, just east of Pentire Point and The Rumps. An area of approximately 90 km² is protected. *"This MCZ covers a range of seabed types including intertidal habitats found on the shoreline to circalittoral habitats at a depth of up to 50 metres. Padstow Bay and Surrounds MCZ protects seven different types of seabed habitat and two marine species. Much of the site is comprised of exposed rocky shorelines that are subject to strong waves or swift tidal currents. A shallow underwater environment such as this tends to be dominated by large kelps and some smaller red seaweeds that are capable of withstanding the powerful water surges. At greater depths, further offshore the lack of sunlight affects which species can live on the rocky habitats. Instead of seaweeds and plants, this environment is dominated by marine animals. Current activities identified at this site which could be affected include ports and harbour operations, commercial fisheries, possible renewable developments (wave energy), archaeological excavations and flood & coastal erosion risk management. All activities, excluding fisheries, will be regulated through the appropriate licensing regimes."*¹⁰

The above mentioned designated areas overlap to a considerable extent, so that, for example the foreshore between high and low water levels, which is part of the Parish, also falls within the AONB and the MCZ. In some places the foreshore is also within the area covered by the Padstow Harbour Commissioners. Likewise, Gulland Rock is within the Parish, the AONB, the MCZ and is a County Wildlife Site.

¹⁰ Padstow Bay and Surrounds MCZ Factsheet, DEFRA, 2013

The local network of public rights of way is shown on the map below.



Padstow is at one end of the internationally known **Camel Trail**. It provides access to the Cornish countryside along a disused railway line between Wenfordbridge via Bodmin and Wadebridge to Padstow. The Camel Trail is an 18 mile largely traffic free, surfaced and virtually level multi use trail which passes through some of the most spectacular countryside in the South West. The Trail hugs the Camel Estuary from Padstow to Wadebridge before joining the route through the deeply incised and heavily wooded Camel Valley to Bodmin. Visitors can hire bikes in Padstow.

The Saints' Way is an ancient route of approximately 30 miles across Cornwall from Padstow on the north coast to Fowey on the south coast. It follows a varied route through valleys, woodlands, pastures, moors and villages; parts of the trail are very ancient dating from the Bronze Age. Traders, Christian missionaries and pilgrims on route to Rome, Santiago de Compostela and even the Holy Land used the route to cross Cornwall and in so doing to avoid the treacherous waters around Land's End. Today the Saints' Way, which was opened in 1986, follows public footpaths and quiet country lanes to connect a number of religious sites, including shrines, standing stones, holy wells, chapels and churches (e.g. St. Petroc's Church in Padstow). It is enjoyed by walkers, both locals and visitors, to explore the Cornish countryside, appreciate its sacred Celtic past and enjoy the beautiful scenery with its diverse wildlife¹¹.

¹¹ Ref: The Saints' Way Guide. Heulyn & Ginny Lewis, The Pelican Studio, Lerryn, Cornwall. PL22 0QQ

Agriculture

Agriculture plays an important role in the Parish, providing food and sustaining an attractive environment for local people and holiday makers.

Currently there is only one dairy farm in the Parish. It is the only farm not to have invested in tourism. Historically agriculture was a big employer, helping to maintain schools, the post office and local shops. This is not now the case with only one or two farms providing food locally. The days when Padstow school children had the day off to dig the school's yearly supply of potatoes are long gone!

With the ever widening disconnect between food production and the general public, agriculture in the Parish has a unique opportunity to showcase sustainable production of food alongside an attractive environment. Tourists come to Padstow out of season to walk and eat, farming provides opportunities that assist both activities.

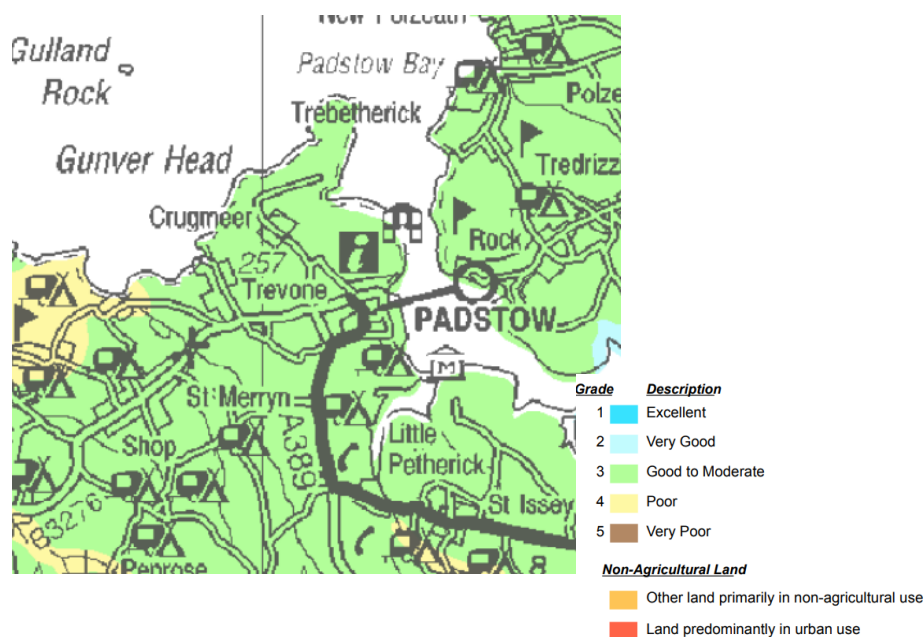
Agriculture plays a major role in maintaining public footpaths and creating permissive ones which are a vital part of circular walks.

All the farms in the Parish are family-run, so the need for housing is not as great as it once was. There is still a need, albeit small for affordable or rentable accommodation.

The map below¹² shows that most of the agricultural land in the parish area is classified as “good to moderate” grade 3 i.e. *“land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.*

Subgrade 3a - good quality agricultural land is capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

Subgrade 3b – is land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.”



¹² Agricultural Land Classification, Natural England, 2011 <http://publications.naturalengland.org.uk/publication/144017>

Flooding and Flood Risk

Padstow remains vulnerable to tidal surges and storms, despite a new harbour wall being built in 2006. Padstow's flood risk was assessed thus in 2011:

The Padstow frontage is at present defended by a combination of seawalls, quay walls, harbour walls and a lock gate leading into Padstow Harbour. A channel connecting the harbour to the main channel is currently maintained. Under a NAI policy, by 2105, although the sea wall to the south of the harbour is expected to have failed erosion rates will be low due to the underlying geology and large intertidal area. The harbour structures would be expected to be in a deteriorating state with commercial operations no longer possible, however the position of the shoreline fronted by the harbour and quay walls would be unchanged from the current position.

The level of flood risk at Padstow is reasonably significant with residential and commercial properties currently defended by the existing defences. This includes a significant number of listed buildings within the Padstow Conservation Area. The commercial heart of Padstow is located in and around the harbour, which is the most vulnerable flood risk location. Although tourism is an increasingly important commercial activity in Padstow, commercial fishing and shell fish operations continue to operate, as well as sand extraction activity. All of these commercial activities are dependent on the continuing presence of the harbour and connecting navigation channel being maintained. The harbour walls are listed structures and are the key to Padstow's historic and future identity. The preferred plan for Padstow is therefore to hold the line through all epochs in order to sustain the commercial and historic heart of the community.

This area south of Padstow harbour extends to Dennis Cove. The immediate estuary frontage is made up of a large intertidal extent and a narrow rocky foreshore with high elevation land backed by hard geology. The rising land is covered by high density residential development, with the Camel Trail immediately below this, linking to Padstow. Towards the harbour there are a small number of commercial properties and slipway access to the estuary used for recreation and by community organisations. Due to the hard geology of this section, it is currently defended, under a NAI scenario and the position of the frontage is not expected to change by 2105. In addition, only a very small number of properties (3 commercial properties and a car park) are expected to be at flood risk by 2105. There is a small section of Conservation Area within the northern section of this Management Area, however there are no Listed Buildings present.¹³

The map below is taken from Cornwall Council's strategic flood risk mapping facility¹⁴. Cornwall Council's website indicates that the Local Flood Risk Profile for Padstow is yet "to be commenced". Most of the Parish is flood zone 1, but coastal and estuary locations and along the main drainage courses the risk is higher.

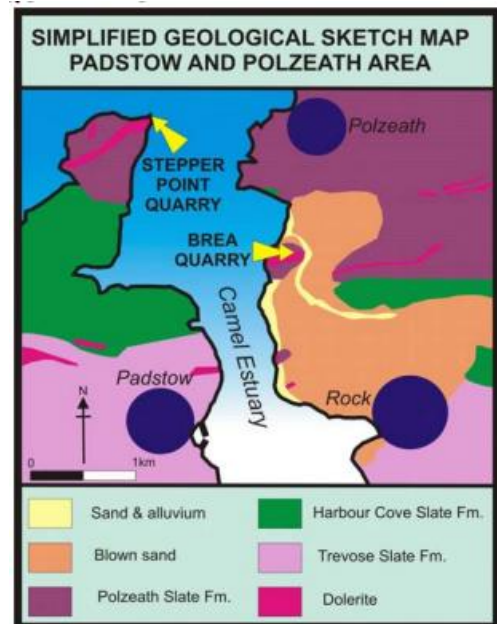
¹³ Cornwall Shoreline Management Plan, Royal Haskoning, 2011

¹⁴ <https://www.cornwall.gov.uk/environment-and-planning/countryside/estuaries-rivers-and-wetlands/flood-risk/local-strategy/part-2-local-flood-risk-management-profiles/>

Minerals

Extinct Greenstone quarries can be found around the coastline of the area and the Camel estuary. Greenstone is a colloquial term for a variety of basic and occasionally ultrabasic igneous rocks. Basic rocks are low in silica and high in magnesium and iron, ultrabasic even more so. Greenstones were some of the earliest building stones to be used in Cornwall.

*A disused quarry at Stepper Point (SW 915/784), north of Padstow also exploited a dolerite intruded into Upper Devonian slates. STEPPER POINT forms the western side of the mouth of the Camel Estuary, which has several conservation designations, and the coast is part of the Cornwall Area of Outstanding Natural Beauty. AONBs have the same legal protection as National Parks and were set up under the same legislation in the early 1950s. Thus, it would be very unlikely that planning permission would be granted today for a quarrying operation in such a position. Though no buildings are visible, the profile of the point is evidently not natural, and this can be seen from many places within the estuary. Quarrying commenced in the early part of the 20th century. Aggregate from the quarry was used for a local Second World War aerodrome, and no doubt also for roads in the area.*¹⁵



¹⁵ Exeter University Paper, <http://projects.exeter.ac.uk/geomincentre/documents/092-part-2-north-jan2007.pdf>
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Much of the area within the Parish is subject to national and county designations, which protects its inherent character and restricts the nature and scale of developments that may take place within them. The Landscape Sensitivity Assessment for CA19¹⁶ (the majority of the Parish) concluded that there should be no solar PV development along the coastal edge/coastal headlands and no solar PV development within the rest of the AONB (except for occasional very small scale well sited developments); virtually all of the Parish in this LCA is within the AONB. The equivalent assessment for CA34 concluded that there should be no solar PV development on the undeveloped coastal estuary edges and their immediate hinterland. Both assessments noted that the coastline and estuary edges would be sensitive to the development of any solar PV development.

Assessments have been made of the sensitivity of the landscape within the Parish to Wind turbines and solar PV developments, as summarised above; however, to date there has been no published similar assessments of the sensitivity of the seascape. For other microgeneration technologies, there have been no published assessments of the sensitivity of the seascape or landscape to these systems. However, the benefits of microgeneration energy systems are recognised where any dis-benefits can be justified and, as far as is reasonably practicable, mitigated.

A 2013 Interview Survey of 107 visitors in Padstow¹⁷ found that renewable energy installations did not make a significant difference to visitors to the area. Of those aware of solar farms, 68% said their presence had no impact on their visit to Cornwall at all, 22% indicated that they actually had a positive impact on their visit to the county and 10% said they had a negative impact on their visit. Regarding wind farms, 58% said their presence had no impact on their visit to Cornwall at all, 18% indicated that they actually had a positive impact on their visit to the county and 12% said they had a negative impact on their visit.

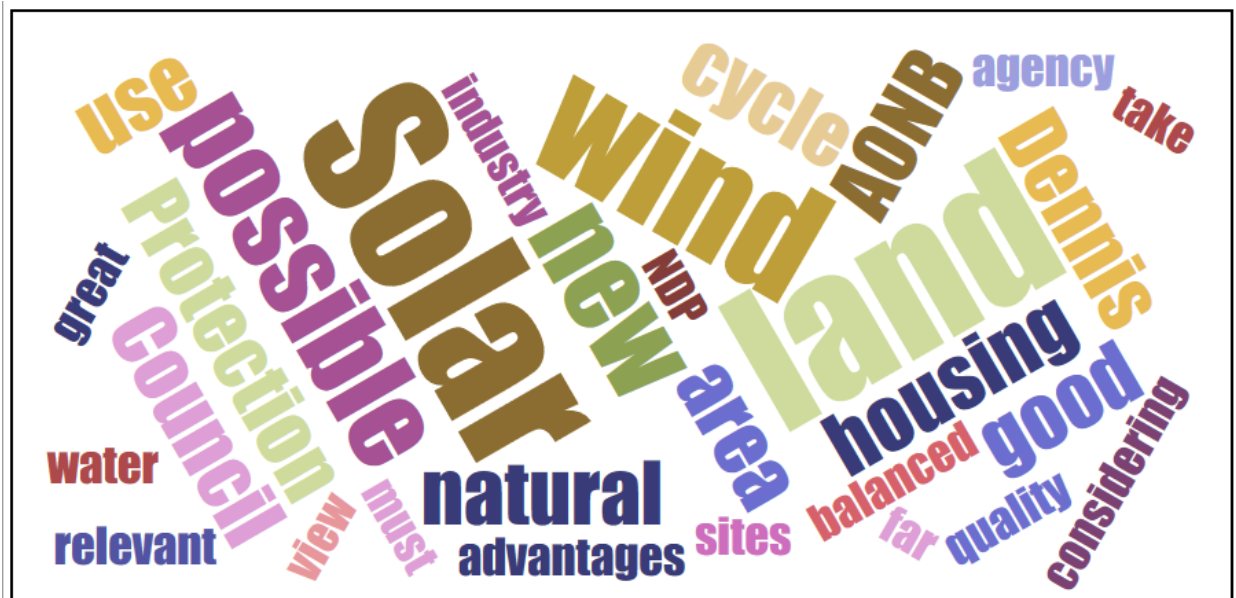
The Conservation Area designation places restrictions on the widespread use of solar panels and turbines. The most notable example of the use of micro-renewable energy is probably the National Lobster Hatchery in Padstow, which is able to use solar power to grow its lobsters after having a 9.5 kW solar array installed on its roof in 2012. The estimated electricity generation is 8,000 kWh p.a., the estimated savings are £1,230 p.a.¹⁸

¹⁶ http://www.cornwall.gov.uk/media/3632415/final-technical-report_chap-1-6-plus-figures_.pdf

¹⁷ Good Energy Survey, the South West Research Company Ltd during August 2013.

¹⁸ Community Energy Plus Fact Sheet <https://www.cep.org.uk/wp-content/uploads/2012/11/Lobster-Hatchery.pdf>

The response to the 2015 Community Survey included many comments related to the countryside and natural environment. These are summarised and presented below in the form of a word cloud.



Natural Environment and Coastline - Key Messages

- Much of the Parish is part of Cornwall's AONB
- The coastline and river banks are sensitive areas that need protecting
- The countryside and coastline are vulnerable to the impact of tourism
- We need to do more to conserve biodiversity and manage visitor access
- Farming is generally in good health
- There is limited scope and little support for large-scale renewable energy schemes within the parish area

Built Environment

History

“The Padstow began to develop as a port from, perhaps, as early as 2500BC, when it formed a part of the trading route between Ireland and the Mediterranean. Padstow grew to some importance as a port during the thirteenth and fourteenth centuries as the best haven on the North Cornish coast - notwithstanding the perils of the Doom Bar - and the form of the town is influenced by its development as a port from this period. The first stone pier was built before 1536 on the site of the rebuilt Red House and the inner quay walls were built after this date. Trading in various commodities continued up to the nineteenth century and a number of warehouses from the late eighteenth and early nineteenth centuries still exist around the quays. The street pattern dates from the medieval period although most of the buildings are from the eighteenth or nineteenth centuries. Shipbuilding and fishing became important industries during the eighteenth and nineteenth centuries, the Lower Shipyard being one remaining element of the former.”¹⁹

Heritage Matters

Padstow was historically North Cornwall’s main port, with a history stretching back into early medieval period; estuarine quays and landing places along the Camel estuary contrast with the porths and beaches of the western area, and the fishing and industrial porths of the Port Isaac area. Despite the attractions of the natural coastal scenery, the coast actually derives much of its significance and interest from the historic environment; the maritime heritage includes significant narrative and sites of wrecks and rescue. Although not within the World Heritage Site, there was a certain amount of industrial activity throughout the area, mainly of local significance, such as quarrying (and export of slates), or iron foundries at Wadebridge, and much of 19th and 20th century development was dependent upon the railway connections –the line of which is still a major tourist draw (Camel Trail). The urban character of the area, while small-scale, is high quality with good individual buildings, streetscapes and overall character.”²⁰

Padstow Conservation Area

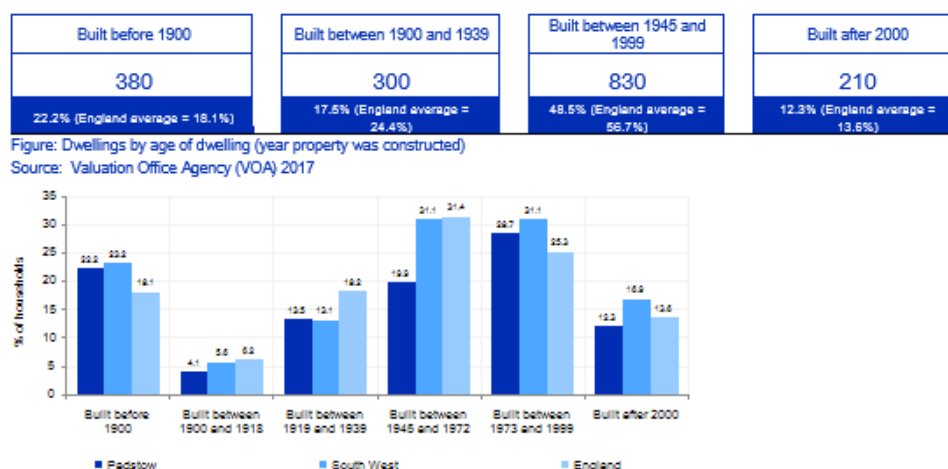
Most of the old town is included in a conservation area (see map below). Within this area are three scheduled ancient monuments; two crosses in the churchyard of St Petrocs and a cross in Prideaux Place (which are both Grade 1 listed structures). *“The built-up part of the Conservation Area, is generally formed of narrow streets and lanes, mainly medieval in origin, enclosed by buildings constructed at the edge of the road or footpath and generally without front gardens. The atmosphere is one of enclosure and intimacy, reinforced by the absence of any public open spaces except the Churchyard and the Harbour. Excepting these, the only appreciable open spaces within the developed part of the Conservation Area are the distinctive walled gardens in Fentonluna Lane and St. Saviour’s Lane. The high walls maintain the sense of enclosure of the streets although the lack of buildings rising above the wall indicates that there is open space behind. The open space within the gardens forms an important part of the townscape in longer views over the settlement. The Harbour is the focus of the town now just as it was when the trading, fishing and shipbuilding industries were at their peak. The buildings wrap around the Harbour on three sides and are built relatively close to the quay walls, some being three or four storeys high. Many are converted warehouses although some of their original qualities have been lost in the change of use to flats and shops. It is unusual to find a harbour where so many buildings directly address the quayside. This is an important aspect of the topography of the town that has resulted from the influence of the landscape on the development of the Harbour.*

¹⁹ Padstow Conservation Area Statement, North Cornwall District Council, Feb 1996

²⁰ Wadebridge and Padstow Historic Environment Character, Cornwall Council, 2011

coming of the railway in 1899 gave a big impetus to the tourist trade, which had begun a century before. Trevone Bay grew from the 1890s onwards as a tourist centre. The twentieth century saw tourism become Padstow's main industry."²³

The most recent Local Insight Report²⁴ illustrates how Padstow has grown and provides the estimated



number and current age of categorisation of the Parish's dwelling stock.

Padstow Town Centre

The town centre is characterised by its harbour setting and the narrow streets and lanes which are mainly medieval in origin. The streets are enclosed by buildings which have been constructed at the edge of the road or footpath.

The town centre is included within a Conservation Area. The majority of buildings within the town centre date back to the 18th and 19th centuries and there are also a number of former warehouse buildings around the harbour. Many buildings have retained original character and most remain unaffected by the dominant tourist industry.

One of the main factors affecting the quality of the public realm in Padstow is the high levels of congestion (including traffic congestion) which occur during the summer months. Traffic management measures have been introduced in an attempt to alleviate some of the congestion and give priority to pedestrians.

Padstow town centre chiefly serves a tourism role and its retail and service businesses are aimed at the tourism/visitor market, rather than trying to serve the day to day needs of the local population. As a consequence, the town centre is one of the main reasons why tourists visit the town. The town centre environment is historic in nature, is well maintained and is attractive in appearance.

Padstow Harbour

The Padstow Harbour Commissioners have authority within the Padstow Port and Harbour area and have powers to make bye-laws for that area. The Commissioners have prepared a management plan for the Camel Estuary

Development Potential

A search of the Planning Register shows that the Parish has not been subject to many major development applications over the past few years. The major residential applications are set listed in

²³ Padstow Parish Plan, Padstow Town Council, 2007

²⁴ Local Insight profile for 'Padstow' area, Cornwall County Council, Oxford Consultants for Social Inclusion (OCSI), October 2017

the Housing Topic Section of this report. The other major applications related to caravan park development.

Use of land for the siting of static holiday caravans

Padstow Holiday Park Cliffdowne Padstow Cornwall PL28 8LB

Ref. No: PA11/08871 | Validated: Thu 27 Oct 2011 | Status: Decided

Improvements to, and extension of, caravan park to replace toilet block with new toilet and laundry building, construct mower/equipment store, improvement and extension of access track and site mobile home unit to accommodate warden and office. (Resubmission of application no. PA11/00793 refused 23/06/2011).

Tregella Caravan Park Tregella Lane St Merryn Padstow Cornwall

Ref. No: PA11/07819 | Validated: Thu 01 Dec 2011 | Status: Decided

Improvements to, and extension of, caravan park to increase number of touring caravan pitches from 30 to 45, replacement of toilet block with new toilet and laundry building, construction of mower/equipment store, improvement and extension of access track and siting of mobile home unit to accommodate warden and office

Tregella Caravan Park Tregella Farm Padstow PL28 8LA

Ref. No: PA11/00793 | Validated: Thu 07 Apr 2011 | Status: Decided

Land at Treceus Farm has been identified by Cornwall Council's SHLAA 2²⁵ process as potential future development sites:

S373a	Land at Treceus Farm	158 dwellings	(2022-25)
S373b	Land at Treceus Farm	60 dwellings	(2022-25)
S090	Land at Trevethan Farm	92 dwellings	(2022-25)

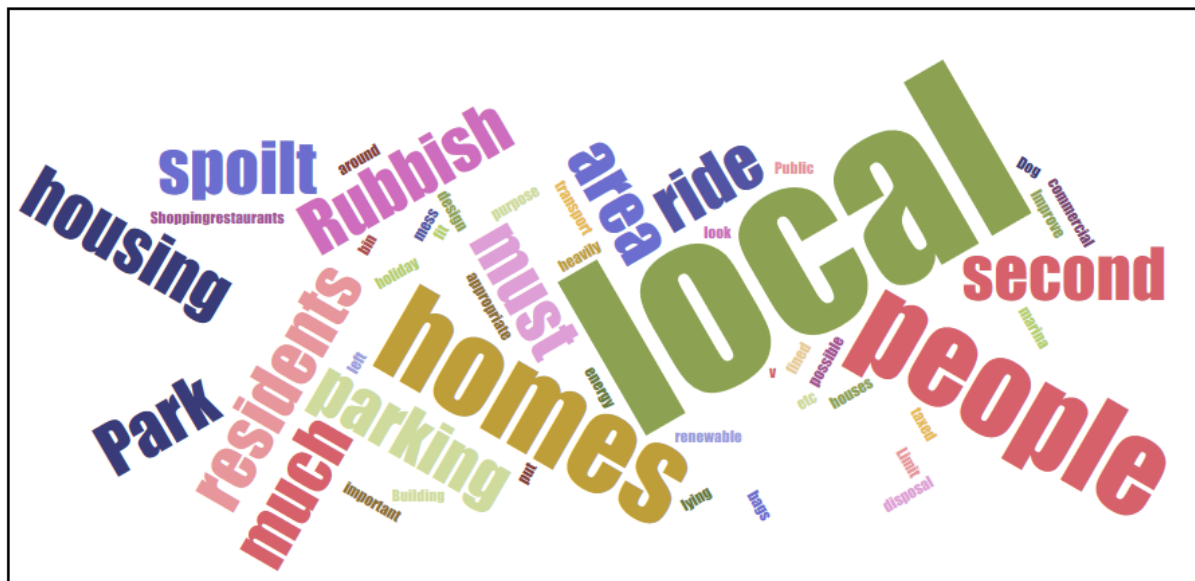
Sense of Place and Local Distinctiveness - Action Plan (2007)

- Ensure that any new development is on a small scale and in-keeping with the local area
- Respect and celebrate Padstow's culture and history
- Installation of litter and wheelie bins
- Investigate recycling of commercial waste, waste collection and cleaning schedules etc
- Provision of more dog waste bins and appropriate
- To review the current beach usage patterns and tailor the dog exclusion
- Promote sustainable measures /initiatives within the community
- Investigate feasibility of the installation of appropriate recycling facilities

(a summary of the topic Actions from the Padstow Parish Plan 2007)

²⁵ SHLAA = Strategic Housing Land availability assessment <http://www.cornwall.gov.uk/media/17232324/cornwall-shlaa-report-january-2016.pdf>

The response to the 2015 Community Survey included many comments related to the built environment. These are summarised and presented below in the form of a word cloud.



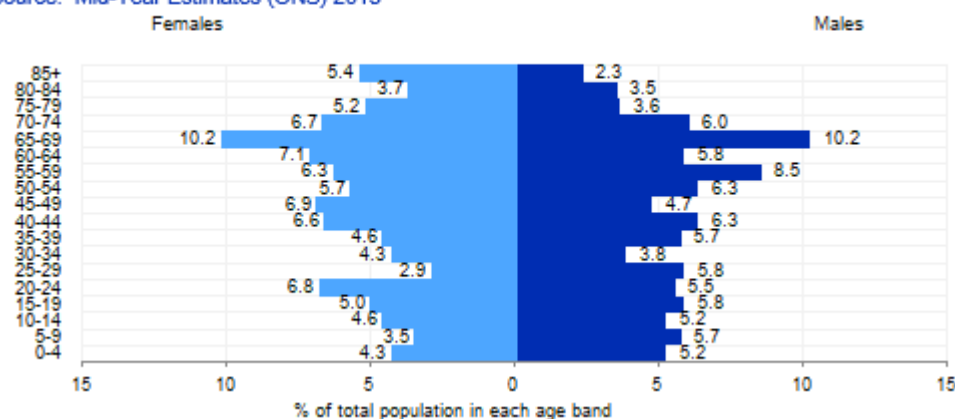
Built Environment and Heritage - Key Messages

- Padstow town has an important historic core that should be treated with respect
- The harbour-setting and narrow streets place significant constraints on change and development
- The motor vehicle impacts negatively on the town area
- We need to respect the built environment more
- New development should be appropriate and sustainable

Housing

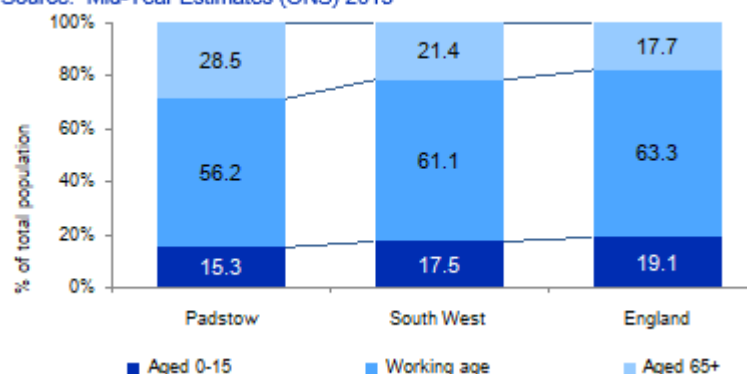
The Parish of Padstow has an estimated population of 2,560²⁶. The five-year age-band distribution is shown in the figure below.

Figure: Population estimates by 5 year age band
Source: Mid-Year Estimates (ONS) 2015



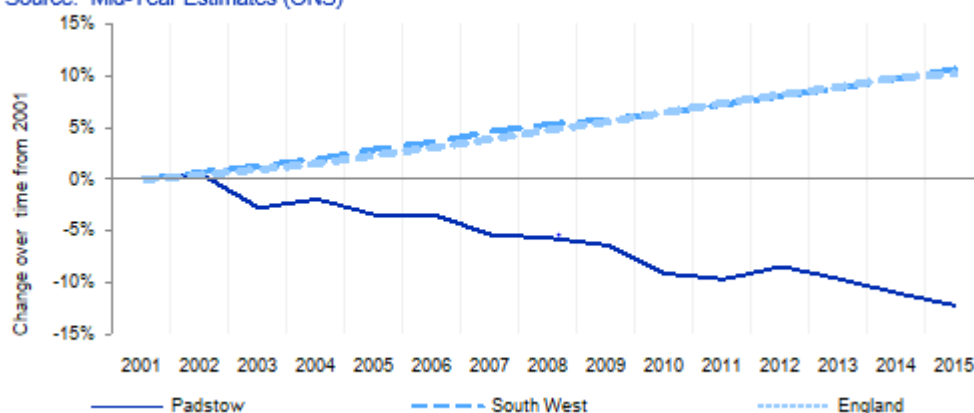
The comparison with the regional and national age profile shows the Padstow area to have a higher proportion of the over 65's.

Figure: Population by age
Source: Mid-Year Estimates (ONS) 2015



Unlike much of the rest of England and contrary to the national trend, the population of the Parish has been in decline since the Millennium.

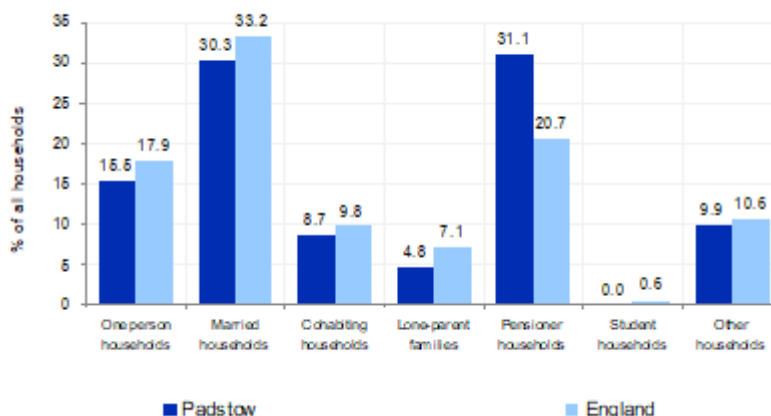
Figure: % change in total population from 2001-2015
Source: Mid-Year Estimates (ONS)



²⁶ Source: Mid-Year Estimates (ONS) 2015

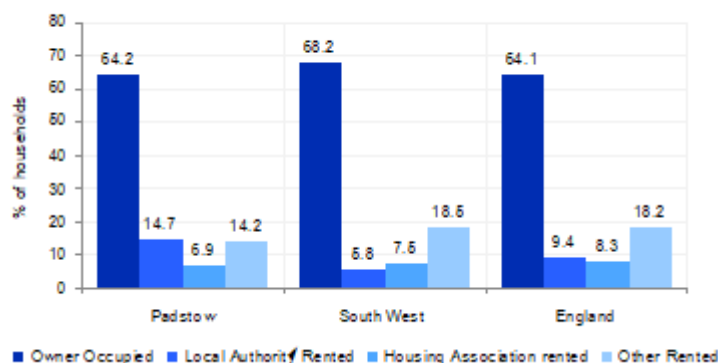
Household composition data (from the 2011 Census) shows that almost a third of the (31%) of area's, approximately 1200, households to be 'pensioner households'. 17% of households were single persons aged under 65. The figure below shows how local household composition compares with the whole of England.

Figure: Population by household composition
Source: Census 2011



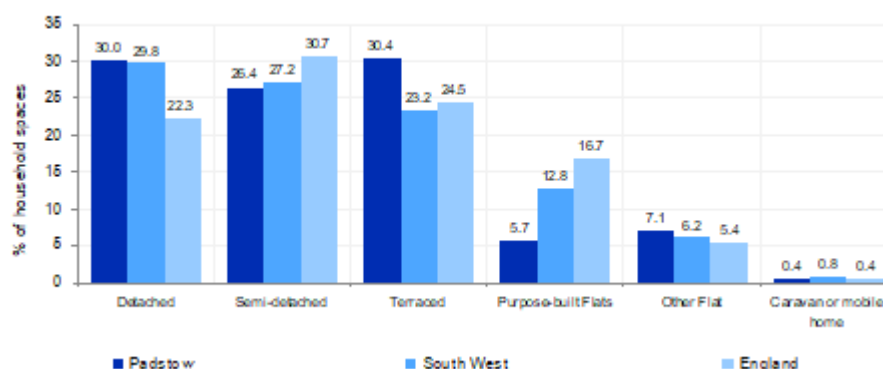
As regards the housing they occupy, almost two-thirds (64.2%) of local households were in owner-occupied dwellings in 2011, a fifth (21.6%) rented from a social housing landlord and 14% rented from a private landlord.

Figure: Housing tenure breakdowns
Source: Census 2011



The type of dwellings in Padstow Parish are indicate on the figure below. The 2011 Census also revealed that at the time, 16.2% of dwellings (239) were occupied as second homes.

Figure: Dwellings type breakdown
Source: Census 2011



The demand for second homes in the area inevitably influences property prices. The figure below shows that Padstow's average house price is approaching £400,000. 20% higher than the national average, and 33% higher than average prices in the South West.

Average house price (all types of housing) (Land registry Jul16-Jun17) £357,507 England average = £289,332	Average house price (detached) (Land registry Jul16-Jun17) £466,400 England average = £400,713	Average house price (flats) (Land registry Jul16-Jun17) £296,667 England average = £291,834
Average house price (semi-detached) (Land registry Jul16-Jun17) £309,455 England average = £246,429	Average house price (terraced) (Land registry Jul16-Jun17) £298,353 England average = £236,901	Households in Council Tax Band A (Valuation Office Agency (VOA) 2017) 270 16.8% (England average = 27.6%)
Households in Council Tax Band B (VOA 2017) 500 29.2% (England average = 22.6%)	Households in Council Tax Band C (VOA 2017) 290 17.0% (England average = 24.9%)	Households in Council Tax Band F-H (VOA 2017) 110 6.4% (England average = 10.6%)

Figure: Dwelling stock by council tax band
Source: Valuation Office Agency (2017)

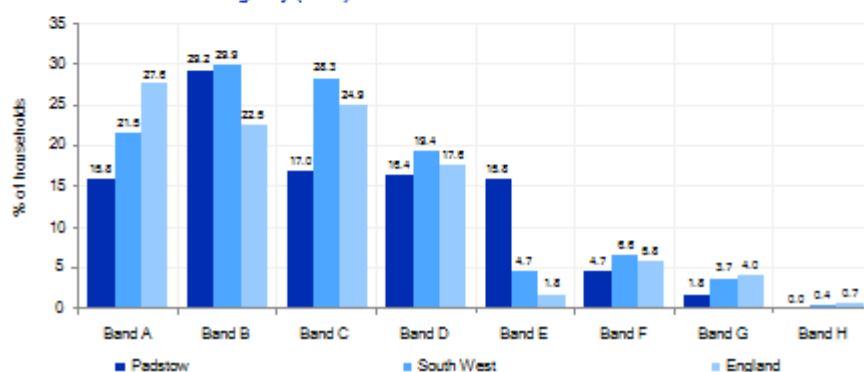


Figure: Average property price by dwelling type
Source: Land registry Jul16-Jun17

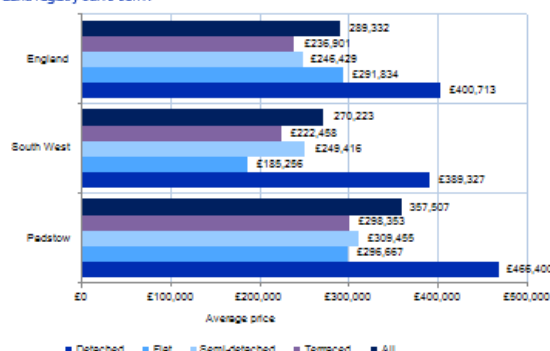
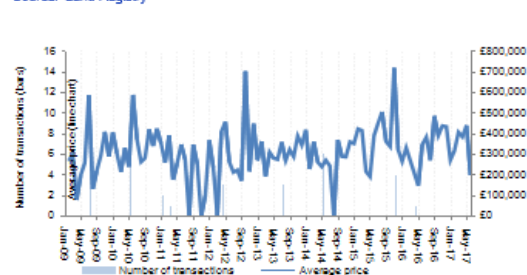


Figure: Average house prices and number of transactions, by month
Source: Land Registry



In 2017 Padstow was rated by the Halifax Building Society the fifth least affordable seaside place for properties in England. With an average house price of £423,000.

In 2010 the Halifax estimated that an average priced dwelling was 18.9 times higher than local average earnings. Padstow saw the biggest house price increases between 2001 and 2009, with the cost of property in the town jumping by 211% during the period. It was one of only four seaside towns that managed to buck the housing market correction trend at the time and record price rises between 2007 and 2009. (St Mawes was the other seaside town in Cornwall that also bucked the trend).

Community consultation carried out in conjunction with the preparation of the Parish Plan in 2005/06 identified that the need for affordable housing was voted a very highest priority for the Parish, most votes were for action to take place immediately. *“It was stressed heavily that the lack of affordable*

*housing was posing a great threat to Padstow as more and more local people were finding it impossible to afford to live in the area. The pressure of second homes and holiday lets was seen as a major cause of this problem. There were also concerns raised as to how affordable 'affordable housing' is to many local people, due to the low wage employment common in the area."*²⁷ To what extent the situation has been alleviate since its unclear.

The Right Move website report for Padstow housing sales over the past 12 months states: *The majority of sales in Padstow during the last year were terraced properties, selling for an average price of £290,229. Detached properties sold for an average of £487,222, with semi-detached properties fetching £299,759.*

*Padstow, with an overall average price of £378,433 was more expensive than nearby Wadebridge (£265,351), but was cheaper than Rock (£974,215) and Polzeath (£727,750). Overall sold prices in Padstow over the last year were 4% down on the previous year and similar to the 2010 level of £379,045."*²⁸

For Trevone it reports: "with an overall average price of £579,169, Trevone was more expensive than nearby Padstow (£378,433) and St. Merryn (£287,250), but was cheaper than Constantine Bay (£662,950). During the last year, sold prices in Trevone were 3% down on the previous year and 8% down on 2010 when the average house price was £631,100.

*There were only 13 properties sold in the last year, therefore, the average prices may only reflect the mix of properties sold, rather than changes in the local market itself."*²⁹

Estate Agents' Perspective

Recent discussions (October 2017) with local estate agents³⁰ reveals huge discrepancy between the needs, budgets and reasons for purchase of locals and outsiders. Locals are hugely restricted on budget, even if they are looking to upsize. They are in competition with the very strong second home market, where the budget is much higher, and in some cases, limitless. Locals simply don't have the funds to compete with the outsiders - they are being pushed out of the Padstow/Trevone market and are moving away to St Eval, St Issey and further afield.

90 - 95% of estate agents' clients are looking for second homes. (2nd homes in Padstow are owned on average for 21 years), mostly as rental properties, some as non-letting second homes. These clients are mainly 35 to 55-year olds.

The preferred locations: is Padstow Old Town, followed by Treverbyn Road, Egerton Road, Porthilly. Trevone would be very popular but available property there is scarce.

Demand is similar across the spectrum of properties, from a pretty cottage/estuary view up to £420,000 (as a cottage) to much larger 4-5 bedrooms properties where the sky's the limit for the right location (e.g. Padstow old town with estuary view and parking or similar in Trevone).

The Rick Stein-effect and the growth of Newquay airport have had an important impact on the increasing attractiveness of the area over the years, and now Brexit and international terrorism are making Padstow/Trevone even more attractive to second home owners. It is seen as a sound investment due to the strong lettings market.

Demand for houses currently outstrips supply. Desirable properties are snapped up immediately by clients already on agents' books. Relocation is often a reason for selling, either older people moving

²⁷ Padstow Parish Plan, Padstow Town Council, 2007

²⁸ <http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E1038&searchLocation=Padstow>

²⁹ <http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E25037&searchLocation=Trevone>

³⁰ Interviews with rep's of Cole Rayment & White, Stratton Creber and Jackie Stanley, Estate Agents, Oct 17

away to be closer to their families or due to work. Homes sold by residents nearly always sell as second homes, hence the decline in population over recent years. There is less downsizing within the town amongst locals than previously.

There is very little availability for the locals - new building should address this situation, in the 2, 3 and 4 bedroom range, for first-time buyers to the families wishing to upsize.

The impact of the strong second home and holiday lettings markets severely affects the rental market. There is a strong demand for rental properties, but where they are available affordability is a major issue. Rental properties tend to be those which are not so attractive to the holiday lettings market.

Regarding trends we are informed that the area is not subject to the fluctuating trends in the market, which have been seen elsewhere in the country over the last 10-15 years. Sales have remained fairly stable over years and the agents see no reason for this situation to change. Prices have been increasing over the past few years (impact of Brexit/international terrorism/staycation). Agents see no reason for this to change.

First time buyers are moving away from Padstow due to affordability. The estate agents were unable to offer any concrete proposals for handling the problem of first time buyers/ affordability, as low wages in the service sector (Padstow's main employment base) make mortgages extremely difficult to achieve.

Control of second homes is a contentious issue locally and is a hot topic amongst estate agents within Cornwall. Two local agents believe the 'St Ives' policy approach would work in Padstow (i.e. new builds to be for residential use only, not as second homes).

There is demand for a self-build market but no availability.

Local Housing Needs

The latest Housing Needs Survey for Padstow was done some years ago, and is out-of-date. The Town Council is considering commissioning a new study to better define the current nature of local housing need.

The latest data (October 2017) from the Housing Register shows that there are 154 households with connection with the area currently seeking social housing. Of those, 66 households are classified, under the current system³¹, as being in need.

Local Connection with the Padstow Area	Min Bedroom Need					Grand Total
	Band	1	2	3	4	
Exceptional Need	Band A					
Statutory Homeless	Band B	17	8	1	3	29
Homeless Other	Band C	10	11	1	4	26
Low Priority	Band D	8	3	1		12
No Priority	Band E	42	31	12	2	87
Padstow Total		77	53	15	9	154

³¹ changes to the eligibility criteria that will be implemented at the end of October 2017

Housing Development

85 dwellings were completed in the neighbourhood area between 2010 and 2016. The 'development picture' for Padstow Parish at 2016 as computed by Cornwall Council was as follows:

Completions	2010/11	2
	2011/12	31
	2012/13	18
	2013/14	7
	2014/15	5
	2015/16	<u>12</u>
Completions 2010/16		85
Under construction		2
Planning perm. not started		<u>144</u>
Residential development total		229

The majority of committed residential development is at Treceus Farm. Treceus Farm is located on a 23-acre strategic greenfield site, located on the edge of Padstow. The Homes and Communities Agency supported the initial phase of its development with a loan of £1.87m for the provision of 45 new homes to "unlock" what was, "a stalled site"³². In doing so it has kick-started the delivery of much needed affordable and open market homes in Padstow for local people. The site is judged to be well located for access by road with close proximity to a local school, the main supermarket for the area and Padstow town centre. Poltair Developments Ltd plan to build 146 homes overall on this site, in partnership with a housing association (Coastline Housing), of which 50% will be affordable homes for local people.

The following two major development applications are the most recent.

Reserved Matters application for residential development of 71 dwellings with associated works. (Details following outline application PA11/10417 dated 24/09/13).

Treceus Farm B3276 Between Bowleys Lane and Greenlane Treceus Padstow PL28 8RT

Ref. No: PA16/08874 | Validated: Fri 23 Sep 2016 | Status: Awaiting decision

Outline planning application for residential development (up to 79 dwellings) to include a minimum of 56% affordable homes comprising 50% affordable rented homes and 50% for sale by shared ownership or intermediate rent properties on land adjacent to Treceus Farm, Padstow

Land North of Polpennic Drive Polpennic Drive Padstow Cornwall

Ref. No: PA11/10417 | Validated: Thu 16 Feb 2012 | Status: Decided

³² Home Building Fund Paper, Homes and Communities Agency, Sep 2016

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/559040/Poltair_Developments_Ltd_-_Treceus_Farm_Padstow_Cornwall.pdf

Housing Supply

A recent guidance sheet from Cornwall Council has provided the Parish with an up-dated statement of housing supply, as it relates to the strategic targets of the Local Plan. The table below sets out the minimum requirement as computed by Cornwall Council.

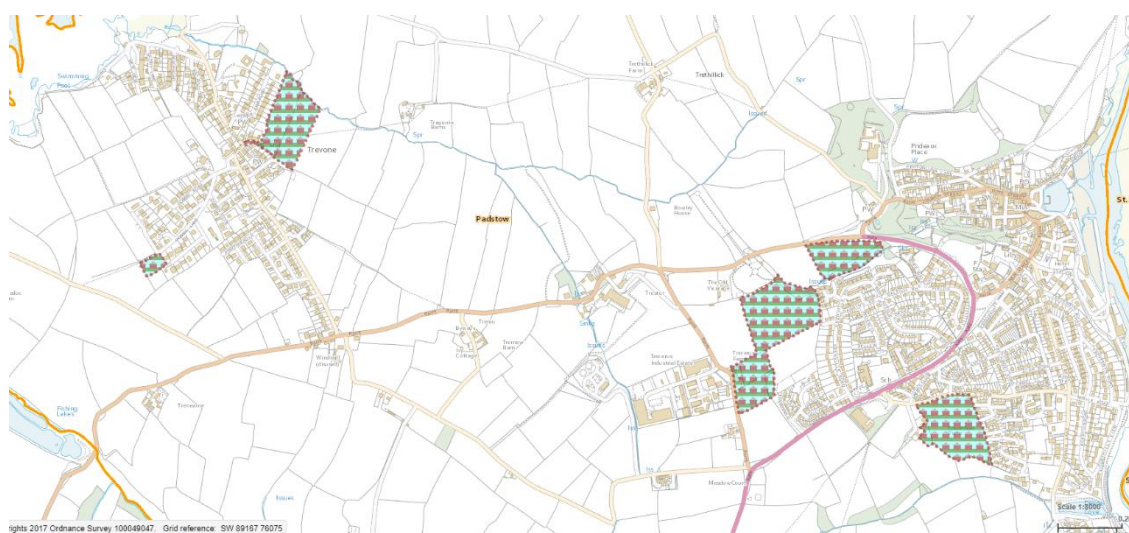
	LP Target 2010-30	Completions 2010-17	Commitments (-10%) 2010-17	Outstanding Target to 2030
Wadebridge and Padstow CNA	1,000	524	292	184
Padstow Parish	29%* = 290	139	85	53
*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).				

SHLAA³³ Call for Sites 2012

In 2012 in response to a call for sites by Cornwall Council, five sites were 'nominated'. They were:

- S373a (Rev) Land at Treceus Farm Padstow 5.7ha. Yield = 158 units.
- S373b Land at Treceus Farm Padstow 1.9 ha. Yield = 60 units.
- S090 Land at Trevethan Farm Padstow 3.4 ha. Yield = 92 units.
- S135 Dobbin Lane Trevone 0.3 ha. Yield = 12 units.
- S623 SW 89484 75690 Trevone 3.2 ha. Yield = 88 units.

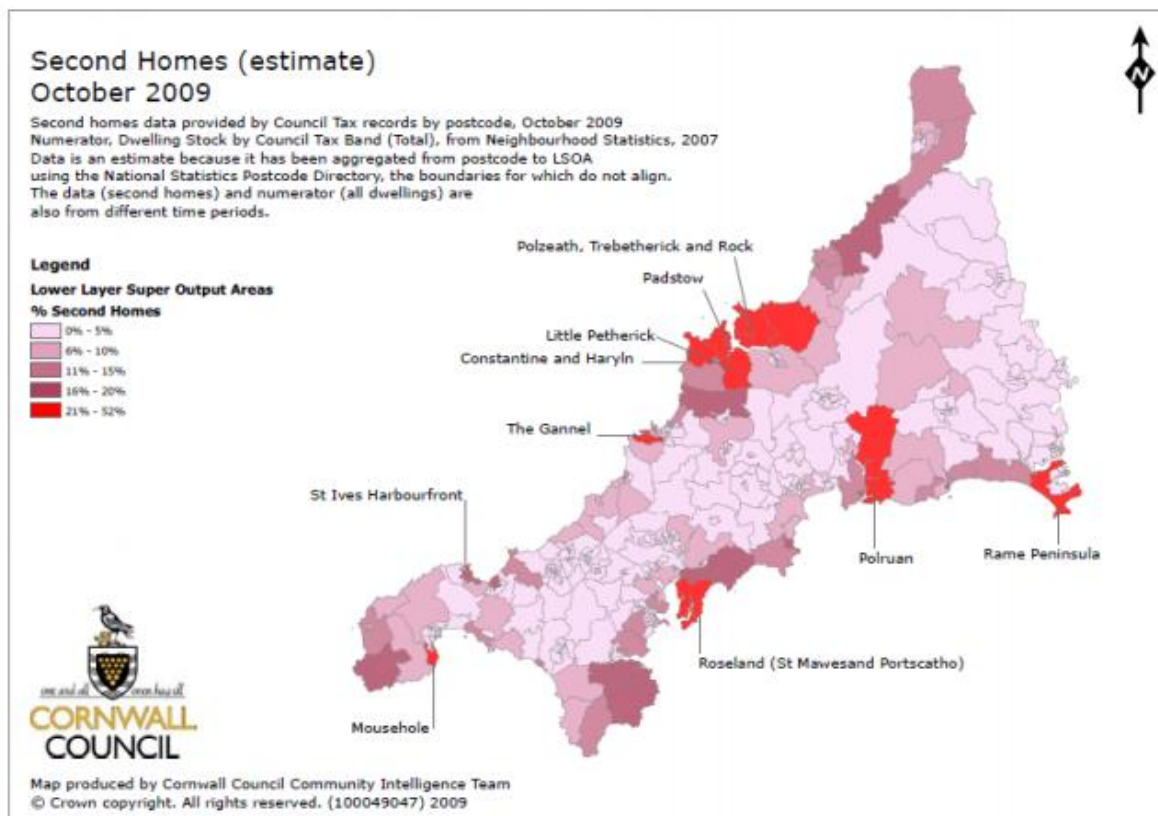
They are indicated on the map below. All five sites are on the list of available housing development locations and included in the latest available housing land calculation by Cornwall Council.



³³ SHLAA = Strategic Housing Land Availability Assessment

Second Homes

According to one source of research³⁴ of Padstow parish's 1,846 dwellings in 2011/12, 540 (29.3%) were second homes. A figure that does not include holiday lets. This places Padstow 9th in percentage terms, on the Cornwall league table. St Minver Lowlands was highest at 43%. The map below shows the second home (estimate) distribution for Cornwall with Padstow in the highest percentage category; higher than St Ives, which has introduced a second home policy in its Neighbourhood Plan.



Housing - Action Plan (2007)

- Assess the need for low cost housing of all tenures via the district and local needs
- investigate potential sites for affordable housing scheme
- Develop housing strategy
- Require highest environment standards possible for affordable housing
- Involve local people in the planning process
- Ensure appropriate infrastructure is in place

(a summary of the topic Actions from the Padstow Parish Plan 2007)

³⁴ <http://www.cllrandrewwallis.co.uk/cornwalls-second-homes-by-parishes/>

The response to the 2015 Community Survey included many comments related to housing. These are summarised and presented below in the form of a word cloud.



Housing - Key Messages

- Very few young people can afford to buy a home in the Parish
- Affordability is an issue for many local people
- The second home market is still very buoyant
- New housing development should be aimed at helping local people
- The appropriate scale of housing development for the area still needs to be determined
- Infrastructure capacity and needs, is an important part of the development equation
- Energy saving/efficiency should be included measures in new housing layouts and design

Local Economy and Tourism

This description of the local economy is taken from the Padstow Parish Plan that was developed for the Town Council by a community-based group largely during 2005-06.

“Padstow and Trevone have become popular tourist resorts over the past century, which has helped to supplement the income from the declining fishing industry. It is estimated that over 150,000 visitors a year stay in the town (and the nearby parishes to the south) and the number of day visitors to Padstow itself is over 500,000 a year. The restaurant trade has also become an industry for which Padstow is now famous. Both the tourist and restaurant industry have brought benefits to Padstow, but have also given rise to a number of challenges. Residents highlighted the danger of the over reliance on such an economy. Many were concerned with the low wages of many of the jobs available and the limited variety of employment opportunities.

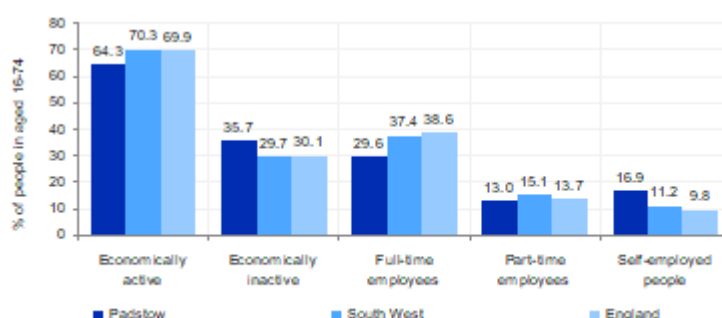
Another large employer is T.J. Press on Treceus Industrial Estate. There is also a considerable number of self-employed builders, painters and renovators in the Parish. It is vital for Padstow and the surrounding Parish, to be able to offer more skilled job opportunities and that any future development is sustainable. This means striving to ensure that these industries have a low impact on the environment and local culture, whilst still generating the income and employment that is of key importance to the economy.

Fishing

Fishing is still an important part of the local economy in Padstow, providing year-round employment with 3 large netters and 12 crabbing boats, while also contributing greatly as a tourist attraction. The industry does, however, face many uncertainties with the reduction in the number of boats and fluctuating market prices. It is important that the industry is supported and sustained. Foreign trawlers also use the harbour.”³⁵

Economically active	Full-time employees	Part-time employees	Self-employed people	Economically inactive
1,220	561	246	320	677
64.3% (England average = 69.9%)	29.6% (England average = 38.6%)	13.0% (England average = 13.7%)	16.9% (England average = 9.8%)	35.7% (England average = 30.1%)
Source: Census 2011				

Figure: Economic Activity
Source: Census 2011



³⁵ Padstow Parish Plan, Padstow Town Council, 2007

Largest employment sector		Second largest employment sector		Third largest employment sector	
Accommodation & food services		Retail		Construction	
310 employees (27% of 1,150 of people in employment)		175 employees (15% of 1,150 of people in employment)		125 employees (11% of 1,150 of people in employment)	

Managerial occupations	Professional (or associate) occupations	Administrative or secretarial occupations	Skilled trades occupations	Elementary occupations
190	195	60	255	180
16.5% of 1,150 people in employment (England = 10.9%)	17.0% of 1,150 people in employment (England = 30.3%)	5.4% of 1,150 people in employment (England = 11.5%)	22.2% of 1,150 people in employment (England = 11.4%)	15.7% of 1,150 people in employment (England = 11.1%)

Source: Census 2011

Figure: People in professional and elementary occupations
Source: Census 2011



Retailing

The last study of retailing in Padstow was carried out in 2010.

“As a town, it is one of the premier tourist destinations in Cornwall with a specialist niche surrounding the fishing industry and eating establishments. Padstow is situated around a pleasant harbour with a quayside area that is designated as a Conservation Area. The influence of tourism is most pronounced in and around the harbour.

The most recent land use surveys for Padstow town centre are recorded in the 2005 North Cornwall Retail Study and are summarised below. In 2005, Padstow had a lower than average proportion of convenience retail units (6.4%) which was slightly below the level recorded in the previous survey in 2001. It should also be noted that prior to the Tesco store opening in 2000 there were 14 convenience retail units in the town centre, although the loss of these uses has led to an increased number of comparison goods occupiers in the town centre rather than an increased vacancy rate.

Comparison uses are well above both the Cornwall and national average levels, which reflects the popularity of Padstow and its status as tourism destination. The number of comparison units has been growing steadily since 1995 when there were 57 units in non-food use. The proportion of units in service use in Padstow town centre is actually below the national average which is slightly surprising given its tourism function although is likely to be explained by the town's higher order comparison goods shopping destination role.

Outside of the town centre, there is a modest sized Tesco store on the edge of the urban area. The store extends to 1,000sq m net sales area and sells a reasonably wide range of convenience goods. The store, according to the 2008 household survey, is the only main food shopping destination in the town and also attracts a higher market share of top-up food shopping trips than convenience facilities in Padstow town centre. Translating these market shares into financial turnover levels, our quantitative assessment indicates that Padstow attracts around £7m of convenience goods expenditure from the local area. For comparison goods shopping, £2m of expenditure is attracted from the study area, primarily zone 17 (the zone in which Padstow sits). In practice, the total turnover of convenience and comparison goods facilities in the town will be much higher given the impact of tourist expenditure.

*The number of vacancies in Padstow town centre has remained very low since the 1990s and is well below the national average. This trend strongly supports the view that Padstow is a healthy and population town centre, which is attractive to retail and service operators.*³⁶

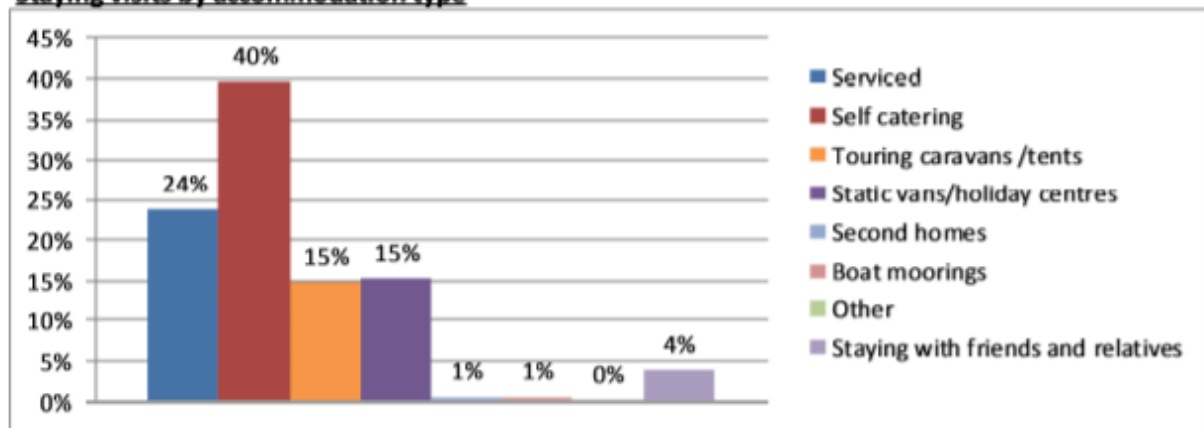
Treccus Industrial Estate is the parish area's main 'industrial zone'. It comprises over 30 units of varying sizes and rateable values (ranging from £3,500 to £200,000), accommodating firms, many of which supply the businesses in and around Padstow town centre.

Tourism

In statistics³⁷, the summary for Padstow in 2012 is as follows:

- 115,000, staying visitor trips
- 289,000, day visits
- £60.3m, direct visitor-spend
- £60.8m, total visitor-related spend
- 1,600, actual jobs supported by visitor-related spend

Staying visits by accommodation type



Tourism the Padstow Example

Padstow is often cited as an example, for other towns to follow, of how a community has exploited its tourism potential. A 2016 case study reported *"there are many examples of good practice from the Padstow case study, perhaps the most significant of which is the development of the 'Padstow' brand. Padstow has successfully developed its own identity and a strong reputation as a destination with a high quality localised food and drink offer. This reputation has been developed over time as a result of the individual and coordinated efforts of food and drink businesses across the supply chain. It has also been supported and enhanced by celebrity chefs who have established a number of restaurants, takeaways and food retail outlets in the town. The links between the town and the food sector are also highly visible through the local fishing fleet, which also serves as an attraction for visitors and helps to reinforce the integrity of Padstow's food offer.*

This reputation for 'local food' has given the area its own destination-brand with strong pulling power for visitors. Stakeholders reported that this has resulted in huge demand for 'Padstow' products, both amongst visitors to the area but also from other markets, such as London restaurants, some of which are now serving 'Padstow' produce. An example is the Prawn on the Lawn restaurant in London, which serves Padstow produce to customers. It is also involved in the 'buy one set one free' scheme to support

³⁶ Cornwall Retail Study Cornwall Council, GVA Grimley, Nov 2010

³⁷ Cornwall Towns 2012 Tourism Volume and Value Estimates, South West Research Company Ltd for Visit Cornwall, 2012

Local Economy and Tourism – Key Messages

- **The local economy is comparatively healthy**
- **Unemployment or under-employment are not big issues, but significant to some**
- **The local economy is very dependent on the service sector**
- **Fishing is still an important facet of the local economy, and should remain so**
- **Tourism brings many economic benefits**
- **More shops that serve the demands of local residents are needed**
- **We should encourage sustainable tourism and business practices**
- **The Camel Trail is an important asset that encourages sustainable tourism**

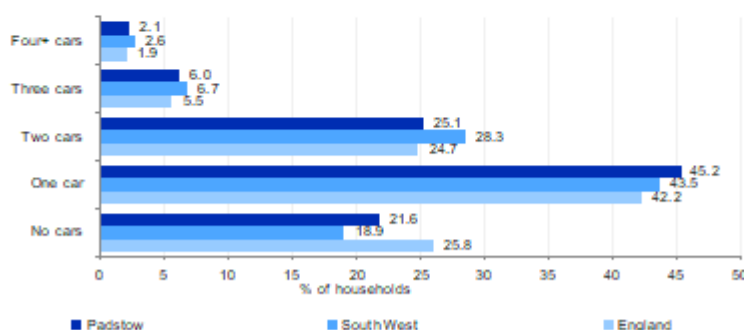
Transport, Traffic and Parking

Padstow is situated on the west coast of Cornwall approximately 9 miles north west of Bodmin and the A30 trunk road. The town is relatively isolated in comparison to other Cornish towns and can be subject to high levels of congestion during peak holiday periods. During peak periods it can be very difficult to easily find a parking space in Padstow, which is primarily due to the high volume of visitors/tourists in the town. This situation will affect the attractiveness of the town centre to the local population.

Car Ownership

No cars	One car	Two cars	Three cars	Four + cars
255	530	295	70	25
21.6% of 1,175 households (England = 25.8%)	45.2% of 1,175 households (England = 42.2%)	25.1% of 1,175 households (England = 24.7%)	6.0% of 1,175 households (England = 5.5%)	2.1% of 1,175 households (England = 1.9%)
Source: Census 2011				

Figure: Car ownership
Source: Census 2011



Parking

Street parking is at a premium, particularly as the roads are very narrow.

Padstow has 4 main car parks:

Harbour Car Park run by the Harbour Commissioners.

The Railway Car Park (at the bottom of Station Road) and the Lawns Car Park (opposite the Old School on School Hill) both run by the Town Council. Coach spaces are provided in The Railway Car Park. Spaces are for parking only, there are no designated set down/collection points. Coaches are subject to a maximum 4-hour stay. Designated motorhome parking spaces are also provided in the Railway Car Park. When these spaces are full, motorhomes are permitted to park in coach spaces. There is no overnight parking provision for motorhomes and they are prohibited between 22:00 – 08:00

Cornwall County Council runs the Link Road Car Park by the fire station. It offers a number of longer stay tickets, coach parking, motorhome parking and some concessionary disabled parking.

During the holiday season, a park and ride car park is operated on land at the entrance to Padstow just before Tesco on A389. (£4 per car all day). It is open at Easter, May Day and Spring Bank Holiday to end of September. Car park open 10am – 10pm. First bus runs into town every 15 minutes. Tregirls Car Park is also seasonal and most handy for those visiting the beach.

Long stay parking is available on Trevethan Farm, next to Tesco.

Parking Issues

Trevone - There are now more double yellow lines in Trevone because of the danger of cars parking along the road from Windmill to Trevone. In the height of summer parking opportunities are limited.

Public Transport

Buses are provided by two bus companies.

The Padstow area is served by the following buses:

- Plymouth City Bus number 11A – Padstow to Bodmin Parkway station via Wadebridge
- First Kernow bus number 56 – Padstow to Newquay via Newquay airport

There are no public buses to/from Trevone. The nearest service is from Windmill. There are no direct buses from the area to the main NHS hospital at Treliske, Truro.

The nearest train station is Bodmin Parkway, via which trains run all year round 7 days a week to and from London, Bristol, Birmingham, Manchester, Penzance and many more.

Newquay Airport is only 12 miles away from Padstow. There are buses from the airport to Padstow.

The Black Tor ferry provides a 'foot ferry' across the River Camel between Padstow and Rock. The ferry runs every 20 minutes taking around 5-10 minutes as opposed to a 30-minute car journey. The ferry operates throughout the year although there are no Sunday crossings between mid-November and mid-February. The service runs from 8.00 am until 4.30/5.30pm out of the summer season and until 7.30 pm during the summer holidays. Rock Water Taxi provides an evening service between Rock and Padstow in jet powered catamaran.

There are several taxis companies operating in the area.

Transport and Road Safety - Action Plan (2007)

- Address public transport and accessibility issues
- Promote car sharing initiatives
- Promote walking and cycling initiatives
- Explore traffic management and road safety initiatives
- Address problem of dangerous and inconvenient parking at key locations
- Tackle speeding traffic issue

(a summary of the topic Actions from the Padstow Parish Plan 2007)

The response to the 2015 Community Survey included many comments related to the local transport and traffic situation. These are summarised and presented below in the form of a word cloud.



Transport, Traffic and Parking - Key Messages

- **Road congestion during the visitor season is a big problem**
- **Road safety issues should be addressed**
- **Improving safe walking opportunities and accessibility should be addressed**
- **There are insufficient off-road parking areas within Padstow**
- **The location of car parks within the town is a mixed blessing**
- **Cycling should be encouraged and facilitated**

Community Services, Facilities and Infrastructure

Health Provision

Petroc Medical Centre, Boyd Ave

The Health Centre is part of the Petroc Group Practice that currently has around 16,500 registered patients using its two main centres at Padstow and St Columb Major or branch surgeries at St Merryn and St Columb Road.

Skipper Cottage Dental Practice, Padstow

Hospital Services

The Royal Cornwall Hospital at Treliske is the principal NHS hospital serving the area for major incidents and illnesses. Minor injury treatment, inpatient care and a range of clinical services are available at nearby NHS treatment centres in Bodmin, St Austell and Newquay. The Cornwall Air Ambulance service and the South West Ambulance Service provide emergency patient support and transport to appropriate NHS hospital services.

Other Health Services

The **Padstow Memory Cafe** is open to anyone worried about their memory or affected by dementia. It is held on alternate Tuesday afternoons at St Johns Church.

The Frontline Emergency Equipment Trust (FLEET) website³⁹ shows that there are **public access defibrillators** installed at:

- The Fire Station in Padstow
- The Harbour Office in Padstow
- Padstow Touring Park
- Hawkers Cove, Padstow
- Trevone Beach and
- The Well Parc Hotel, Trevone

There are currently three Community First Line responders in the Parish. One is based in Trevone and two are in Padstow. It is anticipated that a further person will be appointed to this role within the next six months.

Education

Padstow School

Padstow School is a single form entry Primary School situated at the top of the town. There are approximately 35 staff and 164 children at the school. The school predominately serves the children of the town along with the areas of Trevone and Rumford. According to its latest Ofsted Report, which rated the school as “good”:

- Padstow is a smaller than average-sized primary school
- The vast majority of pupils at Padstow (98%) come from White British backgrounds
- The proportion of pupils known to be eligible for the pupil premium, which provides additional funding for children in local authority care, and pupils known to be eligible for free school meals and children from service families, is slightly above the national average.
- The proportion of pupils who have special educational needs and are supported at school action is below the national average

³⁹ <http://fleet.org.uk/pad.html>

- The school meets the government's floor standards, which set the minimum expectations for pupils' attainment and progress
- The school is a member of the Cornwall Academy Trust, which at present comprises four primary schools. The school retains its own board of governors and has representatives on the academy's board
- Padstow Primary School converted to become an academy in July 2011 and became a member of the Cornwall Academy Trust in September 2011

Most significantly, the report found *"pupils are proud of their school and there is a strong sense of community. Behaviour is good and pupils say they feel safe"*⁴⁰.

School population data provided by Cornwall Council shows that Padstow School has a capacity of 210 pupils. At September 2016, the actual number pupils on the register was 173 (82%). The education authority's own projections show the School population increasing gradually to 198 pupils by September 2020.

St Merryn School

Some children from Trevone attend the school at St Merryn, which serves pupils aged 3-11 years. The school was rated as 'good' in an Ofsted inspection in 2017.

Padstow Pre-School Playgroup

Padstow Pre-school is a long-established group which has operated in Padstow from various premises since it began in 1970. It moved into permanent purpose-built premises with gardens in 1998. An extension with full disabled access was opened in 2006. The pre-school is a not for profit charitable group, which is run by an elected management team, which is made up of parents, grandparents, other family members and members of the community. In 2015 the total number of places was 30 with the Number of children on the roll being 43.

We have been informed by a spokesperson from the **Padstow Baby and Toddler Group** that *"Padstow would benefit greatly with more groups for younger children, a children's centre of some sort". The Group uses the Church Rooms [Church of St Petrocs and St Saviours] we are really happy to be back there. New facilities, with free parking. This is something that suits us perfectly and it is within walking distance of town. It would be even better if it had an outside space attached."*

Secondary Schools

The nearest secondary school to Padstow is Wadebridge School (run by an Academy Trust), which is approximately 5.5 miles away. It is a mixed sex rural secondary school with approximately 1,200 pupils. Most children from Padstow Parish attend Wadebridge School for their secondary school education years.

Nine miles away is Treviglas Community College, in Newquay. This is an urban secondary school, which also has approximately 1,200 pupils. A little further away, also in Newquay, is Tretherras School, a mixed sex urban secondary school with approximately 1,550 pupils.

Further and Higher Education

Students from Padstow Parish have several further education options offering a wide range of courses at A Level and vocational Level 2 and 3:

- Bodmin College Sixth Form
- Callywith College in Bodmin
- Cornwall College Group (campuses at Newquay, St.Austell, Camborne, Duchy College at Rosewarne and Stoke Climsland, and Falmouth Marine School)

⁴⁰ Padstow Primary School, Ofsted Report, Mar 2013 file:///C:/Users/Paul/Downloads/137183_4.PDF

- Truro and Penwith College
- Wadebridge School Sixth Form

Wadebridge School has a Sixth Form but many students choose to move to another college for their Further Education with Truro and Penwith College appearing to be particularly popular among students for reasons of “*wishing to meet new people*”, “*a wider range of subjects*”, “*flexibility of the timetable*” and “*a stepping stone to going away to university*”.

Students and parents surveyed⁴¹ seem satisfied with the Further Education institutions available, the range of subjects offered and flexibility of timetable. The main challenge mentioned is travel logistics to some locations. Wadebridge and Truro colleges are served by buses which go from both Padstow and Trevone. Bodmin is served by buses which go only from Padstow making this a less convenient option for students from Trevone.

At Higher Education level, many students move away from home to universities around the country. For those students who wish to access Higher Education locally the range of courses available is limited, when compared nationally, but has improved significantly recently. There is also demand from potential mature students in Cornwall who wish to study full or part-time Higher Education level courses to improve their career prospects.

- Falmouth University is one of the fastest growing UK universities with a growing reputation for excellence in subjects with a creative arts, fashion and media bias.
- Cornwall College Group offers a range of Higher Education courses with an agriculture and other land based industries bias at the Rosewarne and Stoke Climsland campuses and marine based subjects at the Falmouth Marine School campus.
- Eden Project Learning, a joint venture between the Eden Project and Cornwall College based at the Eden Project, offer a range of Horticulture, Event Management and Renewable Energy degree level courses.
- Plymouth University offers a wide range of degree level courses.
- Truro and Penwith College offer a range of Higher Education courses.

Cornwall Council, in partnership with Cornwall College, Exeter University, Plymouth University, Truro and Penwith College and the Local Enterprise Partnership have, through the Combined Universities in Cornwall (CUC), been active in giving more people the chance to study in Cornwall at Higher Education level, and to use university level education to help our businesses and communities to thrive. Through presenting a joined-up plan grants of £260m from the European Commission and UK Government to transform university education in Cornwall have been obtained.

⁴¹ Wadebridge School Survey 2016

- Promote local sports and exercise groups to local residents
- Develop new facilities where appropriate to meet local needs
- Encourage walking
- Promote use of local footpaths and the Camel Trail etc
- Consider the need for access to local services

- Investigate and ensure that there are well defined routes, spaces and entrances to facilities without compromising security
- Facilities/places need to be structured to enable different uses without causing conflict. Early consultation with stake holders is of key importance
- Publicly accessible spaces (e.g. a children's playground) should be overlooked to help reduce risk of crime and vandalism
- Provision of necessary, well-designed security features can help ensure a place/project is safe
- Projects need to be designed with management and maintenance in mind, and to discourage crime

The response to the 2015 Community Survey included many comments related to the community facilities and services. These are summarised and presented below in the form of a word cloud.



- We need to assess the capacity of existing services
- We should support and promote healthy living initiatives
- We welcome more/better local facilities from which to provide local services
- We should ensure that community facilities are fit for purpose

Leisure and Recreation

The Padstow area has a range of recreational facilities.

Churches and Halls

St John's Methodist Church

St Petroc Church and Hall – the rooms have been recently re-furbished. They are used regularly by the Padstow Baby and Toddler Group.

Padstow Institute, Library and Museum

The library, it is reported by users, is becoming less popular. Its opening hours have been reduced and it is less available for educational activities outside school hours. The Library provides space for a variety of community groups and meetings, with *“good parking and easy access from surrounding area”*⁴².

Access to the kitchen is appreciated by user groups.

The museum has recently moved to the ground floor, which helps in terms of the presentation of exhibits and access for the less mobile. There is however concern over the need for additional storage space for the archive⁴³.

Padstow Memorial Hall is Padstow's village hall. Formerly the Seaman's Mission, it was taken over by a new committee in February 2013. The building was in very bad state of repair at the time. Using money within the accounts, fund raising and with donations from individuals and the Town Council it was decided to embark on a much-needed updating, maintenance and repair programme so that the many users of the Memorial Hall can have an enhanced experience and use of up to date facilities. Following the extensive programme of works the building is fully water tight with many new windows and new insulation to save energy and reduce the running costs of the building. The disabled access issue has been addressed and new toilets include full disabled facilities.

Men's Institute, Market Place

Padstow Sea Cadets, Port Arthur

Brownie Hut, The Lawns

Foyer Core Building, The Lawns

1st Padstow Scout Group

Padstow Social Club has an upstairs room that is used for meetings such as those held by the Padstow Old Cornwall Society. Access via the staircase has prevented some people from attending⁴⁴.

St Petroc's Lodge/RAOB Club, Netherton Road

Little Theatre

Trevone Memorial Hall is of great value to the local community, we are informed by the Hall Secretary⁴⁵. The small front hall was refurbished in 2013 and is in very good condition, the larger back hall is in poor condition and suffering from water ingress and damp. Despite that the large hall is in use regularly by community groups for play-reading, short map bowls, table tennis, yoga etc. It also hosts

⁴² Survey Response from User Group, 27 November 2017

⁴³ Survey Response from Museum spokesperson, 27 November 2017

⁴⁴ Survey Response from a Society spokesperson, 27 November 2017

⁴⁵ Survey Response from Hall Secretary, 7 November 2017

events and functions and serves as the local polling station. A toddler group however had to leave the Hall and relocate elsewhere because of the damp conditions. The Hall's Management is *"desperately trying to raise the funds to replace the back hall before it is condemned"*.

Trevone Women's Institute is not only the home of the Trevone WI (a large group) but is also regularly used by the Bridge Club, Patchwork Club, Surf Lifesavers (for training), pilates and yoga. It is used on an ad hoc basis for parties and groups like the Trevone Fields Management Group. The charge is £5 per hour for non- commercial and £8 per hour for commercial. The is regarded by the WI as *"large enough but requires a new kitchen"*⁴⁶. Car parking is limited to 12 cars, which means some of the users' vehicles often have to park on the road.

Trevone Youth Group uses the Hall at Trevone. Not surprisingly it complains about the Hall's condition *"and storage is a nightmare"*⁴⁷. The Group uses both rooms bringing local children together *"to socialise, build bonds and a sense of community"*. Unfortunately, the Group's future is at risk because of lack of leadership and limited financial resources.

Open Spaces

Cornwall Council has completed a study of public open spaces associated with major settlements over the past three years. The key observations of the existing provision in the Padstow area, as shown in the table below, are as follows:

- *The level of parks & amenity (1) is typical of settlements of this scale in Cornwall*
- *The level of natural open space (2) is typical of settlements of this scale in Cornwall, which in this case is mainly due to the coastal assets available*
- *The level of outdoor sports when combined (public (3) and private sports space (8)) is significantly lower than the larger town average, but this is partly on account of there not being a golf course in the immediate area. An analysis of sports pitches alone indicates a lower than average provision.*
- *Typical level of children's play (4) for settlements of this scale in Cornwall. Some of the smaller play sites are no longer fully equipped and there are quality issues. An appraisal of the accessibility of equipped play indicates that all existing residential areas are potentially served by the main children's play area (at The Lawn Car Park)*

⁴⁶ Survey Response from Representative, 21 November 2017

⁴⁷ Survey Response from Youth Supporter, 7 Nov 2017

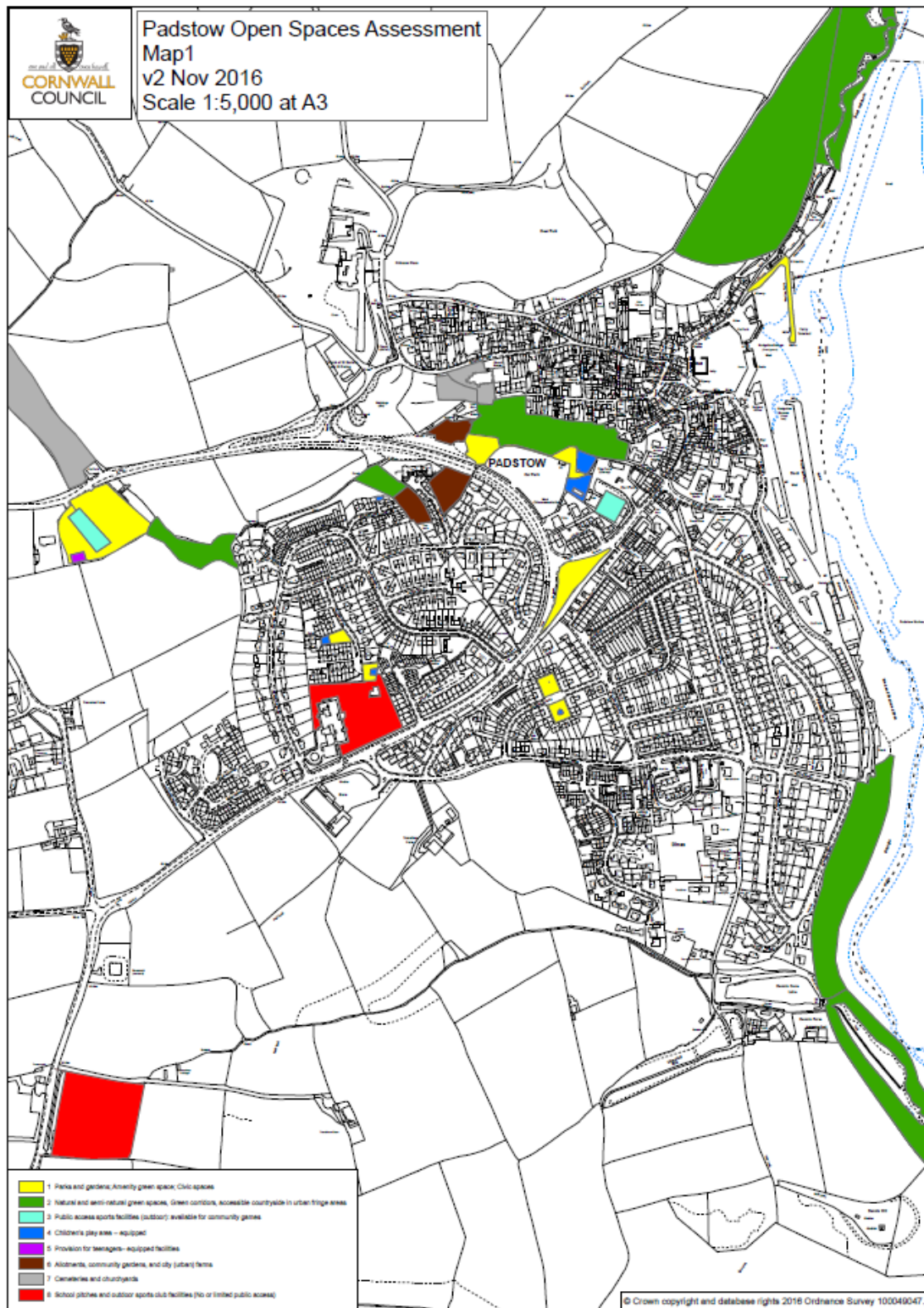
- Lower level of youth provision, but the proximity of beach-based recreation will meet some of this demand (5)⁴⁸

Table 1. Existing & proposed provision of all open space in Padstow					
Typology	Existing provision (m ² / person)	Average /median for smaller Cornish settlements -m ² /person	Future quantity provision standard - m ² /person	Existing requirement based upon distribution	Minimum quantity needed for new housing (m ² per dwelling)
1. Parks, amenity	6.52	6.46	7.40	South of town	17.02
2. Natural space	37.68	40.00 (median) (79.77 = average)	31.41	Good existing distribution	10.51
3. Public sport	0.89	2.80	12.3-ty8	NA	33.95
4. Children's Equipped Play	0.62	0.63	0.64	South Dennis Lane	1.47
5. Teen provision	0.08	0.19	0.21	North & South of town	0.49
6. Allotments	1.34	1.17	1.34	South of town	3.08
7. Cemeteries	4.98	3.93	Assumes no increase within town boundary		
8. School pitches & clubs	2.70	28.41	Requires increased availability to community.		
Total	54.81	83.59			
Total for 1 – 6 (standards apply)	47.13	51.26			66.51

Consultation with divisional members and the relevant parish councils during the survey period concluded that priorities should include:

- Improvements to outdoor sport
- New youth provision at the Lawns

⁴⁸ <https://www.cornwall.gov.uk/media/8104587/open-space-strategy-cornwall-towns-2014.pdf>



Cornwall Council carried out an assessment of sports pitch provision in 2009 based upon consultations with sports clubs, schools and other leisure stakeholders on current trends in demand. It predicted shortfalls in some sports and recommended improvements to increase capacity and an increased community use of pitches on education sites. A single generic quantity standard is proposed for all settlement areas exceeding 1,000 dwellings. This is based upon the average standard for grass playing pitches by 2009 demand, which equates to 12.3 sq.m per person. Current facilities include:

Children's Play Areas

Adj. Social Club
Lodenek Avenue
Pellew Close

Parkland

Stile Field

Allotments

Adj. Plantation Padstow

Rope Walk

Public Sports Areas

Football Field, Jury Park

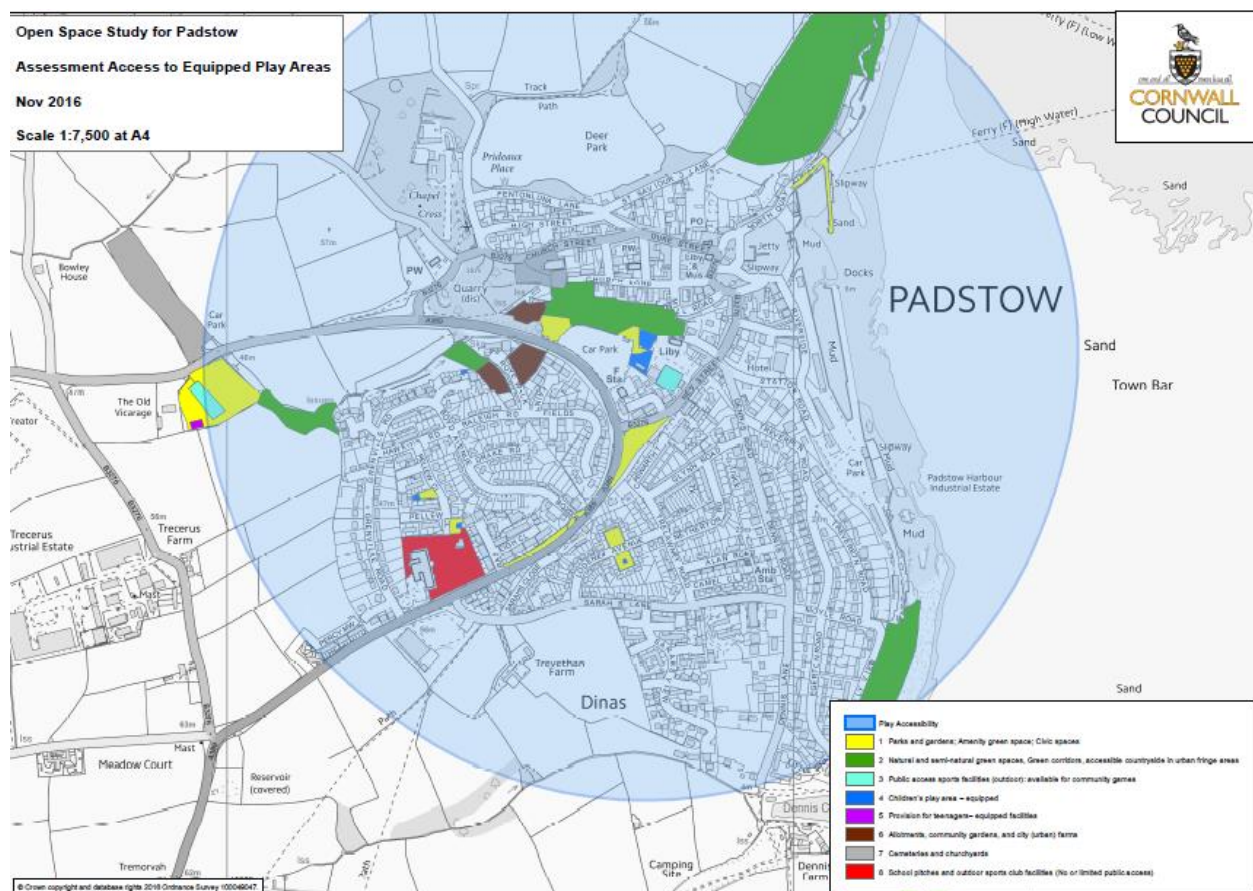
Tennis Courts, Padstow Social Club

Padstow School Playing Fields

Sports Clubs

Trevoze Golf Club

Padstow Sailing Club, Port Arthur



Padstow & Trevone Sporting Clubs and Facilities

This report details the sports facilities that are available in Padstow and Trevone. Only included man made facilities and so have excluded beaches and other areas where people can be active and participate in sport. Whilst there are sports facilities in Padstow, Trevone has none. Trevone did have a Cricket Club, but this was disbanded a in 2011.

Padstow Football Club is situated on the outskirts of the town. Facilities at the ground (Jury Park) include one football pitch, changing facilities, training area with flood lights.

Sailing Club is situated on South Quay with access to the river. Facilities are a clubhouse and a storage facility.

Rowing Club - utilises a section of the Red Brick Building. where they have their 'Boat Shed'

Padstow School has a grass sports pitch and a playground which could be used for sport. Access to this is limited to outside school hours. Padstow Under 10's Football Team use the grass pitch for training and games on Saturdays/Sundays

Located in the Lawns area, next to the Social Club. Padstow Town Council owns two tennis courts, which are inside a large area that could accommodate a multi-use games area (MUGA), which is currently lacking. The tennis courts need updating, as the surface is worn, and the fencing is deteriorating.

Jubilee Park, owned by Padstow Town Council, is a large area on the outskirts of town. It includes football goals and a tarmac basketball pitch with 2 rings. A pitch is not marked out on the grassy area. An Amphitheatre was built in one corner which has never been used and now there is a skate ramp here. Easy access from St Petroc's Meadow allows users from the 'Top of Town' however access from the town and other areas is difficult. There is room for parking approximately 20 cars. Dog walkers also use the facilities and some owners do not clear up after their dogs which causes potential health issues.

North Coast Gym on Treceus Industrial Estate is a privately-owned facility with weights, gym and fitness studio.

The Retreats and Padstow Touring Park (run by a privately-owned tourism business) has a new 20 metre swimming pool, and baby pool, that are open to the public.

Sports and Leisure - Action Plan (2007)

- Identify facilities required for a sports complex
- Investigate need for a community centre (e.g. demand, possible uses, location etc.)
- Support and promote Padstow Museum
- Investigate accessibility issues to both new and existing facilities
- Play facilities to be located in areas which are accessible and overlooked
- Consultation with children and young people to identify their play requirement
- Investigate opportunities to provide skate facilities
- If permanent facilities deemed inappropriate investigate the possibilities of NCDC providing mobile skate facilities
- Expand youth club/services
- Children and young people to have a say and be involved in the setting up of new facilities within the Parish e.g. internet café, youth facilities, more litter bins etc.
- Involve young people in environmental projects (e.g. SCRAP Attack - School and Community Rubbish Awareness Project)

(a summary of the topic Actions from the Padstow Parish Plan 2007)

Leisure and Recreation Key Messages

- **Sports opportunities locally are limited**
- **There is scope to provide improved and additional play and sporting opportunities**
- **More youth-focussed facilities would be welcomed**

Appendix A

The 2015 Community Questionnaire

The community was consulted via a Questionnaire in May 2015. It's principle objective was to establish the importance placed by residents on various topics that could be addressed by a neighbourhood plan. In total 181 responses were received. A full report of the survey and its analysis will be found on the Padstow Neighbourhood plan website⁴⁹.

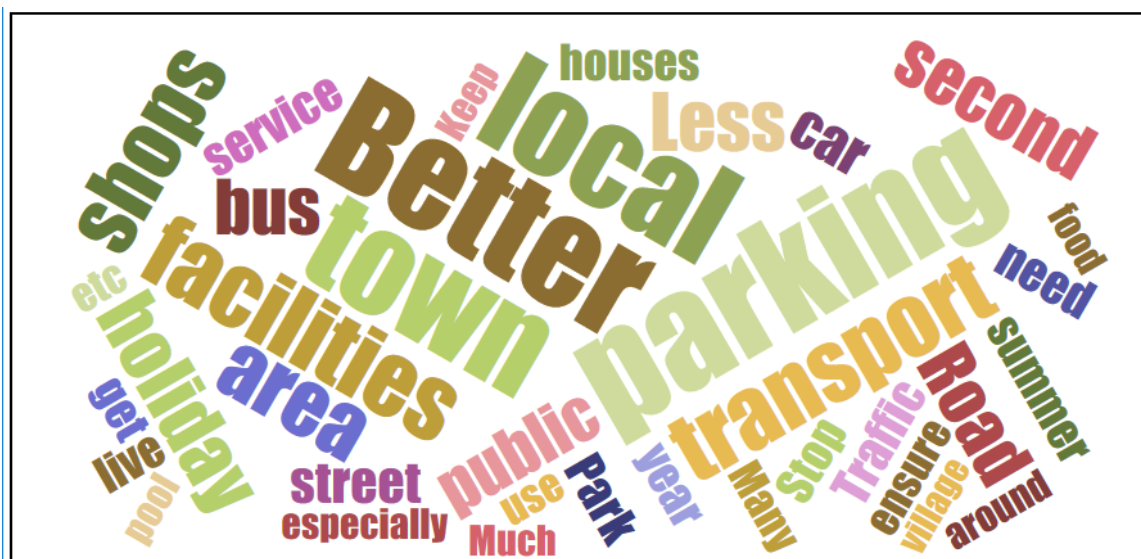
Two general questions were asked relating to likes and improvements. The respective word-clouds can be seen below.

Q1. What do you love about living, working or visiting the Padstow and Trevone area?



The rural/maritime location is clearly very significant. People also seem to enjoy the sense of community in the Parish, despite the number of tourists that have to be accommodated.

Q2. What so you think could be improved about the Padstow and Trevone area?



Traffic and parking dominate the list of matters that could be improved. There is also a discernible concern with the apparent reduction in local facilities that serve the resident population, in favour of visitor-focussed facilities.

⁴⁹ <http://www.padstow-tc.gov.uk/neighbourhood-development-planning/>

Appendix B

Padstow Listed Buildings (from www.britishlistedbuildings.co.uk with links to list entry and map)

II 1, Fentonluna Lane
II 10 and 12, Broad Street
II 10, Cross Street
II 11, Cross Street
II 12 and 14, Cross Street
II 14 AND 16, MARBLE ARCH (See details for further address information)
II 2 Headstones of Ann George and Richard George 16 Metres to South of Church of St Petroc
II 2 Headstones of Effe Andrew and William Andrew 7.5 Metres to North of Nave of Church of St Petroc
II 2 Headstones of Elizabeth Vivian and Mary Vivian 18 Metres to South West of West Tower of Church of
II 2 Headstones of William Triplett and Elizabeth Triplett 13 Metres to South of West Tower of Church
II 2, Ruthy's Lane
II 20 and 22, High Street
II 20, St Saviours Lane
II 21, 23 and 25, Duke Street
II 27, High Street
II 29, High Street
II 3 and 5, Middle Street
II 3 Headstones of Janet Boyle, Joan Gliddon and William Helyar, 11 Metres to South of West End of Nave
II 31, High Street
II 4 and 6, Riverside
II 40 and 42, Church Street
II 40, High Street
II 5, Strand Street
II 56, Church Street
II 6, Church Street
II 7 and 9, Church Street
II 8 and 10, Church Street
II 8, Church Lane
II 9, Cross Street
II* Abbey House
II Almshouses
II Althea
II Belmont
II Buckingham
II Butchers
II* Cannon in Undergrowth Beside the Green Walk of Prideaux Place
I Church of St Petroc
II Churchyard Walls and Ledger Stone of Thomas Pearse
II Corner House Bakery
II Cornish Candy and Shop Adjoining on North
II Cornish Kitchen Mr T Shirt
II Cornish Stone Company Limited gift Horse the Couch w J Prior and Son
II Coswarth House
II Country Goodness pictures warehouse to West of No 10
II Court House Raleigh House
II Courtenay House
II Cross House and Garden Wall to Front
II* Dairy and Grotto
II Darts of Padstow and Tregloder and H Radford Ironmongers
II Deer Park Walls on North Side of Fentonluna Lane
II Dolphin Cottage
II Drang House and the Buttery
II Ellerys and R T G Broad
I Entrance Gate and Flanking Walls Forming Mock Fortifications to East of Prideaux Place
II Fentonluna Well

II Fish and Chips
 II* Footbridge over Lane to Estate Yard and Flanking Walls Forming North End of Mock Fortifications to N
 II Footbridge over Road to North East of Prideaux Place
 II Gable Cross Directly to South of Headstone of Susanna Osborne 2 Metres to South of Nave of Church of
 II Garage Shop
 II Garages Directly to South of the Golden Lion
 II* Garden Feature at South End of South Terrace of Prideaux Place
 II* Garden Temple to South West of Prideaux Place
 II Garden Walls Between Fentonluna Lane and High Street to West of No 7 and East of the Zoological Bird
 II Garden Walls to Oak Terrace
 II Gate and Gatepiers at North West Entrance to Churchyard
 II Gate Piers, Gates and Flanking Walls to South West of Treator Farmhouse
 II Gates and Gatepiers at North Entrance to Churchyard
 II Gates and Gatepiers at South East Entrance to Churchyard
 II Golden Lion
 II Harbour View harbour View Crafts and Thoughts
 II Harbour Walls at the 'Old Boat Yard'
 II Harbour Walls Comprising Walls to South of North Quay, to East of the Strand and to North of South Q
 II Headstone of Ann and William Horswell 20 Metres to West of Tower of Church of St Petroc
 II Headstone of Dorothy Key on North Wall of Churchyard to North of North Entrance to Church of St Petr
 II Headstone of Elizabeth Main 15 Metres to South West of West Tower of Church of St Petroc
 II Headstone of Grace Parnall 15 Metres to West of West Tower of Church of St Petroc
 II Headstone of Jane and Richard Guy 18 Metres to West of West Tower of Church of St Petroc
 II Headstone of Jane Reynolds 7 Metres to South of East End of Nave of Church of St Petroc
 II Headstone of John Vivian 17 Metres to South West of West Tower of Church of St Petroc
 II Headstone of Mary Rawe Leaning Against Wall to West of Tower of Church of St Petroc
 II Headstone of Nancy and Thomas Mitchell 11 Metres to West of West Tower of Church of St Petroc
 II Headstone of Susanna Osborn 2 Metres to South of Nave of Church of St Petroc
 II Headstone of William Hardin 5 Metres to South of West End of Nave of Church of St Petroc
 II Hillside
 II Honeycomb
 II Horse Trough and Grotto Niche on East Side of Estate Yard
 II House Adjoining to East of No 18
 II Jason Studio
 II K6 Telephone Kiosk
 II Kelvin Platt Gallery and Shop Adjoining on South West
 II L for Leather the Old Forge the Shell Shop
 II Lancefield House
 II Laurel Cottage
 II* Lead Bust to South East of Prideaux Place
 II Ledgerstone of Thomas and Joan Martyn Close to North Wall of Churchyard 3 Metres to East of West Gat
 II Lellissick Farmhouse
 II Lychgate at South Entrance to Churchyard
 II Marine Villa
 II Mayflower Antiques
 II Milestone 100m Sw of Treravel
 II Milestone to South of Treceus
 II Newsagents W E and B E Kessell
 II No 3 and 5 Including Railings and Gate in Front
 II North Quay Walls
 II Nos 16, 18, 20, 22 and Warehouse Adjoining to East
 II Obelisk
 II Old Ship Hotel
 II Padstow County Primary School, School House and Railings
 II Padstow Institute, Library and Museum
 II Padstow Pottery
 II Padstow War Memorial
 II Polyphant House railings to Front
 II Porthmissen Farmhouse and Garden Walls to Front

I Prideaux Place
II Puffin House and Garden Wall on East
II Rashleigh Cottage
II Red Brick Warehouse Directly to East of the Shipwrights
II Remains of Windmill
II Riverview
II Row of Cottages to West of Treator Farm
II Sand Pipers
II Shell House to West of Prideaux Place
II* South Entrance to Prideaux Place
II* South Terrace with Grotto Niche to South of Prideaux Place
II St Decumans and Railings to Front
II St Petrocs and Railings to Front
II St Saviours
II T Henwood and Sons the Strand Bookshop
II Tabb House
II Terraces and Sunken Garden to North of Prideaux Place
II The Cats Whiskers
II The Coffee Shop
II The Daymark
II The Dower House
II The Flower Shop the Old Mill Gifts
II The Gifford
II The Harbour Inn
II The Lobster Pot
II The Old Custom House Inn
II The Old Vicarage
II The Pirans
II The Rink, to the South East of the Estate Yard
II The Shipwrights
II* The Stables
II The Tastebud
II Treator Farmhouse and Garden Walls to East
II Tregea
II Tregirls Cottages
II Trelowsa Farmhouse
II* Trenearne
II Trethillick Farmhouse
II Trevone House
II Wall Adjoining to West of No 10
II Walls Enclosing the Gardens to South and East of Prideaux Place, Flanking the South Entrance and Con
II Walton House
II Warehouse at West End of Mill Road
II White Hart and Building Adjoining on South East