

Growth Impact Task Group

Regarding Draft NP Policy PAD7 Development Adjoining Padstow's Settlement Area Boundary

Task Group participants: Gill Vivian, Jon Pascoe, Tim Farley

Questions asked 7th August 2020:

- a) Should the Padstow Parish Neighbourhood Plan have a policy that facilitates housebuilding throughout the plan-period (to 2030)?
- b) Is there sufficient evidence and opposition to warrant a change of approach from the 1st version of the Neighbourhood Plan?
- c) Does the policy in its current form provide sufficient protection to the AONB?
- d) Is the policy in its current form likely to lead to development proposals coming forward for land outside the settlement area boundary for Trevone?
- e) Are the criteria of the policy sufficiently robust to limit and influence the size, scale, type and rate of development?
- f) Should the policy remain restricted to residential and associated development on the edge of town?

Declarations:

TG1: *I think PAD7/2 were my comments but I do not wish to update them in any way.*

Question a) Replies:

TG1 (7th August 2020) Yes

TG2 (9th August 2020) Yes

.. particularly in view of the recent 'White Paper'

TG3 (11th August 2020) Yes

.. the targets are minimum, the NPPF makes this clear and looking at local circumstances, I think it is wise to retain the flexibility to enable additional housing to address need.

The reason for my view is that the school remains massively under-subscribed (and getting worse) despite the completions at Trecerus Farm. The school has now merged year groups because of funding shortfall. Anecdotally, local people are moving to the affordable homes (great), but few, or no families are moving to, or back to the area.

Question b) Replies:

TG1 (7th August 2020) No

TG2 (9th August 2020) Yes

I believe the plan should allocate specific sites as a way of controlling future development, whilst incorporating the criteria listed in point 3 of your document.

TG3 (11th August 2020) No

Question c) Replies:

TG1 (7th August 2020) Yes

TG2 (9th August 2020) Yes

I believe it does. My personal opinion, following the recent 'White Paper' is that in the future, very little will be protected anyway!!

TG3 (11th August 2020) Yes

AONB protections are in place and have a proven track record. There is no need to be more prescriptive.

Question d) Replies:

TG1 (7th August 2020) No

Unlikely in the short term, and I think the NP does what it can to protect land outside of the settlement boundary that is within the AONB from coming forward.

TG2 (9th August 2020) Yes

.. and some of the comments received support this, stating the requirement for local housing needs in Trevone as well as in Padstow.

TG3 (11th August 2020) No

.. it very specifically states Padstow's Settlement Area Boundary.

Question e) Replies:

TG1 (7th August 2020) Yes

TG2 (9th August 2020) No

There is a very clear requirement for local affordable housing and this needs to be strengthened in the policy

TG3 (11th August 2020) Yes

... proposals must demonstrably meet local needs; from experience the burden of proof is high to establish local need, if not identified by the LPA.

Question f) Replies:

TG1 (7th August 2020) Yes

I think it should remain as residential and mixed use. When considering this question I primarily relate it to the first field at the junction of the A389 and B3276 adjacent to Green Lane on the approach into Padstow, therefore a sensitive, well designed edge needs to be presented if this field is ever developed and I am not sure this could be achieved with light industrial buildings or leisure buildings by way of example.

TG2 (9th August 2020) No

There is reference to the requirement for additional commercial development in the comments and this should be included in the plan.

TG3 (11th August 2020) No

(perhaps 'mixed-use' needs to be defined, but generally means residential + other use), widening the policy to incorporate retail or leisure uses without being tied to residential is, in my view, important. Residential is being addressed adequately, so is employment.

Notwithstanding the effects of Covid on high streets, Padstow Town centre keeps moving towards galleries and tourist-orientated shops, there ought to be some provision to enable increased local retail provision displaced from the town centre.

Tourism is a double-edged sword, but Padstow benefits massively from it, through employment and tourist spending. Does 'mixed-use' unnecessarily restrict tourism and leisure? I think so.

Conclusion and Recommendations:

The Task Group has considered six specific matters relating to policy PAD7 that were raised by respondents to the 1st consultation on the Padstow Parish Neighbourhood Plan.

Based on the views expressed by members it is recommended that:

- a) The Padstow Parish Neighbourhood Plan should have a policy that facilitates housebuilding throughout the plan-period (to 2030)
- b) The current criteria-based approach to future development outside the Padstow settlement area boundary should remain in the next version of the Draft Plan
- c) It should be made clearer that land in the AONB is excluded from policy PAD7
- d) The supporting statement should emphasise that policy PAD7 applies to land adjoining Padstow's settlement area boundary only; and ensure other policies in the Plan provide the necessary planning context for Trevone
- e) The criteria should include a reference to the latest housing needs assessment
- f) The policy should facilitate residential and/or other suitable development that serve the needs of the local community

A suggested redraft of policy PAD7, based on these recommendations, is proffered overleaf.

Proposed Amendments to draft Policy No. PAD7 Development Adjoining Padstow's Settlement

Area Boundary

Development proposals for new dwellings and/or community facilities and services on sites adjoining the Padstow's Settlement Area Boundary will be supported if:

- 1) the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside;
- 2) it is appropriate to its setting in terms of scale, height and massing;
- 3) it is not within the AONB and it does not compromise or have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB;
- 4) it meets a proven local need or demand and has the support of the local community;
- 5) it would not have an adverse impact on adjoining uses;
- 6) housing provision is based on an up-to-date housing needs assessment, and satisfies the Local Plan requirements for the proportion of affordable dwellings; and
- 7) it is consistent with the strategic requirements of the Local Plan and the development criteria set out in policy PAD8.

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