

## Padstow and Trevone Neighbourhood Plan

### Growth and Housing Development Options

This short report presents the conclusions reached through discussion by your task group<sup>1</sup>, which met on Thursday 12th July 2018 at the Town Council's Conference Room.

Having considered a briefing paper summarising the current context (available as a separate document) the task group arrived at the following conclusions.

#### Regarding Housing Demand

- We recognise and accept the strategic housing development targets set by the local planning authority as being a minimum requirement
- The outstanding requirement (at July 2018), of approximately 53 dwellings to be built in the parish area by 2031, is insufficient. It is unlikely to satisfy developer interest and market demand or provide enough affordable dwellings to meet an acceptable proportion of the local housing need identified by the recent Housing Need Survey.
- A high proportion of new dwellings should be 'affordable'

#### Regarding Housing Supply

- We recognise that the majority of required new development will be realised at Treceus Farm, on sites that are already under construction or committed with planning permission
- We are uncertain as to the development merit and impact of other sites that were identified by the SHLAA and are unwilling to affirm them as 'preferred development sites'
- We have been made aware, through recent consultation, of other sites that are available and may be suitable for development

#### Conclusions

- To avoid fixed limits on the growth of the housing stock resulting in existing houses even less affordable and to maintain some influence over the supply of new dwellings, neighbourhood planning policies should enable at least 20-25% more dwellings to be built by 2031 than are required by the strategic target
- We should endeavour to exceed the Local Plan's requirement for affordable dwellings provided by new development and ensure that local households get priority
- There are limited brownfield development opportunities within the town area of Padstow; brownfield sites in the countryside, if appropriate, and greenfield sites may have to be developed
- Because there are several greenfield site options, with a combined capacity well in excess of the target, site selection and allocation will not be simple or easy
- It is possible to identify areas where development should not take place and protect them, if necessary, with NP policies
- A 'criteria-based policy approach is favoured, where the NP sets out stringent requirements that housing development proposals would need to meet
- Policy criteria should include consideration of: *layout and design; visual impact; sensitive to local character; dwelling sizes and type; height and density; access arrangements; parking and storage; amenity space, landscaping, green*

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<sup>1</sup> Alec Rickard, Gill Vivian, Tim Farley, Jon Pascoe with Paul Weston

*infrastructure; links to surrounding area and key community facilities; local transport/highways impact; drainage and flood risk etc...*

- New housing development should be well connected to existing settlement areas, their infrastructure and facilities
- Housing development policies should be sensitive to the impact they would have on their respective settlements, therefore a different approach is required for Padstow to Trevone
- A 'second homes' policy relating to new housing development may not be in the best interests of the local housing market and may be best avoided
- A restriction on the use of new dwellings as 'holiday lets', as enforced at Treceus Farm, should be considered, if it is possible

#### Recommended Policy Approach

- A defined settlement area boundary for Padstow
- Support in principle for housing development and redevelopment within the defined settlement area, subject to other policies in the NP
- For Padstow:
  - Support for new housing development adjoining the settlement area boundary, in areas not excluded by other policies, which meet the criteria of the housing development policies
- For Trevone:
  - Conditional support for new housing development realised through redevelopment, or extensions to existing buildings, garden development and infill development (Nb. Local Plan policy 7 'Housing in the Countryside' may be adequate, but a bespoke NP policy could be drafted)
  - Support for an exception site development of no more than 20 dwellings if circa 70% or more are affordable and available to households from the neighbourhood area
- The 'issue of 'second homes' should be recognised in the Plan but not the subject of a specific policy. Rather the Plan should give notice that the impact of the restrictive policy at St Ives and other Cornish housing markets will be monitored and a second homes policy may be introduced after the first review of the Plan

#### Draft Policy Consequences

The following draft policies illustrate the consequence of accepting the conclusion and recommendations:

##### ***Draft Policy PADV - Settlement Area Boundary Policy***

*Development proposals will generally be supported within the Settlement Area Boundary provided that the proposal:*

- is appropriate to its setting in terms of scale, height and massing; and*
- makes an appropriate use of a brownfield site; or*
- is infill and surrounded by existing development; and*
- in other ways complies with the policies in the development plan.*

##### ***Draft Policy PADW - Development Adjoining the Settlement Area Boundary***

*The development of sites adjoining the Settlement Area Boundary for residential or mixed-use development will be supported if:*

- the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside;*

- b) *they demonstrably meet local housing needs and satisfy the Local Plan requirements for proportion of affordable dwellings;*
- c) *they do not compromise or have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB; and*
- d) *they are consistent with the strategic requirements of the Local Plan and the development criteria set out in policy PADX*

#### **Draft Policy PADX - Housing Development**

*Proposals for residential development will be supported where they deliver a high-quality design and layout which demonstrates:*

- i. *the density of the development is appropriate to the built character, function, setting and housing mix of the proposal site;*
- ii. *an appropriate mix of housing types and sizes that reflect local needs;*
- iii. *the provision of public open space within the development that is available for play and other communal uses meets the most up-to-date standards for open space set by the Local Planning Authority;*
- iv. *the provision of safe and secure pedestrian access throughout the development, and to and from other parts of Padstow, meets the most up-to-date standards for such provision set by the County Highways Authority;*
- v. *provision of adequate off-road car and cycle parking for both residents and their visitors and electric car and cycle charging points;*
- vi. *inclusion of measures to maximise efficiency in terms of water usage and management, incorporating Sustainable Urban Drainage (SUDs) technologies; and*
- vii. *a green infrastructure approach, with links that seek to protect and enhance local biodiversity and geodiversity where appropriate.*

#### **Draft Policy PADY - Rural Exception Site Development**

*As an exception to the normal housing policies of the development plan, development proposals to provide a small-scale affordable housing scheme at Trevone will be supported provided that the development:*

- i. *would not have an adverse impact on neighbouring uses or the openness of the countryside;*
- ii. *includes sustainable design, construction and operational elements;*
- iii. *provides dwellings for people with a relevant local connection that remain affordable in perpetuity; and*
- iv. *in all other ways meets the requirements of housing development Policy PADX*

*An exception scheme may include a small proportion of market housing where it can be demonstrated it is essential to enable the delivery of affordable units without grant funding.*