

PADSTOW TOWN COUNCIL

Council Offices, Station House
Station Road
Padstow
Cornwall
PL28 8DA

Kathy Pemberton
Town Clerk
Email: enquiries@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk
Tel: 01841 532296



27 March 2019

TO: NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

Councillors: A Rickard (Chairman), K Freeman, R Higman, H M Saunders, D N Vivian and C Watson-Smyth

Also invited: R Buscombe (Cornwall Councillor) and Paul Weston (Community Consultant)

Dear All

You are invited to attend a meeting of the **Neighbourhood Development Plan Steering Group** on **Tuesday 2 April 2019** at **6.30 pm** to be held at **Station House, Station Road, Padstow**. Please note agenda below for discussion and consideration.

Yours faithfully
KE Pemberton
Kathy Pemberton
Town Clerk

AGENDA

1. To receive apologies for absence
2. Declarations of Interests
3. Public Participation: To receive submissions from members of the public relating to items on the agenda, in accordance with the Council's Code of Conduct and Standing Orders
4. Meeting Note (6 February 2019) (p 1-5)
5. Plan Considerations and Background Papers: To note or discuss and decide on the way forward. (p 6-12)
6. Padstow Parish Neighbourhood Plan: 1st Consultation Version April 2019: To give consideration to and discuss and decide on the way forward. (p 13-31)
7. Local Green Space Landowners: To identify landowners and confirm appropriate contacts to notify (p 13 and 32)
8. Project Plan and Budget: To receive an update (p 13 and 33-35)
9. Next Meeting: TBC

**Padstow Town Council
Neighbourhood Development Plan Steering Group**

Notes of meeting of meeting held on Wednesday 6 February 2019 at 6.30 pm held at Padstow Town Council Offices, Station House, Station Road, Padstow

Present: Councillors A Rickard (Chairman), K Freeman, R Higman, H M Saunders and C Watson-Smyth

In Attendance: Paul Weston (Community Consultant), Kathy Pemberton (Town Clerk), Samantha Daly (Support Officer and note taker) and 4 members of the public

- 1. Apologies:** Apologies were received for Councillor D N Vivian.
- 2. Declarations of Interest:** There were no declarations of interest.
- 3. Public Participation:** One member of the public addressed the group requesting permission to save comment, should there be any, to the end of the meeting once the agenda had been discussed.
- 4. Meeting Notes (25 July 2018): RESOLVED** that the meeting notes were a true record of the meeting held on 25 July 2018.

In response to a member, the Chairman advised that the comment in item 7 of the note had been addressed.

In response to a member, the Town Clerk clarified that the Growth Impact Task Group discussion session had taken place based on best availability. Furthermore, the report on this session had been considered by the SG at its meeting on the 25 July at which members had agreed to approve the recommendations of the discussion session as outlined in the July minutes in the agenda pack.

- 5. Policy Development Update:**
 - a) Local Green Space Report:** The Consultant, Paul Weston introduced the report. He expressed thanks to the working group members who had volunteered to participate in the relevant task group (TG). Based on their local knowledge and comments made in the community survey, the TG had carried out surveys on and gathered information about possible local green spaces for inclusion. This had resulted in a list of 19 possible spaces which, following further analysis, had been reduced to 15 which Mr Weston considered would satisfy the criteria and have the potential, subject to further consultation and scrutiny, to be protected by a Policy.

It was noted that some of the sites in the list were owned by Padstow Town Council and question was raised as to whether there was any difference in the procedure for these sites. Mr Weston advised that to designate the sites as local green spaces they would need to be put through the same process as the other sites in that they would need to meet the NPPF criteria and be supported by the community. The Town Council could, if it so wished, decide not to develop on them for the life of the Plan and therefore negate the need for them to be designated.

Mr Weston asked the meeting to note that he considered, as per the list in the agenda report site no 2 Chapel Stile Field and site no 17 Victoria Monument and Shelter Field, did not meet the basic criteria of the NPPF (para. 100) but acknowledged that the community survey response had included several nominations for these sites. Mr Weston suggested that these may not survive examination and scrutiny further along the process but asked the SG whether, based on the evidence of community support, they wished to consider including them at this stage.

Members considered that Stile Field should be included as a proposed area of designated local green space given its community importance. It was felt that Victoria Monument and Shelter Field should be discounted at this early stage based on its location and the recommendations of the Consultant. It was noted that all -landowners should be written to in due course to advise them of the possible designation.

Action: To accept the recommendations in the Local Green Space Report except in respect of Chapel Stile Field. As such a total of 16 areas should be included in the 1st Consultation Version of the NDP as areas that are subject to a local green space policy and owners be written to in due course.

b) Treceerus Industrial Estate Survey: Some disappointment was expressed at the number of responses to the surveys. The Consultant considered that the survey did provide useful feedback to inform the production of the 1st Consultation Version of the NDP, which would be an appropriate basis for further consultation with the tenants on the Estate.

Action: That the findings of the Treceerus Industrial Estate Survey be noted.

c) Policy Development Tasks Update January 2019: A member suggested that the update required a review. The document was developed from a draft version presented to the SG in April which it was understood would progress the development of the community survey but beyond that it was felt a review was required. Now that the document had been moved forward, the member was unclear as to who had carried out the work and what work had been done in order to progress.

In response to the member, Mr Weston clarified that the "Outcome" column was his assessment of the progress made to date and the way in which to move the policy forward. Progress had been made via the community survey and the Task Groups as presented in the agenda pages.

The member further added that that most of the policies required further consideration before the document could move forward to a 1st draft policy. He used policy 1.a) as an example.

In response to this query, Mr Weston advised that in answer to which land the policy would affect, the explanation and maps would be included in the draft version of the NDP and that supplementary to these the plan would make reference to Local Planning Policy 3. He advised that whilst it may be concluded by some that the policy may be unnecessary, its inclusion was based on the clear expression of concern for the wellbeing of

the natural environment being raised by the community. It should be noted that the policy would be subjected to a further 2 stages of consultation. It was possible that following these, it may be decided that the Local Plan Policy was sufficient.

The member suggested a joint meeting of the SG and WG be convened to debate the policies as outlined in the document before preparing a draft version. Generally the SG considered that the group should accept the progress update as is, based on information gathered to date in order to continue to move forward. Further consultation would be taking place in the context of the 1st Consultation Version of the NDP.

Action: The Policy Development Tasks Update January 2019 be accepted and noted. Councillor Saunders requested his name be recorded as voting against this decision.

d) Community Survey 2018: It was noted that the report had been produced by the consultant based on the survey responses. It was noted that in line 3, paragraph 7 "overleaf" should be amended to "below".

Mr Weston added that the overall response rate was good and that more interpretation and testing would follow when the responses were put back to the community by way of policy.

Action: To note the findings and policy implications of the Community Survey 2018 and accept the report subject to the amendment of "overleaf" to "below".

e) Next Steps and Executive Summary: Mr Weston summarised that the Executive Summary collated the conclusions within the survey report and demonstrated his interpretation of responses and how he considered these affected the plan. It was noted that responses highlighted a clear desire to pursue a settlement boundary approach and a policy to consider second homes which he wished to discuss with the Local Planning Authority (LPA).

One member asked in respect of second homes and talking to the LPA, what thoughts Mr Weston had in terms of policy other than the one used in the St Minver Plan. Mr Weston advised he had recently discussed the matter with members of the Growth Impact Task Group. It was noted that the St Ives policy had satisfied inspection and had withstood challenge. Conversations with the LPA would be held to see whether policy variations could be relevant in respect of Padstow and Trevone, following which he hoped to produce a report for consideration by the SG at its next meeting.

The member considered that a public meeting involving the WG should be convened to talk around policy development. Members gave consideration to this and the proposed next steps as outlined in the agenda pages.

Action: The Consultant be tasked with preparing a first Consultation Version of the Plan to be considered by the SG in March in order to go out to informal community consultation. The SG at that time to give consideration to the most effective way to

carry out consultation, with particular thought given to identifying effective consultation methods with sectors directly affected by specific policies but where feedback to date is limited, eg young people and businesses. Councillor Saunders requested his name be recorded as voting against this decision.

- 6. Project Plan:** It was noted that the project timetable had slipped by about 2 months. Mr Weston considered that the requested first Consultation Version of the Plan could be ready within weeks and would provide opportunity to consider all the draft policies together in context. The document to be discussed at the next meeting of the SG. He highlighted it would be very much a first draft, to be looked at by the SG as a set of policies that reflect the views and aspirations of the community. He suggested that an informal community consultation could then take place in April/May. Mr Weston advised that this consultation was not mandatory but had proven to be worthwhile elsewhere and a way to first test the policies in a more tangible way. It was suggested the SG would then be able to prepare a refined draft by September 2019 which would be subject to a more rigorous consultation process (under NP Regulation 14).

Caution was expressed towards a suggestion to distribute the draft NDP at this stage more widely, such as by inviting comment from others before the SG had had a chance to consider it. It was felt that by doing so, some people would be offered two opportunities to comment on the same version. There was further discussion on this matter.

In response to a query, the Town Clerk clarified that the document would be a public document at the time the agenda papers were sent. The NDP agenda was posted on the website at this time. It was suggested that the document be prepared for the SG as soon as possible but that it be shared with the task group members at the time of the March agenda despatch.

Action: i) A draft first Consultation Version of the plan be prepared for SG members only by March; and ii) a copy be sent to task group members inviting comment at the time of the March SG meeting agenda despatch. Councillor Saunders requested his name be recorded as voting against this decision.

- 7. Budget and Locality Funding:** The Town Clerk provided an update on this matter. She advised that the mapping service subscription had been purchased at a cost of £150 following the end of the free trial.

A Groundworks Grant had been awarded through Locality Funding. This was for £2,197. It was noted that Council had agreed a £10,000 budget for NDP in 2019/20 and that any balance in the 2018-19 Ear Marked Reserve could be carried forward.

Action: Purchase of the mapping service subscription be ratified.

At the invitation of the Chairman, members of the public were offered an opportunity to address the group in respect of items on the agenda. One member of the public addressed the group, comments included:

- The WG contained good people who would like to be more involved;

- On agenda page 14 under Candidate Site 3, croquet should be amended to croquet.

The Chairman thanked the member of public, acknowledging that both points were appreciated and taken on board.

8. Date of Next Meeting: Wednesday 20 March 2019 at 6.30pm was noted.

The meeting ended at 7.18pm

NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP: 2 APRIL 2019

AGENDA ITEM 5: PLAN CONSIDERATIONS AND BACKGROUND PAPERS:

Members will know some aspects of the plan were clarified in the cover memo dated 18 March 2019, with some matters requiring due consideration, as follows:-

5 i) PAD 6 Settlement Boundaries

As outlined in the Chairman's memo, support of a policy relating to settlement boundaries was strengthened by responses to the community survey. Task group members from the initial Growth Impact Discussion Group met in February 2019 to further their settlement boundary policy recommendations, and as a result their proposed boundaries are identified in maps within the draft 1st Consultation Version of the plan.

The proposed boundary for Padstow is defined on Map 6 (draft plan page 29) and for Trevone on Map 7 (draft plan page 30). The proposals are based on the criteria previously considered during the July 2018 SG meeting and members will note that there has been no change to the policy statement wording, other than the inclusion of the map numbers.

Are members happy to support the Settlement Area Boundaries as proposed by members of the Growth Impact Task Group, for consultation purposes?

5 ii) Housing Land Policy Options

Appendix 1 is a briefing paper prepared by the Consultant, Mr Weston reaffirming the policy options for identifying and allocating housing and industrial land for development. In respect of PAD 7 Development Adjoining Padstow Settlement Area Boundary and PAD 11 Rural Exception Site Development, a "criteria-based" approach was by approved at the July 2018 SG meeting. This approach was based on the recommendations of the Growth Impact Discussion session held on 12 July 2018. The draft plan has adopted the same approach for PAD 18 Treceus Industrial Estate.

Are members happy that a "criteria-based approach" be taken with PAD 18 Treceus Industrial Estate, for consultation purposes?

5 iii) PAD 12 Second Homes

The Consultant has prepared the paper "The Case for a Second Homes Policy" (appendix 2) in order to assist the SG in considering the pros and cons of such a policy. Based on the overwhelming demonstration of community support, a "permanent residency" policy has been included in the draft 1st Consultation Version of the plan for consideration. Members will recall at the last meeting, mention was made that Cornwall Council (CC) would be approached regarding comment on second home policies, however CC declined to submit a direct written opinion on a policy.

In the first instance, do members wish to include a "permanent residency" policy in the draft plan, for consultation purposes?

5 iv) PAD 19 Padstow Town Centre

Map 10 (plan page 46) has been included as a proposed definition of Padstow Town Centre.

Are members happy with this definition of Padstow Town Centre, for consultation purposes?

Padstow Parish Neighbourhood Plan

Housing Land Policy Options

1. A paper was circulated in July 2018 which set out policy approach options regarding the identification of development sites in the Neighbourhood Plan. The purpose of this current paper is to remind members of the options that were considered open at that time:
 1. Work with the local planning authority to put in place a **Strategic Approach** to Site Allocation
 2. Take a **Local Approach** to Site Allocation
 3. Use a **Criteria-Based Approach** to Site Allocation

The meaning and the implications of each option are described below, from paragraph 7, although Option 1 can now be ruled out because of the advanced status of the Site Allocation DPD.
2. As regards housing and employment land, the larger, strategic, development sites should be identified and allocated by the Local Plan or a Site Allocation DPD, which has to identify sufficient developable sites to ensure there is an adequate long-term supply of land to meet the development requirements of the county and each community network area. You have to accept the strategic development allocations within your neighbourhood area, once the DPD has been adopted.
3. No strategic allocations have been made by the local planning authority for the Padstow parish area nor indeed for any part of the Community Network Area. The Steering Group has to consider therefore how the Neighbourhood Plan can be used to ensure the agreed 'strategic target', of housing numbers for the area, is met and the right type of development takes place in the right places.
4. The 1st Version of the Padstow Parish Neighbourhood Plan that members are currently considering (April 2019) adopts Option 3. It being the simplest and most expedient option, and because there are no discernible site preferences expressed by the community so far. This may all change after the 1st Version of the Plan has been consulted on.
5. Neighbourhood plans can go as far as identifying and allocating sites for all kinds of new development including housing, employment, business use, leisure and other forms of development. Indeed, the revised NPPF (para.69) encourages neighbourhood planning groups to "*consider the opportunities for allocating small and medium-sized sites suitable for housing in their area*".
6. The implications of each policy option are described below:

Strategic Approach to Site Allocation

7. **Meaning:** The local planning authority identifies and allocates specific housing sites so that the minimum number of dwellings required in its Local Plan is delivered on those sites, ensuring that they have certainty that the overall number across its area will be delivered. Allocating sites does not mean that no other development will come forward on other sites.
8. **Implications**
 - i. The local planning authority must go through consultation and statutory requirements to get proposals adopted ('agreed'). If it is advanced enough, the neighbourhood plan process can be used to influence the location of the housing sites
 - ii. The required Strategic Environmental Assessment¹ (SEA) is done by the local planning authority
 - iii. The resources and expertise needed to make the allocations is already in place to ensure that the local planning authority's 'strategic' quantum of housing development is deliverable. There is no additional resource or time burden placed on the Town Council or Steering Group
 - iv. The Neighbourhood Plan can still have policies which set the local 'ground rules', for things like the design, density and other standards for allocated housing sites and also 'criteria based'

¹ SEA is a procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. Allocating sites for development would trigger the need for a SEA to be produced.

- policies for helping to determine the suitability or not of planning application proposals for development if submitted for sites which have not been allocated
- v. Working with the local planning authority to allocate housing sites in the Local Plan or accompanying Development Plan Document (DPD) can save a Steering Group a lot of time and resource, particularly if the process of understanding development site opportunities and constraints is already underway
9. In the case of Padstow, this option is now a non-starter. The Site Allocation DPD is almost complete. Moreover, the strategic target for the Padstow area is relatively small. This option is only included in this paper for the sake of completeness.

Local Approach to Site Allocation

10. **Meaning:** The community chooses to allocate housing sites in its neighbourhood plan, rather than leave it to the local planning authority and the planning process. The numbers, i.e. the capacity of the allocated sites, cannot be lower than those identified in the Local Plan for the area, but the neighbourhood plan can increase them if supported by evidence.
11. **Implications**
- i. It is likely to take longer to do; it will require a thorough and robust site identification and appraisal exercise, including a local 'call for sites'
 - ii. It will require additional focused consultation on potential housing sites to consider development options
 - iii. A Strategic Environmental Assessment (SEA) will need to be done (or commissioned) by the Steering Group
 - iv. Undertaking a SEA requires additional time, resources and expertise to ensure it is robust and capable of resisting challenge by developers or other stakeholders (but can be funded by Government grant); and it will be challenged
 - v. A SEA has to meet certain procedural requirements (e.g. local planning authority 'screening opinion', 'scoping' report, 6-week consultation with Government agencies...)
 - vi. Allocating sites can 'put you in the driving seat' when it comes to identifying preferred locations for housing, although the outcomes may not be any different to those reached if the local planning authority undertakes the allocations process
 - vii. It can be divisive; the Steering Group needs to be prepared to 'take the rough with the smooth' when it comes to discussing views on housing with the community

Criteria-Based Approach to Site Allocation

12. **Meaning:** Neither the local planning authority nor the neighbourhood plan allocates specific housing sites. Policies are set to protect areas of the parish and/or settlements, which have particular social, environmental or economic value or importance to the community, from inappropriate development. The policies will be used by those determining planning applications to assess the suitability of proposals and can help to guide development to appropriate locations if proposals come forward during the lifetime of the Plan.
13. **Implications**
- i. You will need to have robust evidence to support any policies or designations you wish to have in the Neighbourhood Plan
 - ii. It should be quicker to produce the Plan if you do not set development allocations but develop criteria-based policies
 - iii. You can focus on as few or as many of the topics that are important to you and your community
 - iv. You have a local set of planning 'rules' to make sure that if development does take place in your parish, that it is in the places where you will find it more acceptable and will be of a type, scale and form that the community approves. You can use your policies to support your comments in response to planning applications
 - v. A SEA is unlikely to be required, but a Sustainability Appraisal (SA) could still be done to test the impact of your policies
 - vi. You can give any Design Statement real 'teeth' (or 'weight') by having a policy which requires it to be seriously considered

Padstow Parish Neighbourhood Plan

The Case for a Second Homes Policy

1. The Padstow Community Survey 2018 asked the question: *do you think we should consider restricting the growth in the number of 2nd homes and holiday lets?* 481 persons answered the question. 75.5% of all respondents answered in the affirmative. Amongst permanent residents of the area, 87% were in favour of measures to restrict the growth in second homes and holiday lets. Many, I suspect, expect to see a second homes policy in the Padstow Parish Neighbourhood Plan.
2. Regarding second homes and neighbourhood plans, St Ives has pioneered the way in Cornwall and the UK. St Ives Town Council included a policy within the St Ives Area Neighbourhood Plan (Policy H2¹), which only supports the development of new open market housing where there is a restriction to ensure its occupancy as a 'Principal Residence'. The development industry was quick to challenge the policy (details later). The Judgement in 2016, which dismissed the legal challenge, paves the way for other neighbourhood plans to include restrictions on the occupation of new dwellings as second homes, where there is evidence that the second homes market is having a detrimental impact on the sustainability of towns and villages. The judgment was favourable to the St Ives' Plan because its second homes policy was not simply to ensure that people who wish to live in the area as full-time residents are able to obtain housing. Crucially it was aimed at safeguarding the sustainability of the area by reducing the proportion of dwellings that are not used as a principal residence i.e. to support a sustainable community.
3. Since the Judgment in 2016, several neighbourhood plans in Cornwall, and plans prepared by other coastal communities in the UK, have included a St Ives-type policy. Almost all have justified the policy as being in the interests of the sustainability of the area. Although many also acknowledge that it may increase the prospect of local households securing a new home in the area.
4. Community opinion locally is clearly in favour of restricting the growth in the number of second homes and holiday lets in the Padstow and Trevone area. Much of this opinion is motivated by the aim of helping local people to get the home they want, as is evidenced by the answers to other housing questions in the Community Survey 2018. The impact of large numbers of empty dwellings on the area's sustainability is seemingly more of a secondary concern to the local community.

What the Evidence Shows:

5. There is no doubt that the demand for second homes and holiday lets in the Padstow area has had a significant impact on its housing market and house prices. Recent discussions with local estate agents² described a situation, in 2018, *where over 90-95% of clients are looking for second homes mainly as holiday rental purposes, although some are for non-letting second homes. The demand is across the spectrum of properties, from cottages to much larger 4-5 bedroomed 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). Demand far outstrips supply. Desirable properties are snapped up immediately by clients already on agents' books. Local people simply don't have the funds to compete with the very strong second home market. Homes sold by residents nearly always sell as second homes, hence the decline in population over recent years.*
6. *The area is not subject to the fluctuating trends in the market which have been seen elsewhere. Sales have remained fairly stable over year by year and prices have continued to increase over the past few years. There is no reason why this situation will change.*
7. Two local agents that were interviewed, believe the 'St Ives' policy would work in Padstow.

¹ <https://www.cornwall.gov.uk/media/23576572/final-st-ives-area-ndp-proposal-with-examination-and-cc-amendments-clean-final.pdf>

² See pages 25-26 <http://www.padstow-tc.gov.uk/wp-content/uploads/2017/10/Padstow-NP-Local-Evidence-Report-at-Dec-2017-004.pdf>

8. Research carried out for the Daily Telegraph in 2018³, showed the PL28 postcode to have highest percentage by far, of properties bought as second homes in Cornwall over the previous two years.
 - 1) PL28 - Padstow, Crugmeer, Porthcothan, St Merryn, Trevone, Treyarnon 67%
 - 2) PL10 - Rame, Millbrook, Kingsand, Freathy, Cremyll 29%
 - 3) TR26 - Saint Ives 24%
 - 4) TR2 - Truro, Gerrans 23%
 - 5) PL27 - Wadebridge, St Eval, St Minver 21%
9. For harder facts we are still very dependent on an interpretation of the 2011 Census data. The local planning authority has established that there is a strong correlation between empty homes as recorded in the Census and second homes. The Cornwall average proportion of empty homes in 2011 was 11.2%. The Padstow parish area at that time was 34.6%; but it was closer to 58% in Trevone and central Padstow. On the newer estates on the edge of Padstow however it was only 2% of dwellings that were unoccupied.
10. In most coastal settlements, a third or more dwellings being unoccupied for a part of the year would have a substantial effect on sustainability. Neighbourhood plans for Mevagissey, the Rame Peninsula, Salcombe, Southwold, Hunstanton and the villages on the Northumberland coast, for example, have all successfully argued the case to restrict second homes and had a policy accepted for inclusion in their neighbourhood plan. In all these cases, the policy mimics the St Ives' policy and restricts the occupancy of new open market housing for 'principal residency' purposes only.
11. The question is: can the same case be made for the Padstow parish area, and should it?
12. As regards the first part of the question, it is reasonable to conclude that if the case can be made for St Ives, then it can be made for Padstow. They are directly comparable in terms of their tourism status and appeal and Padstow is evidently a hotter second home market.
13. The development industry in opposing the St Ives' policy made the case that:
 - increasing the amount of available market housing in the area for local people to buy was a "reasonable alternative" to a second homes policy; and
 - the 'principal residence requirement' was an unjustified interference with Article 8 of the European Convention on Human Rights, "the right to a home", which would be enjoyed by future occupiers of dwellings subject to restriction.
 Both arguments were not accepted as appropriate in the case of St Ives.

What's best for the Padstow area?

14. Regarding whether a second homes policy should be introduced for the Padstow area, it is important to consider that:

About second-homers:

 - a) Not all second homes are owned by city dwellers who only 'pop down' for the holidays. Many, if not most in the Padstow area, are used as holiday lets which can be let for 50 plus weeks a year. A family on a week's holiday will spend a lot locally on food, entertainment and activities, which in turn brings employment.
 - b) Second-home owners employ local businesses for maintenance, renovations and to update furniture and equipment.
 - c) Second-home owners use social media networks to actively promote local businesses, events and local artists, creators and workshops – all year round.
 - d) Many second-home owners buy with a view to moving to the area permanently when they retire. It is in their interest to play an active part in the community.

About a second home policy:

 - e) Restricting second homes does not create more affordable housing for young buyers in the local community. The two markets don't overlap.

³ <https://www.telegraph.co.uk/property/west-country/second-home-guilt-strikes-deprived-cornwall/>

- f) Such a policy will lead to increases in the demand for existing dwellings in the area and push their prices even higher.
- g) It reinforces divisions between locals and new-comers and furthers segregation between and within communities.
- h) The policy will cause the parish area to drop a value zone for CIL⁴ and affordable housing.
- i) Mortgage lenders are not keen on principle-residence-restricted properties. Borrowing rates are higher as well, which will negatively impact what someone could afford to borrow.
- j) It may just not be necessary. Most second-home owners want older character properties with attractive views, which is rarely the case on new-built estates. There are very few second homes on the newly built Treceus Estate development.

To intervene or Not?

15. Based on the above and bearing in mind that a policy in the Neighbourhood Plan can only affect new dwellings, the Steering Group needs to decide whether there is still justification for policy intervention. The case for doing so is based on the following:

- Anything that limits or slows down the growth of second homes would be helpful in safeguarding community cohesion and sustainability.
- It will prevent new homes being marketed and sold as holiday homes.
- It sends out a message that neither Padstow nor Trevone should become an out-of-season ghost town.
- Padstow, which is impacted by second-home owners more than almost anywhere else in Cornwall, should have a second home policy. Not to do so would need explaining in such a way as not to undermine the intentions of other neighbourhood planning communities.

16. The most straight-forward route to the inclusion of a policy in the Neighbourhood Plan would be to adopt something like the St Ives' version, which is:

H2 Principal Residence Requirement

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them. Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition and be obliged to provide this proof if/when Cornwall Council requests this information. Proof of Principal Residence is via verifiable evidence which could include, for example (but not limited to) residents being registered on the local electoral register and being registered for and attending local services (such as healthcare, schools etc).

17. Principal residences are defined as those occupied as the residents' sole or main residence, where the residents spend most of their time when not working away from home. The St Ives' policy does not seek to impose an arbitrary limit on the minimum number of days of occupation, which allows for some flexibility in the enforcement of a condition. It does place an obligation on the local planning authority to monitor and enforce the residency condition. The policy applies to new open market housing but excludes one-for-one replacement dwellings.

⁴ This means that less affordable housing from 40% to 30% may be delivered within the NP Area and CIL receipts may be lower. (Nb. CIL = Community Infrastructure Levy)

18. If the Steering Group considers that the St Ives' policy is relevant, necessary and workable, after taking account of all the factors in paragraph 14 above, then a draft policy similar to it should be included in the Consultation Version of the Neighbourhood Plan for the community to express its opinion about.
19. A significant variation on the St Ives' policy would need to be fully justified and would be subjected to a lot of scrutiny and possible challenge by the development industry. The only reason why one should be considered, is if it relates to specific sites rather than the whole area. For example, if it is decided to allocate sites for housing development within the Neighbourhood Plan then it is possible to set locationally-specific criteria, which could include housing types, sizes, mix, tenures, ownership etc. All the criteria would need to be evidence-based, to show they are justified, reasonable and viable. Their imposition may need to be subject to a legal agreement.
20. It should be noted that holiday lets were prevented by legal agreements on the recently developed Treceus Housing Estate. The owners of open market housing are prohibited by covenant from letting their dwellings to holidaymakers and others for a period of less than a month. This was achieved because of a unilateral undertaking made by the developer, Poltair Homes Limited, to support its appeal against the initial refusal of planning permission for the development. The undertaking included a commitment to contribute to education facilities, to provide a public open space area, to ensure that the affordable dwellings and social rented dwellings are provided, and the open market housing are restricted in size, marketed initially to local people and covenanted to prevent them being utilised as holiday homes for rent. The Appeal Inspector concluded that this undertaking "*would go some way towards addressing concerns raised by objectors that these houses would not be realistically available to local people*". The appeal was allowed. The constraints imposed by, what became, legal agreements did not make the housing development any easier to realise and it was much delayed. The stalled housing development was eventually built with the help of a loan from the HCA. This is not an example to base a coherent policy approach on, nor frame a planning policy around.

PW/PPNP/Feb19

NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP: 2 APRIL 2019

AGENDA ITEM 6: PADSTOW PARISH NEIGHBOURHOOD PLAN: 1ST CONSULTATION VERSION APRIL 2019

As members will know the draft version of the plan was circulated on the 18 March 2019; please bring your copy with you to the meeting. As mentioned in the cover memo sent with the draft version of the plan if you have any specific queries or questions please do contact the office in a timely manner before the meeting. As agreed by the Group a copy of the plan was sent at the time of agenda despatch to members of the Task Groups.

Members are asked to give due consideration to the draft version of the plan, and the set of draft policies it contains, in order that a copy of the same may be shared with Cornwall Council to request their views on general conformity and effectiveness. In order to assist with the same a briefing paper has been prepared which outlines the draft policies that may have been updated in light of the consultation responses and also provides a useful tool in previous considerations of the same (appendix 1).

After sharing the plan with Cornwall Council, a further meeting will be arranged in order to hear these views and if appropriate, then look to make any refinements to the policies before going out to informal public consultation. Members can give due consideration at that time on the consultation process. After the informal consultation stage more change may be necessary in light of reactions from our community.

AGENDA ITEM 7: LOCAL GREEN SPACE LANDOWNERS:

Appendix 2 to this report is a list of the landowners, as identified by Task Group members, who own the nominated Local Green Space sites. SG members are asked to give consideration to the list and identify missing landowners so that following the meeting, letters outlining the SG's intent to protect the spaces through PAD 5 can be sent.

AGENDA ITEM 8: PROJECT PLAN AND BUDGET

Appendix 3 to this report details an updated Project Plan for information. In respect of the budget for 2018-19, there is a balance of £2,085.44. In 2019-20, the budget available to spend is £15,000 as agreed by Council when they set the budget.

In respect of Locality Funding, as mentioned previously an award of £2,197 was received. This has now been expended and the End of Grant Report submitted.

Policies Further Developed For 1 st Draft Consultation Version:			
Working No.	1 st Draft Policy (Approved SG Apr.2018)	Agreed amendments	Policy No.
1A.	Development proposals which have no adverse effect on the integrity or continuity of landscape features and habitats of local and national importance for wild flora and fauna may be supported. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity may be supported.		1st Draft Consultation Version Policy PAD1 Protecting the Natural Environment Development proposals which have no adverse effect on the integrity or continuity of landscape features and habitats of local and national importance for wild flora and fauna may be supported. Development which is likely to have an unacceptably adverse impact on wildlife corridors and stepping stones will not be permitted. Proposals which incorporate conservation and/or appropriate habitat enhancement to improve biodiversity may be supported. <i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i> NPPF para. 174 - safeguard components of local wildlife-rich habitats and wider ecological networks PPG para. 004 Reference ID: 8-004-20140306 have regard to management plans for Areas of Outstanding Natural Beauty PPG para: 017 Reference ID: 8-017-20140306 biodiversity enhancement in and around development should be led by a local understanding of ecological network Cornwall Local Plan Strategic Policy: 23
3B.	The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances are demonstrated:	1. Chapel Stile Field 2. Dennis Cove Lake Area 3. Land at Downstream Close 4. Gateway site (at junction of B3276 & A389) 5. The Green, Porthmissen Beach	PAD5 Local Green Space The areas listed below are designated 'Local Green Spaces': 1. Chapel Stile Field 2. Dennis Cove Lake Area 3. Land at Downstream Close 4. Gateway site (at junction of B3276 & A389) 5. The Green, Porthmissen Beach

	<p>6. The Lawns Play and Recreation Area</p> <p>7. Lodenek Avenue play Area</p> <p>8. Lodenek Avenue play Area</p> <p>9. Pelllew Close Play Area (a)</p> <p>10. Pelllew Close Play Area (b)</p> <p>11. The Plantation</p> <p>12. Land at Polpennic Drive/Soldon Close</p> <p>13. Land corner of Porthilly View</p> <p>14. Rope Walk Allotments</p> <p>15. Walled Garden at St Saviours</p> <p>16. Wheal Jubilee Parc</p> <p>Green spaces agreed by SG 6.2.19:</p>	<p>6. The Lawns Play and Recreation Area</p> <p>7. Lodenek Avenue play Area</p> <p>8. Pelllew Close Play Area (a)</p> <p>9. Pelllew Close Play Area (b)</p> <p>10. Allotments adj. Plantation</p> <p>11. The Plantation</p> <p>12. Land at Polpennic Drive/Soldon Close</p> <p>13. Land corner of Porthilly View</p> <p>14. Rope Walk Allotments</p> <p>15. Walled Garden at St Saviours</p> <p>16. Wheal Jubilee Parc</p> <p>Proposals for new development on designated Local Green Spaces will only be supported where they:</p> <ul style="list-style-type: none"> i) are ancillary to the existing recreation or amenity use of the site; and ii) maintain or enhance the existing use and amenity value of the site; and, iii) have no adverse impact on the landscape, habitats or biodiversity of the site or (where unavoidable) satisfactorily mitigate such impact. <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</p> <p>NPPF para. 99 - neighbourhood plans allow communities to identify and protect green areas of particular importance to them</p> <p>PPG para. 007 Reference ID: 37-007-20140306 - designating any Local Green Space will need to be consistent with local planning for sustainable development in the area</p> <p>Cornwall Local Plan Strategic Policy: 16 and</p>
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<p>4B. Housing development is supported, in principle, within the settlement limits or on allocated sites, subject to meeting ... OR Development will generally be supported within or immediately adjoining the Built-up Area Boundary provided that: ... AND/OR</p>	<p>Draft Policy PADW - Development Adjoining the Settlement Boundary</p> <p>The development of sites adjoining the Settlement Area Boundary for residential or mixed-use development will be supported if:</p> <ol style="list-style-type: none"> the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside; they demonstrably meet local housing needs and satisfy the Local Plan requirements for proportion of affordable dwellings; 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 they are consistent with the strategic requirement of the Local Plan and the development criteria set out in Policy PADX <p>Recommended by Task Members at Growth Impact Discussion Session July 2018. Agreed by SG 25.7.19</p> <p>Briefing note prepared for SG meeting 2.4.19</p>	<p>PAD7 Development Adjoining Padstow's Settlement Boundary</p> <p>Development proposals for sites adjoining the Padstow's Settlement Area Boundary for residential or mixed-use development will be supported if:</p> <ol style="list-style-type: none"> the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside; it is appropriate to its setting in terms of scale, height and massing; it demonstrably meets local housing needs and satisfies the Local Plan requirements for proportion of affordable dwellings; it does not compromise or have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB; and it is consistent with the strategic requirements of the Local Plan and the development criteria set out in policy PAD8. <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 84. - recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements,</i></p> <p><i>NPPF para. 78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities</i></p> <p><i>PPG para.</i></p> <p><i>Cornwall Local Plan Strategic Policy: 3 and 7</i></p>
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<p>4A.</p>	<p>Future housing development is allocated on the following sites: ... OR Proposals for the development of small-scale affordable housing schemes on rural exception sites on the edge of the settlement areas</p>	<p>Draft Policy PADY – Rural Exception Site Development</p> <p>As an exception to the normal housing policies of the development plan, development proposals to provide small-scale affordable housing schemes on rural sites where development would not otherwise be permitted will be supported, providing it:</p> <ol style="list-style-type: none"> 1) does not result in the development of isolated homes in the countryside; 2) is within a reasonable and safe walking distance of an existing settlement; 3) contributes to a more mixed and balanced community in the locality; 4) would not have an adverse impact on neighbouring uses or the openness of the countryside; 5) provides dwellings for people with a relevant local connection that remain affordable in perpetuity; and 6) in all other ways, meets the requirements of housing development Policy PAD9. [<i>Typo in plan version, should refer to PAD9</i>] <p>Draft Policy, condition ii removed</p> <p>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.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 77 - support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs</i></p> <p><i>PPG para. 001 Reference ID: 50-001-20160519</i></p> <p><i>Rural housing is essential to ensure viable use of these local facilities.</i></p> <p><i>Cornwall Local Plan Strategic Policies: 6 and 8</i></p> <p>Recommended by Task Members at Growth</p>	<p>PAD11 Rural Exception Site Development</p> <p>As an exception to the normal housing policies of the development plan, development proposals to provide small-scale affordable housing schemes on rural sites where development would not otherwise be permitted will be supported, providing it:</p> <ol style="list-style-type: none"> 1) does not result in the development of isolated homes in the countryside; 2) is within a reasonable and safe walking distance of an existing settlement; 3) contributes to a more mixed and balanced community in the locality; 4) would not have an adverse impact on neighbouring uses or the openness of the countryside; 5) provides dwellings for people with a relevant local connection that remain affordable in perpetuity; and 6) in all other ways, meets the requirements of housing development Policy PAD9. [<i>Typo in plan version, should refer to PAD9</i>] <p>Draft Policy, condition ii removed</p> <p>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.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 77 - support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs</i></p> <p><i>PPG para. 001 Reference ID: 50-001-20160519</i></p> <p><i>Rural housing is essential to ensure viable use of these local facilities.</i></p> <p><i>Cornwall Local Plan Strategic Policies: 6 and 8</i></p>
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6C.	<p>New open market housing will only be supported where there is a restriction to ensure its occupancy as a Principal Residence. Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.</p>	<p>Impact Discussion Session July 2018. Agreed by SG 25.7.19 Briefing note prepared for SG meeting 2.4.19 Paper to be considered by SG at meeting on 2.4.19</p>	<p>PAD12 Second Homes</p> <p>Proposals for open market housing (excluding one for one replacement dwellings) will only be supported where first and future occupancy occupation is restricted by a legal agreement to ensure that each new dwelling is occupied only as a Principal Residence.</p> <p>A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends most of their time when not working away from home.</p> <p>Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 9 - Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</i></p> <p><i>PPG para. 001 Reference ID: 50-001-20160519 a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities</i></p> <p><i>Cornwall Local Plan PP10 Objective 1 – ... enable the delivery of affordable housing particularly when considering the impact of a high percentage of second homes.</i></p>
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11A.	<p>The development of new businesses and the expansion of existing businesses in or adjacent to Padstow town area will be supported, subject to development respecting local character and residential amenity, and the residual cumulative impacts on highway safety and the local transport network not being severe.</p> <p>The regeneration and small-scale expansion of existing business sites, or the sympathetic conversion of existing buildings, for business and enterprise, will be supported.</p>		<p>PAD17 Business Development</p> <p>The regeneration and small-scale expansion of existing business premises, or the sympathetic conversion of existing buildings, for light industrial and business uses as identified in class B1 of the Town and Country Planning (use classes) Order 1987 (as amended), will usually be supported.</p> <p>Development proposals for new businesses and the expansion of existing businesses on brownfield sites within, or adjacent to, the Padstow settlement area boundary will be supported, subject to the development respecting local character and residential amenity, and the residual cumulative impacts on highway safety and the local transport network not being severe.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 80 - create the conditions in which businesses can invest, expand and adapt PPG para.</i></p> <p><i>Cornwall Local Plan Strategic Policy: 5</i></p>
12A.	<p>Treccerus Industrial Estate should be protected as a key employment area.</p> <p>Proposals which lead to the improvement, modernisation or upgrading of current premises on the Treccerus Industrial Estate will be supported, subject to there being no adverse impacts on the amenity of existing uses and neighbours.</p>	<p>Briefing note prepared for SG meeting 2.4.19</p>	<p>PAD18 Treccerus Industrial Estate</p> <p>Treccerus Industrial Estate should be protected as a key employment area.</p> <p>Proposals which lead to the improvement, modernisation or upgrading of current premises on the Treccerus Industrial Estate will be supported, subject to there being no adverse impacts on the amenity of existing uses and neighbours.</p> <p>Proposals to extend the Treccerus Industrial Estate for B1 and B2 business uses²⁸ will be supported provided they do not:</p> <ol style="list-style-type: none"> 1) have any unacceptable environmental impact; or 2) have an unacceptable impact on residential amenity; or 3) have an unacceptable adverse impact on the transport network. <p>Development proposals should include a traffic impact analysis or transport assessment which is proportionate to the development and</p>

13A.	<p>Padstow Town Centre is defined on inset Map X. Proposals for retail and associated commercial development within this area that add to the centre's vitality or community benefit will be supported.</p> <p>The loss of shops and commercial units, to non-employment uses, within the defined area will not be supported unless it can be demonstrated that:</p> <p>a) the use of the premises for these purposes is no longer economically viable; or</p> <p>b) the proposed alternative use would provide equal or greater benefits for the local economy and community than the current use.</p> <p>Residential use of accommodation on the upper floors of town centre businesses will be supported provided that</p>		<p>demonstrates traffic impact and measures which may be taken to mitigate impacts.</p> <p>Provision for parking should be appropriate to the needs of the development.</p> <p>Proposals for B8 storage or distribution uses will be resisted.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 83 - enable the sustainable growth and expansion of all types of business and enterprise in rural areas</i></p> <p><i>PPG para.</i></p> <p><i>Cornwall Local Plan Strategic Policy: 5</i></p>
			<p>PAD19 Padstow Town Centre</p> <p>Padstow Town Centre is defined on Map 10.</p> <p>Proposals for retail and associated commercial development within this area that add to the centre's viability or community benefit will generally be supported.</p> <p>Proposals for development of, or alteration to, traditional shop frontages will only be supported where they are sympathetic and in-keeping with the character of the frontage and built form of their setting.</p> <p>The loss of shops and commercial units, to non-employment uses, within the defined area will not be supported unless it can be demonstrated that:</p> <p>1) the use of the premises for these purposes is no longer economically viable; or</p> <p>2) the proposed alternative use would provide equal or greater benefits for the local economy and community than the current use.</p> <p>Residential use of accommodation on the upper floors of town centre businesses will be supported provided that such accommodation is not currently in employment use and that the residential use does not adversely affect the viability of any ground floor commercial use.</p>

	<p>such accommodation is not currently in employment use and that the residential use does not adversely affect the viability of any ground floor commercial use.</p>		<p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 85 - define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, PPG para. 001 Reference ID: 2b-001-20140306 plan positively, to support town centres to generate local employment..... and create attractive, diverse places where people want to live, visit and work Cornwall Local Plan Strategic Policy: 4</i></p>
<p>15B.</p>	<p>The expansion of existing, and development of new, tourism and related facilities will be supported where it is proportionate to its location in scale and type. Development proposals should demonstrate how it will be viable, sustainable and benefit the local economy and the wellbeing of the neighbourhood area.</p>		<p>PAD20 Tourism Development</p> <p>Proposals for the development and expansion of tourism-facilities will be supported providing that:</p> <ol style="list-style-type: none"> 1) the scale of development is proportionate to existing activity and the immediate locality; 2) the potential impact on neighbouring uses is acceptable having regard to potential noise and disturbance; 3) they do not have a significant adverse impact on the landscape of the AONB and are mitigated by extensive landscaping and visual screening; and 4) traffic, access and highway issues are satisfactorily addressed. <p>Development proposals should demonstrate how it will be viable, sustainable and benefit the local economy and the wellbeing of the neighbourhood area.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 83 enable sustainable rural tourism and leisure developments which respect the character of the countryside PPG para. 007 Reference ID: 2b-007-20140306 analyse the opportunities for tourism to support local services, vibrancy and enhance the built environment Cornwall Local Plan Strategic Policy: 5</i></p>

<p>14B.</p>	<p>Community-based recycling and renewable energy initiatives are encouraged.</p>		<p>PAD22 Community-based Initiatives</p> <p>Suitably sited, community-based, recycling or renewable energy initiatives that accord with the latest supplementary planning guidance will be supported.</p> <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 152 - support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning PPG para. 004 Reference ID: 5-004-20140306 Neighbourhood plans are an opportunity for communities to plan for community led renewable energy developments.</p> <p>Cornwall Local Plan Strategic Policy: 19 and 20</p>
<p>16A.</p>	<p>The provision of new or improved recreational and sports facilities will be permitted in or on the edge of settlement areas provided that:</p> <ol style="list-style-type: none"> the scale of the facility is related to the needs of the area; there is safe and convenient access for potential users; and residential amenity is adequately protected. 		<p>PAD24 Recreation and Sports Facilities</p> <p>The provision of new or improved recreational and sports facilities will be permitted in or on the edge of settlement areas provided that:</p> <ol style="list-style-type: none"> the scale is related to the needs of the area and in keeping the character of the location; they do not create unacceptable disturbance to neighbouring residential properties by way of noise, light spillage and unsociable hours; the use of any floodlighting has mitigation measures in place to protect nearby residential property and areas of nature conservation; and access and off-street parking can be satisfactorily provided without harming existing residential and other uses. <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para.96 - access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities</p>

			<p>PPG para. 001 Reference ID: 37-001-20140306 Open space should be taken into account in planning for new development and considering proposals that may affect existing open space Cornwall Local Plan Strategic Policy: 16</p>
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Policies With Minor Refinements For 1st Draft Consultation Version:

Working No.	1 st Draft Policy (Approved SG Apr.2018)	Agreed amendments	Policy No. 1 st Draft Consultation Version Policy
2C.	<p>Proposals for development that enable farm diversification or for changes required for agriculture or land management practices, which respect or enhance the natural beauty of the AONB and other areas of countryside, will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.</p>		<p>PAD3 Farm Diversification</p> <p>Development proposals that enable farm diversification or for changes required for agriculture or land management practices, which respect or enhance the character and natural beauty of the AONB and other areas of countryside, will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.</p> <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 83 - planning policies and decisions should enable: the development and diversification of agricultural and other land-based rural businesses; PPG para. 112 Reference ID: 13-112-20170728 permitted development rights, allows change of use of agricultural buildings to a flexible commercial use, when certain conditions are met Cornwall Local Plan Strategic Policy: 21</p>
		<p>Draft Policy PADV - Settlement Area Boundary Policy</p> <p>Development proposals will generally be supported within the Settlement Area</p>	<p>PAD 6 Settlement Area Boundaries</p> <p>Development proposals will generally be supported within the Settlement Area Boundaries defined for Padstow on Maps 6 and Trevone on Map 7, providing that the proposal: 1) is appropriate to its setting in terms of scale, height and massing; and</p>

		<p>Boundary provided that the proposal:</p> <ul style="list-style-type: none"> i) is appropriate to its setting in terms of scale, height and massing; and ii) makes an appropriate use of a brownfield site; or iii) is infill and surrounded by existing development; and iv) in other ways complies with the policies in the development plan. <p>Recommended by Task Members at Growth Impact Discussion Session July 2018.</p> <p>Agreed by SG 25.7.19</p>	<ul style="list-style-type: none"> 2) makes an appropriate use of a brownfield site; or 3) is infill and surrounded by existing development; and 4) in other ways complies with the policies in the development plan. <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 118 - give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs</i></p> <p><i>PPG para. 001 Reference ID: 41-001-20140306 - Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community</i></p> <p><i>Cornwall Local Plan Strategic Policy: 7</i></p>
<p>8A.</p> <p>Development proposals will generally be supported which are intended to achieve any of the following:</p> <ul style="list-style-type: none"> a) promoting walking, cycling and the use of public transport (including enhanced provision for those with limited mobility) b) promoting road safety by physical means, such as the widening of pavements c) alleviating traffic problems in the town centre 			<p>PAD13 Local Travel and Safety</p> <p>Development proposals, which are specifically intended to achieve any of the following, will generally be supported:</p> <ul style="list-style-type: none"> 1) promoting walking, cycling and the use of public transport (including enhanced provision for those with limited mobility) 2) promoting road safety by physical means, such as the widening of pavements 3) alleviating traffic problems in the town centre <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</p> <p><i>NPPF para. 102 – opportunities to promote walking, cycling and public transport use are identified and pursued</i></p> <p><i>NPPF para. 110 - create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles</i></p> <p><i>PPG para. 002 Reference ID: 53-002-20140306 The range of issues that could be considered include.... promote active travel and physical activity</i></p>

Policies With No Proposed Changes For 1st Draft Consultation Version:

Working No.	1 st Draft Policy (Approved SG Apr.2018)	Agreed amendments	Policy No.	1 st Draft Consultation Version Policy
2B.	<p>Public rights of way should be protected from development. Improvements to the existing network of public rights of way will be supported providing their value as wildlife corridors is protected and, if possible, enhanced.</p>		PAD2	<p>Public Rights of Way</p> <p>Public rights of way should be protected from development. Improvements to the existing network of public rights of way will be supported providing their value as wildlife corridors is protected and, if possible, enhanced.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 98 - policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users PPG para. 004 Reference ID: 37-004-20140306 - public rights of way form an important component of sustainable transport links and should be protected or enhanced Cornwall Local Plan Strategic Policy: 16</i></p>
3A.	<p>Development proposals affecting locally identified heritage assets will only be supported where they retain and enhance the built character and heritage value of the asset and its setting and acknowledge the role the asset has played in the history of the area.</p>		PAD4	<p>Heritage Assets</p> <p>Development proposals affecting locally identified heritage assets will only be supported where they retain and enhance the built character and heritage value of the asset and its setting and acknowledge the role the asset has played in the history of the area.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p>

			<p><i>NPPF para. 185 - set out a positive strategy for the conservation and enjoyment of the historic environment PPG para. 007 Reference ID: 18a-007-20140306 - include enough information about local heritage to guide decisions and put broader strategic heritage policies from the Local Plan into action at a neighbourhood scale</i> Cornwall Local Plan Strategic Policy: 24</p>
<p>6B.</p>	<p>All new development should seek to achieve high standards of sustainable development, and demonstrate in proposals how design, construction and operation has sought to:</p> <ol style="list-style-type: none"> a) reduce the use of fossil fuels; b) promote the efficient use of natural resources, the re-use and recycling of resources, and the consumption of renewable energy; c) adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies; d) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings. 	<p>PAD8</p> <p>Sustainable Design</p> <p>All new development should seek to achieve high standards of sustainable development, and demonstrate in proposals how design, construction and operation has sought to:</p> <ol style="list-style-type: none"> 1) reduce the use of fossil fuels; 2) promote the efficient use of natural resources, the re-use and recycling of resources, and the consumption of renewable energy; 3) adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies; and 4) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings. 	
		<p>Draft Policy PADX – Housing Development</p> <p>Proposals for residential development will be supported where they deliver a high-quality design and layout which demonstrates:</p>	<p>PAD 9</p> <p>Housing Development</p> <p>Proposals for residential development will be supported where they deliver a high-quality design and layout which demonstrates:</p> <ol style="list-style-type: none"> 1) the density of the development is appropriate to the built character,

		<p>i) the density of the development is appropriate to the built character, function, setting and housing mix of the proposal site;</p> <p>ii) an appropriate mix of housing types and sizes that reflect local needs;</p> <p>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;</p> <p>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;</p> <p>v) provision of adequate off-road car and cycle parking for both residents and their visitors and electric car and cycle charging points;</p> <p>vi) inclusion of measures to maximise efficiency in terms of water usage and management, incorporating Sustainable Urban Drainage (SUDs) technologies; and</p> <p>vii) a green infrastructure approach, with links that</p>	<p>function, setting and housing mix of the proposal site;</p> <p>2) an appropriate mix of housing types and sizes that reflect local needs;</p> <p>3) 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;</p> <p>4) 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;</p> <p>5) provision of adequate off-road car and cycle parking for both residents and their visitors and electric car and cycle charging points;</p> <p>6) inclusion of measures to maximise efficiency in terms of water usage and management, incorporating Sustainable Urban Drainage (SUDs) technologies; and</p> <p>7) a green infrastructure approach, with links that seek to protect and enhance local biodiversity and geodiversity where appropriate.</p> <p>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 125 - <i>neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development</i> PPG para. 007 Reference ID: 26-007-20140306 <i>Development should seek to promote character in townscape</i></p>
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		<p>seek to protect and enhance local biodiversity and geodiversity where appropriate</p> <p>Recommended by Task Members at Growth Impact Discussion Session July 2018.</p> <p>Agreed by SG 25.7.19</p>	<p><i>and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation.</i></p> <p>Cornwall Local Plan Strategic Policy: 12</p>
7A.	<p>Development proposals for larger housing schemes should provide for an appropriate mix of dwelling types and sizes that reflect an identified local need and meets local demand, based on an up-to-date Local Housing Needs Assessment.</p>		<p>PAD10 Housing Needs and Mix</p> <p>Development proposals for larger housing schemes should provide for an appropriate mix of dwelling types and sizes that reflect an identified local need and meets local demand, based on an up-to-date Local Housing Needs Assessment.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 61 - the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</i></p> <p><i>PPG para. 003 Reference ID: 2a-003-20140306 - the total number of homes needed based on quantitative assessments, but also on an understanding of the qualitative requirements of each market segment</i></p> <p>Cornwall Local Plan Strategic Policies: 6 and 8</p>
9B.	<p>The provision of electric vehicle charging outlets on new developments and at suitable locations to serve public demand will be supported.</p>		<p>PAD14 Electric Vehicle Charging</p> <p>The provision of electric vehicle charging outlets on new developments and at suitable locations to serve public demand will be supported.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 105 - ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles</i></p>

10A.	<p>Proposals for new public car parking facilities will be supported in their entirety, or as part of new developments, on suitable sites where the need is demonstrated subject to:</p> <ul style="list-style-type: none"> a) appropriate environmental impact assessments demonstrating no significant adverse impact on the surrounding natural environment and/or local built environment would occur; b) flood risk being minimised, and permeable materials being used wherever practicable; c) an appropriate hard and soft landscaping scheme; d) any adverse impact in terms of noise, air and light pollution being satisfactorily mitigated; and e) safe and convenient vehicular and pedestrian access and egress arrangements. 		<p>PPG para. 006 Reference ID: 42-006-20140306 <i>Travel plans can.... reduce carbon emissions and climate impacts</i> <i>Cornwall Local Plan Strategic Policy: 27</i></p>
			<p>PAD15 Public Car Parking Areas</p> <p>Proposals for new public car parking facilities will be supported in their entirety, or as part of new developments, on suitable sites where the need is demonstrated subject to: 1) appropriate environmental impact assessments demonstrating no significant adverse impact on the surrounding natural environment and/or local built environment would occur; 2) flood risk being minimised, and permeable materials being used wherever practicable; 3) an appropriate hard and soft landscaping scheme; 4) any adverse impact in terms of noise, air and light pollution being satisfactorily mitigated; and 5) safe and convenient vehicular and pedestrian access and egress arrangements.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 104 - provide for any large-scale transport facilities that need to be located in the area PPG para. 001 Reference ID: 2b-001-20140306 positive approach should include seeking to improve the quality of parking in town centres (in line with the NPPF) and, where it is necessary to ensure the vitality of town centres, the quantity too.</i> <i>Cornwall Local Plan Strategic Policy: 27</i></p>
10B.	<p>Wherever possible, development proposals should include provision for adequate off-road vehicle parking spaces to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians.</p> <p>Proposals to provide additional off-road parking</p>		<p>PAD16 Off-road Parking Wherever possible, development proposals should include provision for adequate off-road vehicle parking spaces to facilitate unimpeded road access for other road users, including motor vehicles and pedestrians. Proposals to provide additional off-road parking spaces will be supported where they do not have an adverse impact on: 1) the character of the local built environment; 2) the quality of the surrounding natural environment; 3) the visual amenity of the area; and, 4) flood risk (including local surface water flooding).</p>

	<p>spaces will be supported where they do not have an adverse impact on:</p> <ol style="list-style-type: none"> the character of the local built environment; the quality of the surrounding natural environment; the visual amenity of the area; and, flood risk (including local surface water flooding). 		<p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 106 - standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network PPG para. 008 Reference ID: 42-008-20140306 ensure parking provision is appropriate to the needs of the development and not reduced below a level that could be considered reasonable. Cornwall Local Plan Strategic Policy: 13</i></p>
<p>14A.</p>	<p>Major development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.</p>		<p>PAD21 Community Infrastructure</p> <p>Major development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance: NPPF para. 26 - joint working should help to determine where additional infrastructure is necessary PPG para. 001 Reference ID: 53-001-20140306 ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans Cornwall Local Plan Strategic Policy: 28</i></p>
<p>15A.</p>	<p>Proposals which seek to enhance or improve existing local community facilities, amenities and assets will be supported where:</p> <ol style="list-style-type: none"> there is a demonstrable need for them; and they do not have an adverse impact on the character of the area's natural and built environments. <p>Proposals for the redevelopment or change of use of locally valued</p>		<p>PAD23 Community Facilities</p> <p>Proposals which seek to enhance or improve existing local community facilities, amenities and assets will be supported where:</p> <ol style="list-style-type: none"> there is a demonstrable need for them; and they do not have an adverse impact on the character of the area's natural and built environments. <p>Proposals for the redevelopment or change of use of locally valued community facilities will only be supported where:</p>

	<p>community facilities will only be supported where:</p> <ul style="list-style-type: none"> a) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community; b) they have been subject to consultation with the local community; and, c) it will provide an alternative community use. 		<ul style="list-style-type: none"> 3) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community; 4) they have been subject to consultation with the local community; and, 5) it will provide an alternative community use. <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 92 - ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community</i></p> <p><i>PPG para.</i></p> <p><i>Cornwall Local Plan Strategic Policy: 4</i></p>
<p>16B.</p>	<p>Proposals that provide additional facilities for the direct benefit of young people are supported where it is demonstrated, through direct engagement with recognised local youth organisations, that local young people have been consulted and involved in developing the proposal.</p>		<p>PAD25 Facilities for Young People</p> <p>Proposals that provide additional facilities for the direct benefit of young people are supported where it is demonstrated, through direct engagement with recognised local youth organisations, that local young people have been consulted and involved in developing the proposal.</p> <p><i>National Planning Context - Our policy aligns with current national and local planning policies and guidance:</i></p> <p><i>NPPF para. 92 - take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community</i></p> <p><i>PPG para. 005 Reference ID: 53-005-20140306 encourage: ...the creation of healthy living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop</i></p> <p><i>Cornwall Local Plan Strategic Policy: 16</i></p>

NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP: 2 APRIL 2019

APPENDIX 2: AGENDA ITEM 7: LOCAL GREEN SPACE LANDOWNERS:

LGS No.	Nominated Local Green Space	Landowner
2	Dennis Cove Lake Area	
12	Land at Polpennic Drive/Soldon Close	
13	Land corner of Porthilly View	
3	Land at Downstream Close	Liverty
4	Gateway site (at junction of B3276 & A389)	Prideaux Brune
7	Lodenek Avenue play Area	Cornwall Council
8	Pellew Close Play Area (a)	Cornwall Council
9	Pellew Close Play Area (b)	Cornwall Council
10	Allotments adj. Plantation	Prideaux-Brune
15	Walled Garden at St Saviours	Nicholas Prideaux-Brune
16	16. Wheal Jubilee Parc	Wheal Jubilee Parc Trust
1	Chapel Stile Field	Padstow Town Council
5	The Green, Porthmissen Beach	Padstow Town Council
6	The Lawns Play and Recreation Area	Padstow Town Council
11	The Plantation	Padstow Town Council
14	Rope Walk Allotments	Padstow Town Council

**Padstow Parish Neighbourhood Plan
Project Plan**

Padstow Project Plan Overview																														
	2017					2018					2019																			
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Getting Started pre-July 2017																														
Identify Issues																														
Vision & Objectives																														
Generate Options																														
Prepare Draft Plan																														
Consultation & Submission																														
Independent Examination																														
Referendum & Adoption																														

Consultation Points:

- C2** - consult on vision & objectives
- C3** – policy options consultation
- C4** – informal consultation on 1st Version of Plan
- C5** – (Reg. 14) consultation on Pre-submission of Plan
- C6** – Referendum – 2019 (NB. This is the responsibility of the local planning authority)

Survey & Analysis

Stage 2 Identifying the Issues:							
No.	Process	Method	Jul17	Aug17	Sep17	Oct17	Nov17
2.1	Strategic context	research/review strategy documents	✓				
		liaise with LPA	✓				
		prepare report	✓				
2.2	Community context	research/review local situation/strategies	✓	✓	✓		
		prepare report			✓		
		design community consultation				✓	
		approve community consultation				✓	
		consult local bodies/organisations					✓
2.3	Development potential	analyse consultation & prepare report					✓
		planning history & current land uses		✓			
		assess development potential		✓	✓		
2.4	Future demands	trends & forecasts		✓			
2.5	Stakeholder views	specialist studies (if necessary)					
		Identify and consult landowners				✓	✓
2.6	NP Issues	consult statutory bodies and agencies				✓	✓
		analyse surveys & consultations					✓
		prepare issues & opportunities report					✓
2.7	Scope & content	prepare & recommend scope & content					✓
		agree NP purpose & focus					✓

Stage 3 Vision & Objectives:						
No.	Process	Method	Dec17	Jan18	Feb18	Mar18
3.1	Draft Aims	prepare workshop method	✓			
		agree draft vision and aims		✓		
3.2	Draft objectives	interpret vision and prepare draft objectives		✓		
		agree draft NP aims and objectives		✓		
		publicise draft vision, aims and objectives		✓		
3.3	Consult	consult on vision and objectives			✓ C2	
		analyse and report on consultation			✓	
3.4	NP vision & objectives	prepare vision & objectives report			✓	
		approve vision & objectives				✓

Plan Making

Stage 4 Generate Options:																		
No.	Process	Method	Apr18	Ma18	Jun18	Jul18	Aug18	Sep18	Oct18	Nov18	Dec18	Jan19	Feb19	Mar19	Apr19	May19	Jun19	
4.1	Options	generate development options	✓	✓	✓	✓												
4.2	Impacts	consider who/what will be affected	✓	✓	✓	✓												
4.3	Options Appraisal	options appraisal			✓	✓	✓	✓C3	C3	✓								
Stage 5 Plan Making:																		
5.1	Policies	draft NP Policy statements				✓	✓	✓				✓						
5.2	Proposals	prepare Draft NP					✓	✓				✓						
5.3	Compliance	check compliances																
5.4	Informal Consultation	with local stakeholders												C4	C4			
5.5	Plan Amendments	After community consultation																
5.6	Sustainability	SEA/SA (as appropriate)																

Plan Submission

Stage 6 Consultation & Submission:												
No.	Process	Method	Jun19	Aug19	Sep19	Oct19	Nov19	Dec19	Jan20	Feb20	Mar20	Apr20
6.1	Consultation document	approve draft plan										
6.2	Statutory consultees	consult formally			C5	C5						
6.3	Community	apply consultation strategy			C5	C5						
6.4	Stakeholders	consult formally			C5	C5						
6.5	Consultation	prepare Consultation Statement										
6.6	Amendments	consider comments & amend if necessary										
6.7	Submission documents	Basic Condition Statement approve submission documents										
6.8	Submission	submit required documents										