

Padstow Parish Neighbourhood Plan Community Survey 2018

Survey Findings and Policy Implications

Introduction

1. This report has been prepared for the Padstow Parish Neighbourhood Plan Steering Group. Its purpose is to provide the Group with the percentages and an initial analysis of the response to the 2018 Neighbourhood Plan Community Survey together with observations on how the response to the questions affects policy development for the Padstow Parish Neighbourhood Plan. The Community Survey was opened, and questionnaires distributed during September 2018. This report presents the response to the Survey received by the end of October 2018.

Questionnaire Design and Distribution

2. The purpose of the community questionnaire was to:
 - encourage people to be involved in the neighbourhood planning process and to share their opinions and aspirations
 - increase comprehension and measure community opinion on key local and neighbourhood planning matters
 - explore community support for a range of policy options
3. The final version of the questionnaire produced by the Steering Group can be found in Appendix C to this report. It was designed to be printed but also to be made available electronically, using 'SurveyMonkey'¹, via a link from the Town Council's website. The questionnaire comprised in total some 39 questions.
4. The Steering Group approved several promotional methods in order to encourage as many returns as possible. This included advertising in the St Petroc's News, a local publication, the Padstow School newsletter and on a large canvas banner displayed in a prominent position in the Parish. Posters were distributed in key places throughout the Parish and sent to 14 local groups to raise awareness amongst their members. Members of the Steering Group assisted by a volunteer were stationed at the local Tesco at a peak period on one day during October to hand out leaflets and encourage participation. Promotional leaflets were available at the Store's checkouts for several days. Leaflets were displayed in the Town Council Offices and sent home with each child of Padstow School. To encourage the involvement of second home-owners in the area, a letter was sent to the local letting agents with a weblink to the questionnaire, asking that it be forwarded to their clients with homes within the Parish. The Survey was further promoted through Council's social media channels.
5. The questionnaire was delivered to every postal address in the neighbourhood area between the 22nd and 25th of September 2018. To make it stand out from other post, a specially printed 'eye-catching' envelope was used. Recipients were provided with a freepost return envelope as well as being offered drop-off facilities at Padstow Town Council Offices, Trevone Farm Shop and Boots Chemist (Padstow). For ease of completion and analysis, recipients were encouraged to use the internet to complete the questionnaire on-line. Additional copies of the questionnaire were available at the Town Council offices. As an incentive, all respondents were offered the option to enter in a Prize Draw.
6. Whilst many people (40.7%) took advantage of the on-line option to complete the questionnaire, a majority of questionnaires (59.3%) were completed by hand. To facilitate analysis, all completed questionnaires were transferred to 'SurveyMonkey' by the staff team of the Town Council.

¹ SurveyMonkey - an online survey development cloud-based company

Response and Bias

7. At the deadline, close to the end of October 2018, the total number of completed questionnaires received and transcribed and used as the basis of analysis for this Report was 523. The initial tables presented below, provide a summary of the characteristics of respondents to the Community Survey 2018. It is clear, from comparison with the most recent Census data (2011) that the younger members of the community are very under-represented in the response and analysis. Only eight of all respondents to the Community Survey were aged under 25. Almost half of the respondents (49.9%) were aged over 65, a significant over-representation. This demographic bias needs to be taken into account when interpreting the responses and its potential impact on aspects of policy development. The 104 responses from the residents of Trevone, for instance, included only eight completed questionnaires from persons aged 44 and under.

Padstow Parish Area Age Profile				
Age Group:	Respondents 2018		Census 2011	
	No.	%	%	No.
11-18	3	0.6	8.8	224
18-24	5	1.0	6.7	171
25-44	39	8.1	23.3	592
45-64	194	40.3	31.9	809
65-79	196	40.8	15.2	385
80+	44	9.1	14.0	356

8. 74% of all the respondents regard their home in the parish area as being their principle residence². Of these, 261 (65%) live in Padstow, 104 (26%) live in Trevone and 38 (9%) live elsewhere in the parish area. Comparing this balance of residency with that of the population in 2011³, indicates that Trevone is over-represented in the Survey response.
9. The principle residence of just over a quarter of all respondents to the Community Survey (26.4%) is outside the Padstow parish area. Their 'interest' in the Padstow area was declared as follows:

Relationship with the Parish Area:		
	No.	%
2nd Home Owner	71	52.2
Holiday-Let Owner	14	15.4
Visitor	21	10.3
In business or education in the area	6	4.4
Other	24	17.7

10. A further matter needs to be factored into the analysis of the 2018 Community Survey. An unofficial letter was circulated in the Trevone area just as the questionnaire was being delivered. It was addressed to "*residents of, second home owners in and holiday makers to Trevone*". The letter outlined support for the Local Plan's strategic policies, whilst alerting recipients to the possibility that the Padstow Parish Neighbourhood Plan might choose to interpret or embellish them in a way that would not be in the best interests of Trevone and its community. The letter suggested how recipients may wish to consider answering certain questions in the Survey (Q.1, Q.2, Q.4, Q.5, Q.6 and Q.8) including some structured sentence responses.

² A person's principal or primary residence is a dwelling where (s)he usually lives. It is the legal residence of an individual, for instance for income tax or electoral registration purposes. An individual cannot have more than one principal residence at any given time.

³ The Padstow:Trevone population ratio in 2011 was 6.4:1. In the Community Survey 2018 response it is 2.5:1

11. This Report has had to consider the extent to which the letter may have influenced peoples' answers, thereby distorting the Survey response and making its interpretation more difficult. To understand the potential impact, the 401 individual answers to Question 2 were examined closely. In answer to the question "*are there any buildings, facilities or areas of land that you suggest should be protected from development?*" 90 persons (22.4% of all answers) used either both sentences suggested by the letter, or sufficient of the two sentences for it be clear where the phraseology used had come from. All but one of the 90 respondents concerned was either a resident of Trevone (47 persons) or a second home or holiday-let owner in Trevone.
12. It is not easy to isolate and quantify the letter's influence on other questions; and, after due consideration, it is deemed unnecessary. Having read through everything that has been said in answer to the questions in the Survey, I am of the view that it is likely that that anyone who took their lead from the letter or interpreted it as an instruction was probably of that view anyway. The content of the letter may have reinforced or strengthened views but is unlikely to have changed them. Its main impact is probably to have mobilised more of the like-minded to complete the questionnaire. The over-representation of Trevone, as mentioned in para. 3.2, is the consequence.
13. To ensure that the effect of any bias is considered and mitigated where necessary, the analysis that follows includes consideration of the possible impact of age-skew, and the Trevone-bias. Also identified, where it is appropriate to do so, is the divergence of views and aspiration between settlements and between permanent residents and second home and holiday-let owners. For every topic of the Survey, there is a consideration of how these different perspectives should and should not influence policy development for the Neighbourhood Plan.

Survey Findings and Policy Implications

14. The questionnaire was sub-divided into topic sections. Many of the questions were 'multiple choice', opinion seeking questions. The counts for each question have been converted into percentages for ease of analysis. Several questions were accompanied with a supplementary question, which it was hoped would allow people to explain their answer or express their opinion in more detail. These follow-up questions attracted over 400 answers in many cases. A brief interpretation of what people said is included in this Report. All the written answers have been read and considered. They will be all put together in a supplementary document, to be posted on the website, which will set out everything that was said in response to the questionnaire. Along with a brief summary this Report includes, in some instances, a 'predominant phrase' analysis to help convey the essential messages sent from the community.

Development and Growth

15. The questionnaire explained that the Cornwall Local Plan requires 277 new dwellings to be built in the Padstow neighbourhood area between 2010 and 2030; but, taking into account completions and permissions already agreed, at September 2018 the Local Plan target had been reduced to finding land for a further 53 homes by 2030. Although it was explained that this must be regarded a minimum target, just over 60% of respondents think that the residual target of 53 new dwelling is about right. Only 15% thought the target was too low.
16. It is recognised that, within the response, there may be a resistance to further housing development in the Trevone area by Trevone residents. Presented below are the views on housing development and growth from the permanent residents of the two main settlements and from second home and holiday let owners. Padstow residents are least convinced the current target is appropriate. Many of them (almost a third of all respondents' resident in Padstow) think the target is "too high". A large proportion of Trevone residents and second-homers feel the target is "about right".

Q.4 Do you think a target of 53 new dwellings between now and 2030 is: (491 answers)			
	About Right	Too Low	Too High
All Respondents	61.5%	14.9%	23.6%
Padstow Residents	51.2%	17.1%	31.7%
Trevone Residents	78.4%	11.8%	9.8%
Second-homers	75.0%	9.5%	15.5%

17. The Survey asked people's opinion on the value of a defined settlement boundary as way of constraining development. It seems to be a very popular policy device; even more so to Trevone residents than to Padstow residents.

Q.5 Do you wish the Neighbourhood Development Plan to define settlement boundaries which could be used to direct and limit future development? (497 answers)			
	Yes	No	Unsure
For Padstow by Padstow Residents	81.9%	4.5%	13.7%
For Trevone by Trevone Residents	86.1%	9.9%	4.0%

18. Related to considerations about the relevance and value of a settlement area boundary was a question asked under the community facilities topic heading. People were asked whether "out-of-town" development might be acceptable if it provides some key facilities. A majority of respondents are prepared to consider development outside the settlement area boundaries if necessary, and in the right location, to provide better health and education facilities. Further out-of-town car parking areas for visitors also has the support of the majority. Commercial operations in the countryside, such as retail outlets and hotels, however are not acceptable to the majority.

Q.20 Would out-of-town development in suitable locations be acceptable for: (432 answers)		
	Agree	Disagree
Visitor car parking	65.0%	35.0%
Medical facilities	64.4%	35.6%
Education facilities	63.6%	36.4%
Retail Outlets	44.1%	55.9%
Hotels	42.4%	57.6%

19. It must be acknowledged that the strength of support for a settlement area boundary from Trevone residents may well have been influenced by the letter they received. The letter reminded people that Trevone was subject to "a tight development boundary" in the 1999 North Cornwall Local Plan (now extinguished) and "unless this boundary is re-instated in the NDP, the development boundary will fall away". It was suggested to recipients that "for Trevone put yes and then write 'it should be the development boundary as defined in the NCDC 1999 plan'".

20. The variation in views of residents from the two main settlements and non-permanent residents is shown below. Residents are clearly more strongly in favour of a settlement boundary around the area in which they live, rather than around the neighbouring one. Second-homers show a similar strength of support for settlement boundaries for both Padstow and Trevone.

Q.5 Do you wish the Neighbourhood Development Plan to define settlement boundaries?									
	<i>Yes</i>			<i>No</i>			<i>Unsure</i>		
	<i>Pad</i>	<i>Trev</i>	<i>Sec</i>	<i>Pad</i>	<i>Trev</i>	<i>Sec</i>	<i>Pad</i>	<i>Trev</i>	<i>Sec</i>
For Padstow	81.9%	64.1%	84.1%	4.4%	21.9%	5.7%	13.7%	14.1%	10.2%
For Trevone	69.2%	86.1%	86.7%	7.3%	9.9%	4.4%	23.4%	5.0%	8.9%

Policy Implications

21. It is evident that most people would prefer that the growth in housing numbers over the next 10-15 years is modest. There is a discernible concern however from Padstow residents that such a limited target will not achieve the number of affordable homes that are needed or have any kind of beneficial impact, for parishioners, on the local housing market. The target set by the local planning authority should be treated as a minimum. The actual number of dwellings to be accommodated by the Neighbourhood Plan could be higher if it is thought appropriate to achieve local housing objectives, but the community will need to be persuaded that there are good reasons to do so.
22. Defining the limits of growth for individual settlement areas using a defined settlement boundary is a policy device that is often favoured in local and neighbourhood plans. It has clearly found favour with four out of five respondents to the Padstow Community Survey 2018. It could be argued however that as this was the only policy device on offer that would constrain or limit development and, given attitudes evident elsewhere in the Survey results, it was highly likely that most people would say yes to this question. Given the strength of support across the board, it will be necessary to explore the practicality of defining settlement boundaries for both Padstow and Trevone and accompanying it with an effective policy statement. It will be equally important however to test the likely impact and efficacy of settlement area boundaries and whether, in reality, they are likely to realise the aims and objectives of the Plan and the aspirations of local people.

Housing Needs

23. Approaching two-thirds (65%) of respondents to the question on housing supply, think that the Neighbourhood Plan should seek to address aspects of local housing shortage. Most respondents agree with providing for more dwellings to be rented or shared-equity dwellings and starter homes. A relatively small proportion of people felt the solution was to build more open-market dwellings.

Q.6 Do you believe there are specific housing shortages that should be addressed by the Neighbourhood Development Plan? (432 answers)		
	<i>Yes</i>	<i>No</i>
	64.6%	35.4%

Q.7 If YES, should this be: (364 answers)		
	<i>Agree</i>	<i>Disagree</i>
<i>Dwellings for rent for local people</i>	94.0%	6.0%
<i>Shared-equity dwellings (part rent/part buy)</i>	79.9%	20.1%
<i>Starter homes</i>	90.6%	9.4%
<i>Dwellings for private sale</i>	28.7%	71.3%
<i>Family homes</i>	79.6%	20.4%
<i>Homes suitable for retirement</i>	63.1%	36.9%
<i>Lifetime homes</i>	63.4%	36.6%

24. The community is concerned about the issue of affordability and the inability of local people, with limited incomes, to compete in the Padstow housing market, which is well known to be one of the

hottest markets in the country. No single potential solution attracted the support of most of the respondents. There is evidence in the answers to the housing needs questions that social housing development for local households, with a good proportion of small dwellings, is acceptable to the majority. A self-build housing initiative also attracts the support of the majority. Resistance to development that results in an increase of second homes or holiday lets is mentioned by many. The key messages seem to emerge quite clearly in the word-cloud below that was derived from the suggestions and comments made by over 200 people in answer to question nine on how local people could be helped to get the home they want.

Q.8 The recent Housing Needs Survey showed that there was a significant number of local people who cannot afford to buy a home but want to stay living in the area. In view of this, should we: (497 answers)		
	Agree	Disagree
<i>Allocate a site, or sites, specifically for affordable housing for rent</i>	62.1%	37.9%
<i>Promote mixed tenure developments with a proportion of affordable housing</i>	52.3%	47.7%
<i>Encourage conversions to create flats</i>	39.0%	61.0%
<i>Support self-building</i>	58.7%	41.3%



25. The Community Survey explored future housing needs and demands from local people by asking what type of house people would like if they were to move but stay in the area. The table below shows the words and phrases that were most often used by respondents in answering this question. The table seems to reflect the likelihood that most persons who answered the question, are in a mature household that is already satisfactorily housed. Many seemed to be envisioning a time when they may wish to down-size or move to a more suitable single level dwelling within the area.

Q.10 Thinking about your own next move, what type of house would you want to move to if you were to stay in the area? (334 answers)					
	Mentions	%		Mentions	%
<i>Bungalow</i>	67	20.1%	<i>Bed</i>	13	3.9%
<i>Detached</i>	32	9.6%	<i>Family home</i>	10	3.0%
<i>House</i>	26	7.8%	<i>Flat</i>	10	3.0%
<i>Bedroom</i>	21	6.3%	<i>Old</i>	9	2.7%
<i>Smaller</i>	18	5.4%	<i>Happy</i>	8	2.4%
<i>Move</i>	16	4.8%	<i>Bungalow flat</i>	7	2.1%
<i>Home</i>	16	4.8%	<i>Intend move</i>	7	2.1%
<i>Retirement</i>	14	4.2%	<i>Plans move</i>	7	2.1%
<i>Property</i>	14	4.2%	<i>Garden</i>	7	2.1%

26. A specific question was asked about restricting the further growth of second homes in the area. Three-quarters of people answering the question agreed that it should.

Q.11 Do you think we should consider restricting the growth in the number of 2nd homes and holiday lets? (481 answers)			
	Yes	75.5%	No
			24.5%

27. It was always thought likely that the views on local housing needs may differ depending on the perspective of the respondent. It is likely that young persons and newly-formed households may have a different view on the situation from those who are comfortably settled on the higher steps of the housing ladder. Unfortunately, this divergence of view cannot be tested nor demonstrated from the Survey response, which is dominated (over 90%) by respondents over the age of 44. It is perhaps not surprising therefore that bungalows are top of the charts for people's next move.
28. It has been possible to test the response by residential area and permanent residency. The table below shows that there are significant variations in what type of housing is thought to be required. Padstow residents would prefer to see affordable houses for rent or shared ownership, with a proportion suitable for the elderly or disabled. Trevone residents would prefer retirement homes, although not many in Trevone. Second-homers show more favour towards houses for sale, than permanent residents do. Padstow residents seem more amenable to a mixed development strategy.

Q.7 What housing shortages should be addressed by the Neighbourhood Plan?						
	Pad	Trev	Sec	Pad	Trev	Sec
	Agree	Agree	Agree	Disagree	Disagree	Disagree
<i>Dwellings for rent for local people</i>	97.6%	97.7%	81.5%	2.4%	2.3%	18.5%
<i>Shared-equity dwellings (part rent/part buy)</i>	77.8%	77.1%	83.3%	22.2%	22.9%	16.7%
<i>Starter homes</i>	93.3%	87.5%	83.9%	6.7%	12.5%	16.1%
<i>Dwellings for private sale</i>	19.9%	44.8%	45.7%	80.1%	55.2%	54.4%
<i>Family homes</i>	84.9%	65.6%	68.0%	15.1%	34.4%	32.0%
<i>Homes suitable for retirement</i>	64.4%	72.2%	52.0%	35.6%	27.8%	48.0%
<i>Lifetime homes</i>	68.6%	50.0%	46.2%	31.4%	50.0%	53.8%

Q.8 How to address local housing need for those wanting to stay living in the area						
	Pad	Trev	Sec	Pad	Trev	Sec
	Agree	Agree	Agree	Disagree	Disagree	Disagree
<i>Allocate a site, or sites, specifically for affordable housing for rent</i>	81.6%	39.6%	42.5%	18.4%	60.4%	57.5%
<i>Promote mixed tenure developments with a proportion of affordable housing</i>	60.3%	27.1%	56.3%	39.7%	72.9%	43.7%
<i>Encourage conversions to create flats</i>	50.8%	25.6%	27.8%	49.1%	74.4%	72.2%
<i>Support self-building</i>	75.4%	41.4%	41.2%	24.6%	58.6%	58.8%

Policy Implications

29. There is evidently considerable sympathy with the plight of local people who are seeking to put down their housing roots in the area. The community's message, as represented by the response the Community Survey 2018, is that further residential development must prioritise local needs and address the problem of affordability as much as it is possible to do so with local planning policies. It needs to be acknowledged too that local housing needs is multi-faceted. There is evidence of many mature households anticipating the desire or the need in future to down-size to a more appropriate and manageable dwelling.
30. Second-homes is an issue. It works to the disadvantage of local households and it needs controlling, is the strong message from the Community Survey 2018.

Infrastructure

31. Concerns about the capacity of local infrastructure and services have been raised in previous consultations. To get a better idea of what peoples' concerns are, questions were asked about service provision, the transport and communications network and community infrastructure and facilities. Regarding statutory and other services, the community's main concerns are about the local drainage system, although a majority of respondents expressed the view that all such services will need some improvement to ensure future need and demands are met properly.

Q.12 Do you think the services below will need improving to satisfy the future needs of the area? (481 answers)		
	Agree	Disagree
Sewage system	83.5%	16.5%
Surface water drainage	79.8%	20.2%
Broadband	79.4%	20.6%
Mobile phone network	75.9%	24.1%
Electricity	62.0%	38.0%
Mains Gas	59.4%	40.6%

Policy Implications

32. The capacity of local infrastructure may not be the main reason why the community wishes to constrain growth, but it should serve as a significant constraining factor. The community has expressed concerns about the adequacy and capacity of the service infrastructure that should be reflected in the prioritising and phasing of future development locations.

Traffic and Parking

33. Many people would seem to agree that: bus services need improving; road maintenance is not satisfactory; traffic in the town needs to slow down; footways are inadequate; parking opportunities are insufficient at peak times; and HGV and farm traffic can be a nuisance. Several suggestions have been made as to how some of these issues could be addressed. Many of ideas however relate to management matters that are beyond the scope of the Neighbourhood Plan. All such suggestions received will be passed to Padstow Town Council for further consideration.

Q.13 Do any of the following need addressing? (485 answers)		
	Agree	Disagree
Bus services	79.4%	20.7%
Road maintenance	78.7%	21.3%
Speed of vehicles through the built-up area	77.6%	22.4%
Footways	69.3%	30.7%
Parking in Padstow	67.0%	33.0%
HGV traffic	64.1%	35.9%
Parking in Trevone	54.3%	45.7%
Cycle routes	49.9%	50.1%
Speed humps/traffic calming	46.5%	53.5%

Policy Implications

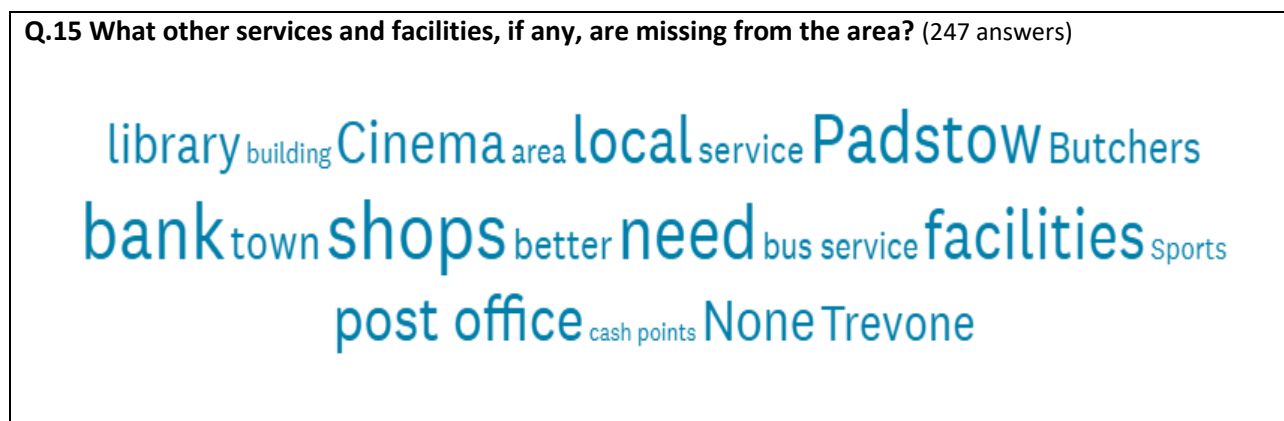
34. Resolving the many car-related issues that blight towns like Padstow is largely beyond the scope of a land use plan. The Community Survey 2018 has confirmed that the residents of the area are dissatisfied with many aspects of the local transport network. The responses received show that improved bus services, better road maintenance, and control of traffic speeds are top of the list of concerns. None of these can be addressed directly in the Neighbourhood Plan. They can however be referred to the Town Council and the Highways Authority as matters that the community would like to see given some attention as part of a broader programme to develop a better more sustainable Padstow. The Neighbourhood Plan can be used to address the lack of footways, the need for improved cycle routes and improvements in parking provision.

Community Services and Facilities

35. Amongst the main community service points in the area, only the new Town Council Offices seem to be highly-rated by most people. The recently announced news that the last bank in the town is closing in 2019 is reflected in the community's rating of 'banking' in the town. The public toilets and post office facilities receive a significant negative report.

Q.14 Please tell us how you rate the following local services and facilities: (489 answers)			
	Good	Acceptable	Poor
Banking	1.9%	14.5%	83.6%
Post Office	18.6%	47.0%	34.4%
Library	20.4%	52.7%	26.9%
Public Toilets	15.0%	46.8%	38.2%
Town Council Offices (new)	54.8%	42.3%	2.9%
GP	28.7%	47.6%	23.8%
Dentist	26.2%	46.6%	27.2%

36. The word-cloud below presents pictorially what people said was missing, or in the case of the bank and the library (if rumours are proved to be correct), soon to be missing. Many of the comments seem to reflect the fact that there are few community facilities in Trevone, and a concern that for many community and social activities in future, people will have to travel to Wadebridge. The lack of convenience shopping opportunities was mentioned by several people.



37. Around 60% of people think there is a need for more recreational facilities in the area. Just over half of all respondents offered suggestions as to what they would like to see in the area. The word-cloud below provides the headlines. The lack of indoor sports and swimming facilities is a frustration to many. Padstow residents are far more certain that there is a need for more recreational facilities than other respondents.

Q.16 Do you think there is a need for more recreational facilities in the Parish? (458 answers)				
	Pad	Trev	Sec	All
Definitely	42.1%	15.8%	4.8%	28.0%
Probably	32.5%	30.5%	26.9%	30.1%
Unsure	15.0%	16.8%	41.4%	21.2%
Unlikely	6.7%	22.1%	12.5%	11.8%
Not at all	3.7%	14.7%	14.4%	8.9%

Q.17 What social/sports/leisure activities would you like to see provided? (269 answers)

area Indoor swimming pool children None sports centre good gym
 tennis court facilities use Swimming pool local
 sports park Cinema activities indoor leisure centre tennis courts

38. It is thought, by the respondents to the Community Survey 2018, that there is probably a need for more youth facilities in the area. Whilst this is obviously the opinion of those who are more likely to be grand-parents or parents of teenagers, many people offered thoughts on what youth facilities could be provided in the local area.

Q.18 Is there a need for more youth facilities in the Parish? (456 answers)

Definitely	26.3%	Probably	35.5%	Unsure	29.8%	Unlikely	4.2%	Not at all	4.2%
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Q.19 What youth facilities would you like to see provided? (198 answers)

centre N Maybe young club young people area skate park Youth
 Sports facilities Youth club one sports swimming pool
 activities use facilities proper good Sports centre

Policy Implications

39. The Neighbourhood Plan cannot prevent community facilities and services from closing. The Neighbourhood Plan can ensure that community buildings and spaces are not lost forever if there is a viable alternative community use. The Community Survey has exposed much criticism of the community facilities and service remaining in the area and some concern about their future and the impact their loss will have on the town centre.
40. The community wishes to see more, rather than less, community facilities and local services. A majority of respondents recognise that the area could benefit from further recreation facilities, particularly indoor facilities.
41. The older people of the area think that the younger people of the area need more leisure, social or recreation facilities provided specifically for them. They may be right. However, only eight persons aged under 24 answered the community facilities questions and only two of those (25%) said that more youth facilities were definitely needed. Most of the younger respondents were critical of the quality of existing recreation facilities. More engagement with the younger age groups is necessary before any policy of direct relevance to the provision of youth facilities and services in the area can be drafted. The publication of the 1st Consultation Version of the Neighbourhood Plan will provide a further opportunity to catch the attention, and imagination, of younger people and encourage them to contribute to the Plan’s policies. How this is best achieved in the Padstow area and how to take advantage of events and other opportunities that are coming up should, perhaps, be passed to a task group.

Padstow Town Centre and Retailing

42. Padstow town centre comes in for criticism. The lack of the kind of shops that local people wish to frequent on a daily basis, is the main regret. As the word-clouds below illustrate, people want a town centre that provides them with convenience goods and day-to-day services. The solution however, according to the Community Survey response is not to extend the town centre area. A large majority of respondents are in favour of defining and limiting the town centre to avoid spread.

Q.21 Do you agree that the 'town centre' area should be defined and limited, to prevent it spreading out further? (440 answers)			
Yes	84.6%	No	15.4%

Q.22 What shops or other town centre businesses would you like to see that we do not have at present? (348 answers)

good clothes shops town Butcher green grocer local hardware store
 hardware clothes Butchers DIY shops Padstow bank
 Another post office need None Butchers greengrocers food green grocers

Q.23 What goods are not sold by the shops that you would wish to buy locally? (303 answers)

Underwear everyday goods supplies Butchers need clothes None
 Meat items Hardware Fresh DIY Tesco shop groceries food
 local electrical etc

Policy Implications

43. A town centre that is more relevant as a retail and service experience to local residents would be welcomed. How this can be influenced by policies in the Neighbourhood Plan is an interesting area to explore.

Business and Jobs

44. Local people are very supportive of the local economic base and appreciative of the jobs and services a healthy local economy provides. The low-paid and seasonality of much of the tourist-related work is recognised and many people would like to see a diversification of the local economy to provide higher quality, better paid local jobs. Attracting 'hi-tec' industries and encouraging apprenticeships are advocated as ways to improve prospects, particularly for younger people.

Q.25 Should we encourage business/commercial development in the Parish that provides local employment? (427 answers)			
	Yes	91.8%	No 8.2%

Q.26 If Yes, should this be: (412 answers)		
	Agree	Disagree
Expansion of existing facilities	92.9%	7.1%
Clustering near existing facilities	87.5%	12.5%
Greenfield sites	21.0%	79.0%

Q.24 What sort of employment opportunities are most needed locally? (272 answers)

good know industry full time employment year round year round jobs
 Apprenticeships young people employment
 opportunities jobs area work paid Full time service seasonal
 local people permanent tourism

45. Not everybody however is in favour of encouraging business and commercial development in the area. 64 of the dissenters explained why. The potential loss of greenfield land and despoliation of the local countryside were mentioned by several. The strain on infrastructure was also mentioned. There is also a discernible fear that more business development would inevitably be tourist-related, which is not favoured by many, as the answers to other questions in the Community Survey 2018 show.

Policy Implications

46. There is a very positive statement in the Community Survey about the need to sustain a healthy and diverse local economy, which it is hoped will deliver the better jobs that many crave, if not for themselves, for the young people of the area. It seems quite clear that the current hubs of business and commercial activity should be the focus of any further growth.

Sustainability

47. People were asked about their views on aspects of renewable energy and recycling. More than four in five of respondents say they would support a local community-owned renewable energy initiative.

Q.28 Would you support a local community-owned renewable energy initiative? (421 answers)			
	Yes	82.0%	No 18.0%

48. Recycling initiatives are not new to the Padstow area. The Community Survey response shows substantial support for the current 'Plastic Free Padstow' campaign. Many of the comments received seem to reflect a concern that current recycling opportunities are not sufficiently handy or easy to take advantage of, particularly for visitors and holiday-makers. There are several complaints

about the disposal of waste from holiday-hets. There does seem quite a lot of dissatisfaction with the current recycling regime.

Q.29 Do we need to develop more recycling opportunities? (437 answers)				
	Yes	71.6%	No	28.4%

Q.30 If Yes, what recycling ideas should we consider? (256 answers)

facilities household garden waste bags Better Food
 Food waste areas plastic recycling bins recycling
 town collection items bins nearer waste Green waste need
 encourage

Policy Implications

- 49. There is a significantly positive expression of support in principle in the Community Survey 2018 for a community renewable energy initiative. Community Energy projects are those which have an emphasis on local engagement, local leadership and control and the local community benefiting collectively from the outcomes. Community-led initiatives for renewable and low carbon energy, are advocated quite strongly in the new NPPF (para. 152). The principle is easy to support, but for many communities the location, type and scale of the renewable installation, even if it is community-owned, has proven difficult to reach agreement on.
- 50. The call for more recycling opportunities reflects the perceived lack of local opportunities and how this has acted as deterrent to recycling for those who are not sufficiently well motivated. The provision of local recycling sites is a neighbourhood planning matter. It is often a difficult one for communities however because no-one wants the site near their home. There is too, a national trend away from fixed sites and towards improved kerbside services.
- 51. Any policies in the Neighbourhood Plan relating to renewable energy and recycling facilities will need to be carefully thought through. They need to be perceived as part of a package of community-based initiatives and they will need to be subject to specific consultations.

Tourism

- 52. People seem to have had enough of tourists, or perhaps it would be better phrased to say that people think there are enough tourists. For a good majority of respondents, it is not a good idea to encourage more tourism. Many people are fed up with congested streets, street traders and no parking space, which is all put down to the number of tourists. The summer season is a particularly fraught experience for numerous respondents and for many the tourism season is too long. It is no surprise that of the 250 people that addressed the question about developing further tourist facilities, only a small minority were prepared to proffer suggestions of how to expand tourism. There were some suggestions on how to change tourism and/or attract a different type of tourist.

Q.31 Do you think it is a good idea to encourage more tourism? (449 answers)				
	Yes	39.0%	No	61.0%

Q.32 What opportunities for developing tourism facilities and services do you think are appropriate? (249 answers)



53. The Survey response was explored to see whether attitudes to tourism varied significantly between residential areas and residential status. There is little difference in the response from Padstow and Trevone. Trevone residents seem to be a little more tolerant of tourists than do Padstow Residents. The notable difference in attitude is that of the second-homers. A clear majority of second-homers think it is a good idea to encourage more tourism.

Q.31 Do you think it is a good idea to encourage more tourism?					
Pad	Trev	Sec	Pad	Trev	Sec
Yes	Yes	Yes	No	No	No
30.1%	38.5%	60.8%	69.9%	61.5%	39.1%

Policy Implications

54. Tourism and its impact for good and bad is a difficult subject for Padstow. It seems quite possible that any policy in the Neighbourhood Plan that sought to affect the level and nature of future tourism, would cause splits in the community. The steer from the response from the Community Survey 2018 is towards policies that seek to ameliorate the effects of tourism in the interests of protecting the fabric of the town, the natural beauty of the area and quality of life of the residential community.

Environment

55. There seems little support for enhancements in the countryside other than those that would reinforce existing character or ensure that public access is well defined and controlled. Cyclists and horse-riders are not particularly welcomed, neither is any kind of recreation development. This was the focus of the first question on the questionnaire and one of the questions for which there was a suggested response for consideration in the Trevone letter.

Q.1 The Area of Outstanding Natural Beauty (AONB) and the rest of our local countryside will be protected from most development. What improvements and enhancements do you consider are most needed and acceptable? (505 answers)		
	Agree	Disagree
Footpaths	74.8%	25.2%
Cycle-tracks	47.5%	52.5%
Bridleways	34.9%	65.1%
Allotments	53.2%	46.7%
Visitor car parks	45.9%	54.1%
Tree planting	67.9%	32.1%

56. To explore the variation in views and possible bias that may have been introduced, the table below shows the answers to question one, broken down by area and residency status. The views expressed differ significantly between Padstow and Trevone on all facets of the multi-choice question. Given the limited variation in views, between settlements, shown in the answers to many of the other questions, it seems likely that the scale of antipathy towards changes to the countryside that is displayed in the response from Trevone, reflects the effect of the Trevone letter to a significant degree.

62. Within the settlement areas, the community has nominated many locations and buildings that are considered worthy of protecting. The pro-development policies of the Neighbourhood Plan need to ensure that new development or change of use does not unduly harm these local assets.

Other

63. The final part of the questionnaire was an open invitation for people to express their opinion on what was good and not so good about living in the Padstow parish area. The table below lists the most often cited factors in 'popularity' order. Taken together, the 'most valued' factors present the community context in which the Padstow Parish Neighbourhood Plan should be framed. The 'least liked' factors constitute a manifesto for community action and change, which should be reflected in the policies of Padstow Parish Neighbourhood Plan and other actions that the Town Council may wish to instigate.

Q.33 What do you most value about living in Padstow Parish? (428 answers)	Q.34 What aspects of living in Padstow Parish do you least like? (413 answers)
<i>Beautiful</i> <i>Beaches</i> <i>Area</i> <i>Walks</i> <i>Living</i> <i>Local</i> <i>People</i> <i>Community spirit</i> <i>Environment</i> <i>Countryside</i> <i>Sea</i> <i>Scenery</i> <i>Town</i> <i>Natural beauty</i> <i>Location</i> <i>Family</i> <i>AONB</i> <i>Coast</i> <i>Restaurants</i> <i>Views</i> <i>Harbour</i> <i>Friendly</i> <i>Local people</i> <i>Clean</i> <i>Low crime</i> <i>History</i> <i>Safety</i> <i>Shops</i> <i>Season</i>	<i>Parking</i> <i>Traffic</i> <i>Tourist</i> <i>Many</i> <i>Shops</i> <i>People</i> <i>Roads</i> <i>Housing</i> <i>Car</i> <i>Overcrowding in summer</i> <i>Visitors</i> <i>Season</i> <i>Tourism</i> <i>Streets</i> <i>Dogs</i> <i>Holiday</i> <i>Second homes</i> <i>Banking</i> <i>Cost</i> <i>Facilities</i> <i>Car park</i> <i>Litter</i>

Q.3 Local Green Areas Proposals/Suggestions
<i>All fields surrounding Padstow</i>
<i>All surrounding green belt</i>
<i>Area around Tregirls</i>
<i>Camel Trail</i>
<i>Dennis Cove</i>
<i>Dennis Farm campsite</i>
<i>Duck pond area, Dennis Lane</i>
<i>field on B3276 behind Boyd Avenue</i>
<i>Fields backing onto coast path and sea</i>
<i>fields between Well Parc Hotel and coast</i>
<i>fields surrounding the blowhole</i>
<i>grass in front of the cliffs and beach</i>
<i>Green area near old school</i>
<i>Green area overlooking beach at Trevone Bay</i>
<i>green area to the south of Sarahs View</i>
<i>Greens Café</i>
<i>Land between Padstow and Trevone</i>
<i>Land on Polpennic Drive</i>
<i>Land surrounding Tesco and Sarah's lane</i>
<i>Lawn Park</i>
<i>Littoral river areas</i>
<i>Lodenek Avenue</i>
<i>Padstow Walled Garden</i>
<i>Pellew Close</i>
<i>play field by old vicarage</i>
<i>Port Arthur</i>
<i>Porthmissen Green</i>
<i>Skatepark area</i>
<i>Sports field opposite cemetery</i>
<i>Style Field</i>
<i>Tarzan Wood</i>
<i>The Green behind the ship pub</i>
<i>The Lawn at Trevone</i>
<i>The Plantation</i>
<i>Trevone!</i>
<i>Various Allotment sites</i>
<i>Verges and green areas around the Link Road</i>
<i>Wheal Jubilee Parc</i>
<i>Windmill</i>



Date: 24 September 2018

All Residents
Padstow Parish

Dear Resident

Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

Through this questionnaire Padstow Town Council are inviting your views to assist in the development of our Parish Neighbourhood Development Plan (NDP). It's an opportunity for the community to consider the kinds of policies it would like included in its NDP.

You are receiving a hard copy of this questionnaire because you currently live within the parish. However, if you know of anyone with a local connection to the parish who lives elsewhere, for example university students or someone who owns a business or holiday home within the parish, please pass on details of the on-line questionnaire or ask them to contact us for more information.

The questionnaire is open to all residents. All members of a household are encouraged to complete a questionnaire in their own right. You can participate by either returning this hard copy questionnaire, completing the on-line version or through assisted means by contacting our offices.

The on-line version of the questionnaire can be accessed by visiting:

www.surveymonkey.co.uk/r/padstow1

For assistance with the questionnaire, or if you or someone you know would prefer to provide answers over the phone, please call Padstow Town Council on 01841 532296. Office hours Monday to Friday. Additional hard copies can also be obtained by contacting the Town Council.

Closing Date to Receive Responses

The closing date for this questionnaire is Monday 29 October 2018. Any questionnaires received after this date will not be taken into consideration. Therefore, please complete as soon as possible and return.

Please return any hard copy responses by any of the following methods:

Email: ndp@padstow-tc.gov.uk

Freepost: Using the enclosed envelope. Please do not add any additional text.

Hand Delivery to the following local "drop off" locations: Padstow Town Council Offices, Trevone Farm Shop, Boots Chemist (Padstow)

Prize Draw

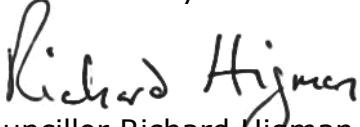
All respondents will be given the choice to enter our NDP Prize Draw. One lucky winner will be drawn at random and will receive a **£50.00 Tesco Gift Card**. The winner will be contacted after the questionnaire closing date.

Further Information

For further information about the Neighbourhood Development Plan please visit the Town Council website www.padstow-tc.gov.uk or email ndp@padstow-tc.gov.uk

And finally, I want to thank you for taking the time to complete this questionnaire. This is an important step in the process of developing our Parish Neighbourhood Development Plan. Your participation is greatly appreciated.

Yours faithfully



Councillor Richard Higman
Chairman – Padstow Town Council

Privacy Statement: You have received this questionnaire from Padstow Town Council in order to help develop the Parish Neighbourhood Development Plan. The information you provide will be used solely for the use and development of our Neighbourhood Development Plan. It may be shared with third parties and the information from this questionnaire will be published. Any personal data you choose to share will require consent and will not be published or shared with third parties. Please see consent form on the last page. To view Padstow Town Councils General Privacy Notice please visit www.padstow-tc.gov.uk or contact the Padstow Town Council Offices for a copy.

PADSTOW TOWN COUNCIL

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Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

The Neighbourhood Development Plan is an opportunity for residents to influence how and why development will take place in Padstow and Trevone over the next ten years or so. The Plan must conform to the strategic policies in the Cornwall Local Plan, but it can put in place detailed local planning policies where the community thinks it is necessary or beneficial to do so. Once approved, the Neighbourhood Development Plan will form part of the statutory development plans for the area and influence planning decisions.

Before the Neighbourhood Development Plan can be adopted, it will go before an independent Examiner, and be subject to a referendum where, under the regulations in the Localism Act 2011, over 50% of those voting must be in favour of the Plan.

The Padstow Parish Neighbourhood Development Plan is being developed by a Steering Group under the auspices of the Town Council. Following Consultation Events held in February 2018, the broad aims for the Plan have now been agreed⁴. This questionnaire will help us understand what kind of policies are appropriate to achieve our aims.

The community should be involved in all stages of the Plan's preparation. The results from this questionnaire will be used to prepare a first version of the Neighbourhood Development Plan, which you will have the opportunity to view and comment on during 2018.

Please help us at this important stage by completing the questionnaire below.

You are encouraged to answer all questions. If there are instances where you genuinely don't know or can't make your mind up, please feel free to skip the question.

If you prefer, an on-line version of this questionnaire can be completed by visiting: www.surveymoneky.co.uk/r/padstow1

Environment

Q.1 The Area of Outstanding Natural Beauty (AONB) and the rest of our local countryside will be protected from most development.

What improvements and enhancements do you consider are most needed and acceptable?

	Agree	Disagree
Footpaths		
Cycle-tracks		
Bridleways		
Allotments		
Visitor car parks		
Tree planting		

Q.2 Are there any buildings, facilities or areas of land in the countryside that you suggest should be protected from development?

⁴ Details on the Aims and Objectives of the Padstow Parish Neighbourhood Plan and the progress that has been made can be viewed at <http://www.padstow-tc.gov.uk/category/neighbourhood-plan-news/>

Q.3 We can protect local green areas within or close to residential areas because of their amenity or recreation value – do you have any suggestions about which ones we can protect and why?

Housing

Q.4 The Cornwall Local Plan requires 277 new dwellings to be built in the area between 2010 and 2030. Taking into account completions and permissions already agreed, we must find space for at least 53 more homes by 2030.

Do you think a target of 53 new dwellings between now and 2030 is:

About right		Too low		Too high	
-------------	--	---------	--	----------	--

Q.5 Do you wish the Neighbourhood Development Plan to define settlement boundaries which could be used to direct and limit future development?

For Padstow	Yes		No		Unsure	
For Trevone	Yes		No		Unsure	

Q.6 Do you believe there are specific housing shortages that should be addressed by the Neighbourhood Development Plan? YES / NO

Q.7 If YES, should this be:

	Agree	Disagree
Dwellings for rent for local people		
Shared-equity dwellings (part rent/part buy)		
Starter homes		
Dwellings for private sale		
Family homes		
Homes suitable for retirement		
Lifetime homes		

Q.8 The recent Housing Needs Survey showed that there was a significant number of local people who cannot afford to buy a home but want to stay living in the area. In view of this, should we:

	Agree	Disagree
Allocate a site, or sites, specifically for affordable housing for rent		
Promote further mixed tenure developments with a proportion of affordable housing		
Encourage conversions to create flats		
Support self-building		

Q.9 If you have any other ideas of how we can help local people to get the home they want, please tell us:

Q.10 Thinking about your own next move, what type of house would you want to move to if you were to stay in the area?

Q.11 Over a third of dwellings in the parish area are second homes and holiday-lets. Do you think we should consider restricting the growth in the number of 2nd homes and holiday lets?

YES / NO

Infrastructure

Q.12 Do you think the services below will need improving to satisfy the future needs of the area?

	Agree	Disagree
Surface water drainage		
Sewage system		
Electricity		
Mains Gas		
Broadband		
Mobile phone network		

Traffic and Parking

Q.13 Do any of the following need addressing?

	Agree	Disagree
Speed of vehicles through the built-up area		
Bus services		
Parking in Padstow		
Parking in Trevone		
Road maintenance		
Cycle routes		
Footways		
Speed humps/traffic calming		
HGV traffic		
Other traffic issues, please explain below		

Community Services and Facilities

Q.14 Please tell us how you rate the following local services and facilities:

	Good	Acceptable	Poor
Banking			
Post Office			
Library			
Public Toilets			
Town Council Offices (new)			
GP			
Dentist			

Q.15 What other services and facilities, if any, are missing from the area?

Q.16 Do you think there a need for more recreational facilities in the Parish?

Definitely		Probably		Unsure		Unlikely		Not at all	
------------	--	----------	--	--------	--	----------	--	------------	--

Q.17 What social/sports/leisure activities would you like to see provided?

Q.18 Is there a need for more youth facilities in the Parish?

Definitely		Probably		Unsure		Unlikely		Not at all	
------------	--	----------	--	--------	--	----------	--	------------	--

Q.19 What youth facilities would you like to see provided?

Q.20 Would out-of-town development in suitable locations be acceptable for:

	Agree	Disagree
Retail Outlets		
Medical facilities		
Education facilities		
Visitor car parking		
Hotels		

Padstow Town Centre and Retailing

Q.21 Do you agree that the 'town centre' area should be defined and limited, to prevent it spreading out further? YES / NO

Q.22 What shops or other town centre businesses would you like to see that we do not have at present?

Q.23 What goods are not sold by the shops that you would wish to buy locally?

Business and Jobs

Q.24 What sort of employment opportunities are most needed locally?

Q.25 Should we encourage business/commercial development in the Parish that provides local employment? YES / NO

Q.26 If YES, should this be:

	Agree	Disagree
Expansion of existing facilities		
Clustering near existing facilities		
Greenfield sites		

Q.27 If you answered NO, please could you explain why you don't think we need to encourage more business into the Parish

Sustainability

Q.28 Would you support a local community-owned renewable energy initiative? YES / NO

Q.29 Do we need to develop more recycling opportunities? YES / NO

Q.30 If YES, what recycling ideas should we consider?

Tourism

Q.31 Do you think it is a good idea to encourage more tourism? YES / NO

Q.32 What opportunities for developing tourism facilities and services do you think are appropriate?

Other

Q.33 What do you most value about living in Padstow Parish? List up to three in order

1. _____

2. _____

3. _____

Q.34 What aspects of living in Padstow Parish do you least like? List up to three in order

1. _____

2. _____

3. _____

Q.35 Are there any other related matters not already covered, that you wish to raise?

About Yourself

Please tell us a little more about yourself and where you live. This will help us analyse the results of the questionnaire...

Q.36 Your Age Group:

Under 18		18-24		25-44		45-64		65-79		80+	
----------	--	-------	--	-------	--	-------	--	-------	--	-----	--

Q.37 Is your primary residence in the Padstow parish area?

YES / NO

Q.38 If YES, where do you live:

Padstow	
Trevone	
Other	

Q.39 If NO, please indicate your relationship with the parish area:

2 nd Home Owner		Holiday-Let Owner	
Visitor		In business or education in the area	
Other, please explain			

Thank you for taking the time to complete this questionnaire, your views are appreciated.

Please return **completed questionnaires** by **Monday 29 October 2018** using the enclosed **Freepost return envelope**. Please **do not add** any additional text to the envelope. Alternatively completed questionnaires can be taken to one of the following drop box locations: Padstow Town Council Offices, Trevone Farm Shop, Boots Chemist (Padstow).

To be kept informed about the progress of the Neighbourhood Development Plan, **please provide your details in the consent form below**

NDP Prize Draw 2018: To enter and be in with a chance to win a **£50 Tesco Gift Card, please complete the consent form below**. One winner to be drawn at random after the questionnaire closing date. Good luck!

To be detached by the Office

CONSENT FORM: *To add you to our Neighbourhood Development Plan database or to enter your details in our NDP prize draw, we need your consent. You have the right to withdraw your consent at any time. You have the right to amend your consent at any time. Changes to your personal data can be made by contacting the Council Office. Your personal data will not be shared with any third parties or published without your express consent. Should the purpose or reason for which you have given consent for us to use your data no longer exist, e.g. a prize winner has been drawn, your data will be erased even if you make no change to your consent. You can view the Padstow Town Council General Privacy Notice at www.padstow-tc.gov.uk or by contacting the office. Please fill in your name and contact details and confirm your consent by ticking the boxes below. Please note if you are aged 13 or under, we will also need the details of your parent or guardian to confirm their consent.*

Name _____ **Contact Details**

I wish to enter the NDP Prize Draw 2018

I wish to receive updates and be kept informed about the Padstow Parish Neighbourhood Development Plan.