

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



31 January 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 **Wednesday 6 February 2019** at **6.30 pm** to be held at **Station House, Station Road, Padstow**. Please note agenda below for discussion and consideration.

Yours faithfully

Kathy Pemberton
Kathy Pemberton
Town Clerk

A G E N D A

- 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 Notes (25 July 2018) (p 1-10)
- 5.** Policy Development Update:
 - a) Local Green Space Report: To give consideration to the report recommendations; (p 11-21)
 - b) Treceus Industrial Estate Survey Report: To note the findings; (p 22-28)
 - c) Policy Development Tasks Update January 2019: To note the update; (p 29-34)
 - d) Community Survey 2018: To note the findings and policy implications; (p 35-59)
 - e) Next Steps and Executive Summary: To give consideration to the next stages of plan development and discuss and decide on the way forward (p 60-63)
- 6.** Project Plan: To receive an update (p 64-66)
- 7.** Budget and Locality Funding: To receive an update and discuss and decide on way forward (if necessary)
- 8.** Next Meeting: Wednesday 20 March 2019 at 6.30 pm

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

Notes of meeting of meeting held on Wednesday 25 July 2018 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, D N Vivian and C Watson-Smyth

In Attendance: Paul Weston (Community Consultant), Samantha Daly (Support Officer and note taker) and 1 member of the public

- 1. Apologies:** There were no apologies
- 2. Declarations of Interest:** There were no declarations of interest.
- 3. Public Participation:** There was no public participation.
- 4. Meeting Notes (25 April 2018 and 23 May 2018): RESOLVED** that the meeting notes were a true record of the meetings held on 25 April 2018 and 23 May 2018.
- 5. Business Consultation:** It was that the Business Consultation report was the final report which now included the comments received from the follow-up consultations. The Consultant, Paul Weston commented that whilst responses were not high, the consultation had provided the opportunity to convey to a large number of businesses that the development of a Neighbourhood Plan was taking place. It was noted that the responses received closely mirrored the themes and topics raised at public consultations. He considered that in future it may be beneficial to consider a focused approach to business engagement.

One member considered that the limited responses needed to be addressed and that a greater reaction from businesses and employers was needed to inform expansion needs. Paul Weston agreed that the low response rate provided the group with a challenge and that the proposed survey of Treceus Industrial Estate businesses would address this in part.

Action: The Business Consultation Report be accepted and noted.

- 6. Youth Engagement Update:**
 - a) Padstow School/Pre-School Youth Survey:** The Steering Group (SG) noted the report. Comment was made that several of the issues raised were related to land use and that, as outlined in the summary conclusion, responses would add to the overall evidence. It was noted that as significant was that contact had been established with the local school children, raising community awareness of the project.

One member considered that whilst it was helpful promotion, most of the issues cited were beneficial only to Padstow Town Council and not the Neighbourhood Plan.

It was suggested by another member that in fact many of the issues covered were pertinent to the NDP, with many linked to open space

facilities for children and others linked to future infrastructure. He also felt that some comments demonstrated support for the NDP aims and objectives.

Action: The Padstow School/Pre-School Youth Survey Report be accepted and noted.

b) Update Eden Project: The report outlined in more detail the verbal update provided by the Town Clerk at the SG's May meeting. The SG was asked which, if any, of the suggestions they would like to progress and how. Members considered that this item needed to be taken forward by a working group. The SG was asked to consider what brief a working group should be given, if the working group were to work up proposals or generate further ideas.

As the school holidays had begun, another suggestion was to approach young people to canvass opinion on engagement methods they would like to participate in.

Members discussed their thoughts on the methods listed and agreed that they would like to see MapJams and the Community Graffiti Project further investigated. Some members felt that MapJams had been particularly helpful when developing the Parish Plan some years ago.

Action: Members of the Working Group should be approached for volunteers to investigate and work up proposals for youth engagement to include consideration of MapJams and a Community Graffiti Project, in consultation with the Town Clerk.

7. Working Group Note (18 June): RESOLVED to receive the Working Group note.

A member read aloud an email that had been received by a member of the public from the Office. The member of the public had emailed the Office in July to register an interest in helping with the NDP. The member did not consider the response correct in relation to availability of tasks. The Chairman advised the matter would be addressed.

8. Task Specific Working Groups:

Countryside Task Group: Paul Weston reported that the required maps were in hand. The outstanding work related to the condition of the public rights of way. The group were progressing as outlined in the agenda report and had indicated that they should complete the task by the end of August.

a) Built Environment: Paul Weston advised he had yet to receive any firm information but understood that the group were progressing in their task to produce a first list of non-listed Heritage Assets, an initial list of potential 'local green spaces' and a proposed town centre boundary line. It was thought a good idea that progress should be shared by the end of August. The TG should also be asked if, as a result of their deliberation so far, they would like any additional questions included in the Community Survey.

Consideration was given to appendix 3, a business survey of Treceus Industrial Estate. Paul Weston suggested that, if the Steering Group approved, the survey should be issued as soon as possible with a return date of 2 weeks. It was noted that based on the number, the Maintenance Team were able to hand deliver and collect these. The Support Officer advised that the survey required formatting and the insertion of appropriate "top and tailing" including necessary references to data protection.

Action: The Town Clerk/RFO to contact the Countryside and Built Environment Task Groups to request an update and details of their progress be shared at the end of August. Further, that any potential questions arising as a result of deliberations, must be received in 1 weeks' time to be considered for inclusion in the Community Survey.

Action: The Treceus Industrial Estate survey be approved subject to presentation formatting and the inclusion of an appropriate introduction and end to the survey, including any necessary data protection information. These changes to be delegated to the Town Clerk/RFO in consultation with the NDP SG Chairman. Survey to be hand delivered by the Maintenance Team as soon as possible and responses collected after 2 weeks by the same.

b) Growth Impact: The Chairman and Consultant considered that the recent discussion session had been a most constructive session, with good debate between participants whose experiences and interests were suitably varied. Paul Weston advised that appendix 4 was a summary of the TG's agreed conclusions and recommendations. He clarified that if the SG were to accept the policy approach recommended by the TG, it would be used to move forward, however it would still remain open to alteration, refinement and community endorsement. This could take place through further consultation in September and again during the consultation of the Draft Plan.

There was much discussion on this item. In response to queries from a member, Paul Weston provided the following clarifications regarding the group's conclusions:

Housing demand: As indicated in the agenda paper, the TG had considered a briefing paper prior to the session that included the current housing context set by the Local Plan (LP). The TG's conclusion was that the outstanding LP requirement of 53 houses was probably insufficient to satisfy long-term demands. It was noted that the group had discussed at length an appropriate up-lift on the number of dwellings required in addition to the strategic target, taking into account the strategies of other areas and what planning inspectors had considered acceptable in other places.

Under the new National Planning Policy Framework, the Local Authority would now be required to review their strategic targets each year. Cornwall Council was expected to issue its new figures in August. A member suggested that a decision in this regard should be delayed until these were available and expressed concern that there was no recognition

of the AONB. Paul Weston advised that the TG had concluded in respect of AONB that the current Local Plan Policy should prevail.

Settlement Boundaries: The TG had not made a recommendation for a settlement boundary for Trevone as it was within the AONB. The TG felt that a settlement boundary would provide a presumption in favour of development which they did not recommend for Trevone. It did consider however, that it could be put forward as an exception site for development based on specific criteria.

There was further discussion concerning settlement boundaries, Paul Weston advised that settlement boundaries should relate to other policies which support development, as an NDP had to be pro-development.

Second Home Policy: The TG was not convinced that a second home policy would be appropriate for the Parish. They had been advised that, when applied to St Ives, the affect had been to slow down new housing development and focus second home owners on existing dwellings in the town. As a result, the TG also recommended an amendment to question 10 of the community survey, so as not to commit to a policy. It considered that second home policy impact elsewhere should be monitored before any policy commitment was made for Padstow and Trevone.

Action: The conclusions of the Growth Impact Task Group be accepted and their recommend policy approach, as outlined in appendix 4, be approved as the preferred approach until community consultation takes place. Councillor Saunders requested his name be recorded as voting against this decision.

Action: Q10 of the draft community survey be amended to say "Do you think we should consider restricting growth in the number of second homes and holiday lets?"

c) Community Survey:

Appendix 5: Members were referred to the statements in appendix 5 prepared by the Community Survey TG.

Action: The statements in appendix 5, agenda page 36, be accepted as statements.

Consideration was given to the questions in appendix 5 prepared by the Community Survey TG and the additional paper prepared by the Consultant regarding the same.

1: Question response method: One member considered that a nuanced response option including "no opinion" would provide a clearer understanding of what the community thought. In response, the Consultant explained that the purpose of the questionnaire, to ascertain whether the community were generally supportive of the policy approach being taken or not, called for a more binary approach. If a more nuanced approach were adopted, then when analysing responses in this instance, responses would be combined to provide a total for those answers which agreed and those which disagreed with neutral answers being disregarded. Therefore, if any questions were answered with a majority

of "no opinion" or "don't know" the response would be ambiguous and unhelpful in the context of the survey. It was suggested that wording could be amended to make it clearer that if respondents truly had no opinion, the question could be left unanswered.

Another member suggested that he did not have a problem with the way the answers would be analysed but did feel that a more nuanced style would encourage people to think more about their answers.

Action: No change be made to the response method in the draft questionnaire. Instructional text to be made clearer with regard to instances where the respondent is of "no opinion". Councillor Saunders requested his name be recorded as voting against this decision.

2. Additional Settlement Boundary Questions: A member considered that the NDP should have a tight settlement boundary around both Padstow and Trevone. The majority of members were satisfied that at present the question was to establish whether or not there was support in principle for settlement boundaries.

Action: The settlement boundary question in the draft questionnaire remain as an in the principle question. No further settlement boundary questions be included. Councillor Saunders requested his name be recorded as voting against this decision.

3. Structure: Question was raised as to whether the current structure would raise community expectations regarding matters which were relevant but not as significant to the NDP, Q13 being an example.

In response, the Consultant advised that the questionnaire was about what an NDP could influence and all questions were valid in this respect. Responses could lead to policies which could influence services and facilities through for example, "in principle" support for shared facilities and the protection of existing, or facilitation of new, facilities.

Action: No change be made the structure of the questions as they appear in the questionnaire. Councillor Saunders requested his name be recorded as voting against this decision.

4. Additional Free Text Questions: Members considered it useful to include the 2 additional free text questions identified by the TG.

Action: Two questions be included after question 32 in the draft questionnaire relating to living in the Padstow area, these being i) What aspects are least attractive to you?; and ii) Are there any other matters not already covered you wish to comment on?

5. Name: Members considered the TG's question regarding the inclusion of the respondents name in the "About You" section of the draft questionnaire. Several members considered that this had no bearing on the survey and did not serve any purpose.

One member suggested that the name would provide information as to which members of the electoral roll had received and responded to the

survey. Also considering that it would provide a unique identifier for responses from multiple occupation households. The Support Officer advised that there was no system to cross-check names for this purpose; Padstow Town Council was not allowed the full electoral roll for the Parish. It was noted by another Councillor that electoral roll information issued to Councillors following their election in May had needed to be returned and was not for use. He further added that planned further consultation would provide a "fall back" to capture those who did not respond.

It was suggested that personal data be limited to only that for which there was good reason. Therefore, it was suggested not to request the respondents name and to replace the request for house and postcode details with a question regarding the location in which the respondent lives. To accommodate multiple occupation households whilst reducing the opportunity for misuse, a limit of 4 responses per IP address could be imposed for the online survey.

Action: The "About You" section of the draft questionnaire not be amended to include "Name". The request for "House Name/Number" and "Postcode" in Q.33 to be replaced with a question regarding the location of the respondent. The online survey to be limited to 4 responses per IP address.

6. Employment: Query was raised as to the rational for including, or not, a question concerning the employment status of respondents. Mention was made that the NDP was also about the future of the Parish and information regarding the skew of responses could be helpful. It was thought that perhaps it would be more helpful if an analysis of any skew was based on the respondent's age rather than employment. It was suggested that under Q34 the option "Under 18 be added".

Action: No question be added to the draft questionnaire regarding employment status. Q34 of the draft questionnaire to be amended as follows: i) "under 25" be amended to "18-25"; and ii) an "under 18" option be added.

Appendix 6: Members were referred to appendix 6 and matters for consideration following a meeting between the Community Survey TG, the NDP SG Chairman and Council Officers.

1. Printing: The Support Officer had obtained an indicative cost, based on the maximum quantity likely to be required and current questionnaire length, plus covering letter. It was noted that the final cost would be dependent on the final size and number of surveys required, as such it was suggested a maximum cost be set to avoid delay.

Action: The printing of the community survey to be outsourced at a maximum cost of £1,000 to be taken from the NDP budget.

2. Posting: Members gave consideration to delivery methods and generally preferred that the survey be sent as addressed mail. The Support Officer highlighted a need for support in labelling the 2000+ envelopes due to current officer commitments. It was noted that costs were for 2nd class business mail and would require the creation of a

business account with Royal Mail. It was agreed that C5 was the preferred option should the final survey size allow.

There was some discussion regarding the possibility of Trevone volunteers hand delivering the surveys to all Trevone residences. The Support Officer advised that this would require volunteers to sift the addresses first.

Action: A Royal Mail Business Account be arranged and the community survey be sent by 2nd class letter as addressed Business Mail at an indicative cost of £637.40 plus VAT. Any additional postage costs required to be taken from the NDP budget, in particular increased costs as a result of the final survey size. Councillor Saunders requested his name be recorded as voting against this decision.

3. Envelopes: The Support Officer highlighted that support would be needed to help fill envelopes due to current Officer capacity. She tabled a "mock-up" of an envelope suggested by the TG. The envelope pictured an extreme overdevelopment of the area and was intended to stand out amongst other mail. A strap line was included for illustrative purposes.

Caution was expressed at using an image which was negative and emotive and not directly addressed within the content of the survey. It was suggested that members consider alternative photographs and send in suggestions within the next week. Consideration was also given to a strap line for the envelope. Generally it was thought this should simply read "Neighbourhood Plan Survey".

The Support Officer had obtained an indicative cost for the envelopes and updated at the meeting that with the additional printing of the Business Mail bar code, this would be in the region of £340 plus VAT for C5 and £460 plus VAT for C4.

Action: The photograph on the envelope "mock-up" be replaced with a positive Parish image, members to submit suggestions to the office within 1 week, final choice to be delegated to the Town Clerk / RFO in consultation with the Community Survey TG. "Neighbourhood Plan Survey" to be included on the front of the envelope. Printing to be outsourced, size dependant on final survey length and cost taken from NDP budget. To avoid delay final proof to be signed off by the Town Clerk/RFO in consultation with the NDP SG Chairman.

4. SurveyMonkey: Members were supportive of the suggestion as outlined in the agenda paper.

Action: SurveyMonkey be purchased at a cost of £408.00 to be taken from the NDP budget and an online version of the Community Survey set up. Sign off of the online survey to be delegated to the Town Clerk/RFO in consultation with the NDP SG Chairman.

5. Hard Copy Collection: Members were referred to the agenda report. Members were supportive of purchasing a freepost return address. It was

suggested that an addressed envelope be included with the survey to encourage responses. One member advised that printed bar codes were now required on all freepost return addresses and suggested that both the barcode and address be outsourced for printing. Members were supportive of the TG arranging door to door championing to promote participation in the survey and of hard copies being entered on to SurveyMonkey.

Action: NDP freepost return address to be purchased for hard copy returns at an estimated cost of £219 + VAT plus the cost of first class postage for all items received. Cost to be taken from the NDP budget.

Action: Freepost address to be printed on C5 envelopes by external printer and, if required, a postage barcode be printed at the same time. Cost to be taken from the NDP budget.

Action: Community Survey TG to organise door to door championing of the survey.

Action: Hard copy responses to be entered onto SurveyMonkey.

6. Covering Letter: **Action: The survey covering letter be prepared from the Chairman of the Council by the Town Clerk in consultation with the Chairman of the Council and NDP SG Chairman to include details regarding special needs support, online response options and drop box locations.**

7. Correspondence to Self-Catering agencies: **Action: Town Clerk to contact self catering agencies to request survey details be passed to second home owner clients. Community Survey TG be requested to provide list of agencies.**

8. Promotional Banners: The Support Officer updated that Padstow School had yet to respond regarding the school railings opposite Tesco and the school was now closed for the summer. Members considered it a good idea to place a banner on the railings outside Station House and that it be a double sided banner for multipurpose use.

Action: Double sided outdoor PVC banner to be purchased at a cost of £55.00 plus VAT, wording and design to be delegated to the Town Clerk in consultation with Community Survey TG and NDP SG Chairman.

9. Manned Stand: Suggested location, Tesco foyer.

Action: Tesco be approached for permission and availability, preferably the Friday and Saturday prior to distribution, stand to be manned by Councillors Rickard, Higman and Vivian and Community Survey TG member Gill Vivian.

10. Posters and leaflets: Members were happy that posters be distributed in the usual locations. In addition it was suggested that leaflets be sent home with school children in September. It was noted that Council's social media pages would also be used to promote the same.

Action: Posters and leaflets promoting the community survey be designed and distributed and to avoid delay, design approval be delegated to the Town Clerk in consultation with the NDP SG Chairman.

11. Local Advertising: Members discussed this item and concluded that the North Cornwall Advertiser was not widely distributed within the Parish and for this reason the SG did not wish to pursue this option. Members felt that an advert in the Church Magazine would be beneficial.

Action: The community survey be promoted in the local Church Magazine, content to be delegated to the Town Clerk/RFO in Consultation with NDP SG Chairman.

12. Local Championing: The importance of positive local championing was noted.

Despatch: Members gave consideration to a preferred date of despatch and response period.

Action: The community survey to be issued as soon as possible in September 2018 and a response period of 4 weeks provided.

Appendix 7: Members gave consideration to Appendix 7, the draft Community Survey. It was noted that the survey had been approved as a working draft and passed to a TG for comment which had been considered. As such it was generally felt that further revisions should be only minor amendments.

Query was raised that one question was written as presumptive of an answer and two members expressed concern with the wording of Q1 and its literal meaning.

It was suggested that taking into account the changes agreed during the meeting, any further comments regarding adjustments to the wording of the existing draft questions be sent to Paul Weston within 1 week.

Action: Members to send suggested adjustments to the wording of the draft questions to the Consultant within 1 week. To avoid delay approval of amendments be delegated to the Town Clerk in consultation with the NDP SG Chairman.

The Steering Group considered the Task Groups recommendation to encourage participation by way of an optional prize draw. Members were supportive of the idea but felt that the prize, a £50 Tesco voucher, should be funded by the Town Council and not Tesco as suggested by the TG.

The Support Officer advised that the survey would need to satisfy the new Data Protection regulations and appropriate wording would need to be included, particularly with reference to the prize draw. She suggested that any personal data be entered on to a tear off section at the bottom of the survey and that the Office put the survey into a pleasing format.

Action: A prize draw incentive be added to the Community Survey. Prize being a £50 Tesco voucher to be taken from the NDP budget.

Action: A tear off section be added for the purpose of any necessary personal data and any relevant consents and data protection information added to the survey to ensure GDPR compliance. The survey be amended to include any required data protection wording be. To avoid delay, these changes, general formatting and final sign-off of the Community Survey to be delegated to the Town Clerk/RFO in consultation with the NDP SG Chairman.

Members considered a query from the Town Clerk that Q32 be amended to include [Number 1 being the most important] at the end. Members did not consider this necessary.

Action: No amendment be made to Q32 in respect of the Town Clerk's query outlined in the agenda report.

9. **Mapping:** Paul Weston provided an update on this item. As the plan progressed it was estimated that there would be a need for approx 8 good quality electronic maps/documents for exhibition purposes. These could be produced by outside agencies, including Cornwall Council, but at some cost. He noted that other neighbourhood planning groups had successfully produced their own maps using access to a mapping facility provided free to NDP groups by Cornwall Council. Further, he advised that TG member Jon Pascoe had recently been very helpful with maps relating to settlement boundaries and suggested that the SG may wish to approach him to take on this role.

Action: Town Clerk/RFO to approach Jon Pascoe to request assistance with the preparation of the group's future mapping needs.

10. **Project Plan and Budget Update:** It was noted that the project plan had been updated to reflect progress which had been significant in the last 12 months. The budget update was noted as per the agenda report.
11. **Date of Next Meeting:** To be confirmed.

The meeting ended at 8.33 pm.

Padstow Parish Neighbourhood Plan - Local Green Space

Purpose of Report

1. This report assesses the merit of various sites nominated for inclusion in the Neighbourhood Plan as designated 'local green space', which would be subject to a policy in the Plan that protects them from unwarranted development.

Legislation

2. The NPPF gives parish and town councils the right to designate small local recreation and amenity areas that are of "*particular importance to the community*" as 'local green spaces' and give them policy protection in the Neighbourhood Plan. The NPPF (para. 100) states that "*the local green space designation should only be used where the green space is:*
 - a) *in reasonably close proximity to the community it serves;*
 - b) *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) *local in character and is not an extensive tract of land.*"
3. In addition to these criteria, Planning Practice Guidance (PPG) advises that: "*Local Green Space designation will rarely be appropriate where the land has planning permission for development. Exceptions could be where the development would be compatible with the reasons for designation or where planning permission is no longer capable of being implemented*"¹.
4. Other designations of land, such as green belt or conservation area status, do not necessarily preclude or support designation as local green space. But it is necessary to consider whether the additional designation is necessary and would serve a useful purpose.

Candidate Sites

5. The list of potential candidates for assessment as local green space was arrived at initially through the work of a task group and added to following the responses of the Community Survey 2018. After an initial sieve to ensure the sites in question qualified for consideration as local green space, i.e. they may meet the basic criteria of the NPPF, the task group used its local knowledge, along with site visits where necessary, to complete a standard site survey and appraisal form. Nineteen sites were assessed as potential candidates for designation of a local green space. For each site an appraisal form was completed.

Appraisal and Conclusions

6. The results of the survey and assessment 'work', carried out in August and September 2018, is set out in a schedule for each site, which can be found in Appendix A to this report. The information contained on these schedules has been used to consider whether each of the sites sufficiently meets the requirements demanded by the NPPF to merit designation as a 'Local Green Space' (LGS).
7. **The NPPF is quite stringent and specific in its criteria relating to LGS designation. Moreover, there is now a significance body of 'evidence' of how the criteria are being interpreted by examiners of neighbourhood plans. Some of the criteria have also been tested subsequently in law.**
8. **As regards it being an extensive tract of land, the PPG states that there is no hard and fast rule about the size of a local green space. It is a judgment call therefore. But the PPG goes on to emphasise that an LGS designation should only be used where "*the green area is not an extensive tract of land*". There is a no set maximum nor minimum size limit, but the site must be 'local' in character. The PPG also states that the blanket designation of open countryside adjacent to settlements will not be appropriate, particularly if designation is being used in a way that**

¹ PPG Paragraph: 008 Reference ID: 37-008-20140306 <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#Local-Green-Space-designation>

undermines the aim of plan-making i.e. identify sufficient land in suitable locations to meet identified development needs.

9. It is generally acknowledged that the application of criteria may differ between settlements depending on their physical size and population. Designated spaces should normally be fairly contained, with clearly defined edges. In applying this criterion to potential local green space in the Padstow parish area, we asked:
 - does the space or combination of adjoining spaces ‘feel’ local in character and scale, in respect of the local community that the space serves?
 - Is the proposed space larger than other areas of land in the vicinity?
 - Is it contained with clearly defined edges?
 - Does the space connect physically, visually and socially to the local area?
10. As for being in proximity to the community it serves, we are advised to apply the **reasonably close** test, which is another judgment call. If public access is a key factor influencing its consideration, the site should normally be within easy walking distance of the community it serves. This may vary depending on the size of the community to which the green space relates, the size of the green space or the value placed on it by the community. The land must not be isolated from the community.
11. The third test that needs to be applied is whether the site is **demonstrably special** to the local community and holds a particular **local significance**. The examples given in the NPPF are: *“because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”*. We have looked for a clear indication that the community cares about the future of the space as a facility or amenity for the community to enjoy. We have been cognisant too of the PPG’s advice that, how a local green space will be *“managed in the future is an important consideration, if the features that make it special or locally significant are to be conserved”*.
12. The table below summarises the assessment findings as they relate to the criteria in the NPPF:

| Padstow Local Green Space Analysis 2018 | | | | | | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|---------------------------|-------------------------|--------------------|----------------------|--------------|-------|-----------------------------------|
| Site No. | Name | Extensive tract of land? | In proximity to community it serves | Demonstrably Special for: | | | | | | Should it be designated as a LGS? |
| | | | | Beauty | Historical significance | Recreational value | Richness of wildlife | Tranquillity | Other | |
| 1 | Allotments adj. Plantation | No | Yes | | | ✓ | | | ✓ | Yes |
| 2 | Chapel Stile Field | Yes | No | ✓ | | ✓ | | ✓ | | No |
| 3 | Dave’s Field | No | No | | | | | ✓ | ✓ | No |
| 4 | Dennis Cove Lake area | No | Yes | | ✓ | ✓ | ✓ | ✓ | | Yes |
| 5 | Gateway site (Junc. B3276 & A389) | No | Yes | | | ✓ | ✓ | ✓ | ✓ | Yes |
| 6 | Land at Downstream Close | No | Yes | | | ✓ | | | | Yes |
| 7 | Land at Porthilly View | No | Yes | | | | ✓ | | ✓ | Yes |
| 8 | Lodenek Avenue play area | No | Yes | | | ✓ | | | | Yes |
| 9 | Pellew Close play area (a) | No | Yes | | | ✓ | | | | Yes |
| 10 | Pellew Close play area (b) | No | Yes | | | ✓ | | | | Yes |
| 11 | Polpennic Drive / Soldon Close | No | Yes | | | ✓ | | | ✓ | Yes |
| 12 | Ropewalk Allotments | No | Yes | | | ✓ | | | ✓ | Yes |
| 13 | Site corner of Trelawney Road | No | Yes | | | ✓ | | | | No |
| 14 | The Green, Porthmissen Beach | No | Yes | ✓ | | ✓ | | ✓ | ✓ | Yes |
| 15 | The Lawns Play Area | No | Yes | | | ✓ | | | ✓ | Yes |
| 16 | The Plantation | No | Yes | | ✓ | | ✓ | ✓ | | Yes |
| 17 | Victoria Monument and Shelter Field | Yes | No | ✓ | | ✓ | | ✓ | | No |
| 18 | Walled Garden at St Saviours | No | Yes | | ✓ | | | | ✓ | Yes |
| 19 | Wheal Jubilee Parc | No | Yes | | | ✓ | | | ✓ | Yes |

Recommendations

13. A draft policy PAD5 was agreed in principle by the Steering Group as the basis of further consultation and survey. It is worded as follows:
The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances are demonstrated:
 Its wording may be revised when included in the Submission Version of the Neighbourhood Plan, but the intention of the policy will remain the same. The NPPF (para. 101) says "*policies for managing development within a Local Green Space should be consistent with those for Green Belts*".
14. Based on the surveys and assessments, the following recommendations are made regarding local sites being designated as local green space and therefore being subject to a local green space policy in the Padstow Neighbourhood Plan:

| | Candidate Site | Recommendation | Reason |
|----|-------------------------------------|----------------|---|
| 1 | Allotments adj. Plantation | Accept | Recreational and horticultural value |
| 2 | Chapel Stile Field | Reject | Too large and away from local community |
| 3 | Dave's Field | Reject | Not available for community use |
| 4 | Dennis Cove Lake area | Accept | Amenity and wildlife value |
| 5 | Gateway site (Junc. B3276 & A389) | Accept | Amenity and wildlife value |
| 6 | Land at Downstream Close | Accept | Recreational value for local community |
| 7 | Land corner of Porthilly View | Accept | Amenity value |
| 8 | Lodenek Avenue play area | Accept | Recreational value for local community |
| 9 | Pellew Close play area (a) | Accept | Recreational value for local community |
| 10 | Pellew Close play area (b) | Accept | Recreational value for local community |
| 11 | Polpennic Drive / Soldon Close | Accept | Public open space provision for new estate |
| 12 | Rope Walk Allotments | Accept | Recreational and horticultural value |
| 13 | Site corner of Trelawney Road | Reject | Road junction site-line limited amenity value |
| 14 | The Green, Porthmissen Beach | Accept | Well used amenity and recreation space |
| 15 | The Lawns Play Area | Accept | Recreational and amenity value |
| 16 | The Plantation | Accept | Amenity and wildlife value |
| 17 | Victoria Monument and Shelter Field | Reject | Too large and away from local community |
| 18 | Walled Garden at St Saviours | Accept | Historic and amenity value |
| 19 | Wheal Jubilee Parc | Accept | Recreational value |

15. Members of the Steering Group are asked to agree the inclusion of 15 sites in the Neighbourhood Plan as areas that are subject to a local green space policy in the Plan. Members should note that there has been significant support from the community, via the Community Survey 2018, for the inclusion of Stile Field and Victoria Monument/Shelter Field on the list of designated local green spaces. All sites included in the Plan will be subject to on-going scrutiny and independent examination. If local green space designation is deemed inappropriate, under the criteria of the NPPF, those sites would have to be deleted from the list.
16. It is recommended that the wording of the policy is reviewed in the context of the sites that are to be designated as local green space. It should be noted that the use of the term "*very special circumstances*" has been an oft-used and acceptable phrase for local green space policies in neighbourhood plans to date. It was taken directly from the NPPF (2012). It is not in the NPPF (2018), with which the Padstow Parish Neighbourhood Plan must conform. The wording can still be used if considered applicable but there is an opportunity to consider alternative wording that reflects the sites in question and the community's views and may be more appropriate.
17. Once the draft policy has been agreed, each site owner(s) should be written to, on behalf of the Steering Group, informing them that their land is included on a list of 'local green sites' that may be subject to a specific policy in the Neighbourhood Plan. Their views on this matter should be invited and given consideration alongside other relevant comments received on the draft Plan.

Padstow Local Green Space Nominated Candidates 2018

| Basic Information: | Candidate Site 1 |
|---|--|
| Name | Allotments adj. Plantation |
| Address of site | Land west of Little Hill/Plantation |
| Ownership of site, if known | Prideaux-Brune |
| Current Use | Allotments |
| Current Condition | Well used |
| Area of site, if known | 2,000 sqm. (approx.) |
| Does the site feel as though it is part of the local area? | Edge of settlement, but yes |
| How far is the site from the community it serves? | A short walk |
| Does the local community use the site? | Yes, but only by individuals of the local community that have secured an allotment |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Community recreation and horticultural site |

| Basic Information: | Candidate Site 2 |
|---|--|
| Name | Chapel Stile Field |
| Address of site | Lands at St Saviour's Field, Padstow |
| Ownership of site, if known | Padstow Town Council |
| Current Use | Amenity space, access to coast path, walking, site of war memorial, memorial benches |
| Current Condition | Well maintained |
| Area of site, if known | 51,500sqm. (5.15ha) |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Out of town, away from main residential areas |
| Does the local community use the site? | Yes |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Local amenity and beauty spot with war memorial Part of AONB |

| Basic Information: | Candidate Site 3 |
|---|--|
| Name | Dave's Field |
| Address of site | Adj. Well Parc Hotel, Dobbin Lane, Trevone |
| Ownership of site, if known | D. and D. Hollingsworth |
| Current Use | Private recreation |
| Current Condition | Well managed and maintained mown lawn including crochet lawn |
| Area of site, if known | 8,000sqm |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Private land that is used by relatives and friends of the owners |
| Does the local community use the site? | Only by invitation |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Private amenity land that remains undeveloped within a built-up area |

| Basic Information: | Candidate Site 4 |
|---|--|
| Name | Dennis Cove Lake area |
| Address of site | Dennis Lane |
| Ownership of site, if known | Harris family – owners of Dennis Cove Campsite |
| Current Use | Small lake and public right of way between Dennis Lane and the Camel Trail |
| Current Condition | Generally unmanaged and natural |
| Area of site, if known | 8,400sqm |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | A short walk (5-10 minutes) from the closest densely populated residential areas |
| Does the local community use the site? | Yes |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Wildlife and amenity Historical value associated with shipbuilding and repairs. |

| Basic Information: | Candidate Site 5 |
|---|--|
| Name | Gateway Site |
| Address of site | Junction of B3276 and A389 |
| Ownership of site, if known | Prideaux-Brune |
| Current Use | Woodland |
| Current Condition | Very good and of high visual amenity |
| Area of site, if known | 14,700sqm. |
| Does the site feel as though it is part of the local area? | Yes – it provides the backdrop to the historic part of Padstow |
| How far is the site from the community it serves? | 5-10-minute walk from most areas |
| Does the local community use the site? | No, the land is in private ownership |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Woodland amenity site and setting for old town |

| Basic Information: | Candidate Site 6 |
|---|--|
| Name | Land at Downstream Close |
| Address of site | Downstream Close |
| Ownership of site, if known | Devon & Cornwall Housing (now called 'LiveWest') |
| Current Use | Grassed play area enclosed with a wooden picket fence |
| Current Condition | Reasonably well maintained |
| Area of site, if known | 360sqm. |
| Does the site feel as though it is part of the local area? | Yes, it adjoins the residential development that it serves |
| How far is the site from the community it serves? | Immediately adjacent |
| Does the local community use the site? | Yes |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | informal play area |

| Basic Information: | Candidate Site 7 |
|--|---|
| Name | Land at Porthilly View |
| Address of site | Porthilly View adj. to Camel Trail |
| Ownership of site, if known | Cornwall Council or Prideaux-Brune? |
| Current Use | Amenity and shelter planting |
| Current Condition | Well maintained |
| Area of site, if known | 160sqm. |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Immediately adjacent |
| Does the local community use the site? | Not for play, but sometimes to connect through onto the Camel Trail |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Amenity Site |

| Basic Information: | Candidate Site 8 |
|--|--|
| Name | Lodenek Avenue Play Area |
| Address of site | Lodenek Avenue, Padstow |
| Ownership of site, if known | Cornwall Council |
| Current Use | Play area for young children on one side of the road and grassed amenity area (but no ball games) on the other |
| Current Condition | Reasonably well maintained |
| Area of site, if known | Area 1 = 760sqm. (of which 47sqm. is the play equipment area) Area 2 = 760sqm. |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Residential houses look on to it (both parts) from three sides on each parcel |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Local play space |

| Basic Information: | Candidate Site 9 |
|--|--|
| Name | Play Area Pellew Close |
| Address of site | Pellew Close, Padstow |
| Ownership of site, if known | Cornwall Council |
| Current Use | Grassed amenity area with low level anti-climb fencing enclosing the play space. One set of swings remain. |
| Current Condition | Reasonably well maintained |
| Area of site, if known | 660sqm. |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Residential housing looks on to the play space from all sides |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Local play space |

| Basic Information: | Candidate Site 10 |
|---|---|
| Name | Play Area, top of Pellew Close |
| Address of site | Pellew Close, Padstow |
| Ownership of site, if known | Cornwall Council |
| Current Use | Grassed amenity area enclosed with low level anti-climb fencing. One individual slide in centre of space. |
| Current Condition | Reasonably well maintained |
| Area of site, if known | 510sqm. |
| Does the site feel as though it is part of the local area? | Yes, although not overlooked by housing. |
| How far is the site from the community it serves? | Adjacent to housing and pre-school |
| Does the local community use the site? | Occasionally |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Local play space |

| Basic Information: | Candidate Site 11 |
|---|---|
| Name | Polpennic Drive / Soldon Close |
| Address of site | Trecerus Farm Development, Padstow |
| Ownership of site, if known | Trecerus Management No 1 Limited |
| Current Use | Public Open Space associated with development |
| Current Condition | Good |
| Area of site, if known | 950sqm |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Directly adjacent |
| Does the local community use the site? | Yes |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Play and Recreation |

| Basic Information: | Candidate Site 12 |
|---|---|
| Name | Rope Walk Allotments |
| Address of site | East and west side of Rope Walk, Padstow |
| Ownership of site, if known | Padstow Town Council |
| Current Use | Land divided into 16 allotments available for lease to the residents of Padstow Parish |
| Current Condition | Good |
| Area of site, if known | U/K |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Amongst residential areas |
| Does the local community use the site? | Yes, all plots in use (1 in process of being transferred) with members of the community on the waiting list |
| Site's significance e.g. beauty, history, recreation, wildlife, amenity, other | Community recreation and horticultural site |

| Basic Information: | Candidate Site 13 |
|--|--|
| Name | Site corner of Trelawney Road |
| Address of site | Trelawney Road / Sarah's Lane, Padstow |
| Ownership of site, if known | Cornwall Council |
| Current Use | Road junction corner Grassed area often used as a kick-about area |
| Current Condition | Reasonably well maintained |
| Area of site, if known | 475sqm |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Immediately adjacent |
| Does the local community use the site? | Yes, children will use it to sometimes play ball games, etc |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Amenity Site |

| Basic Information: | Candidate Site 14 |
|--|---|
| Name | The Green |
| Address of site | Overlooking Porthmissen Beach |
| Ownership of site, if known | Padstow Town Council? |
| Current Use | Open managed grassland |
| Current Condition | Good |
| Area of site, if known | 2,325sqm |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Between the beach and the properties fronting the beach so immediately adjacent |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | High visual beauty and amenity |

| Basic Information: | Candidate Site 15 |
|--|--|
| Name | The Lawns Play Area |
| Address of site | School Hill, Padstow |
| Ownership of site, if known | Padstow Town Council |
| Current Use | Play area for younger children Dis-used play equipment for older children recently removed to commence ground works for new Skate Park facility |
| Current Condition | All equipment well maintained with regular site checks |
| Area of site, if known | Children's equipped area of play = 700sqm. Remainder of site = 860sqm. |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | 5-10 min walk both either into centre of town or to residential areas |
| Younger play area well used by younger children with parents. | Younger play area well used by younger children with parents. |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Local play space |

| Basic Information: | Candidate Site 16 |
|--|---|
| Name | The Plantation |
| Address of site | Land adjoining Church Lane, Padstow |
| Ownership of site, if known | Padstow Town Council |
| Current Use | Access to churchyard and Padstow town walking, picnic tables |
| Current Condition | Well maintained and regularly checked, including tree surveys |
| Area of site, if known | U/K |
| Does the site feel as though it is part of the local area? | Yes |
| How far is the site from the community it serves? | Close to centre of town |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Old town setting and ecological value |

| Basic Information: | Candidate Site 17 |
|--|---|
| Name | Victoria Monument and Shelter Field |
| Address of site | Dennis Hill, Padstow |
| Ownership of site, if known | Padstow Town Council |
| Current Use | Local amenity space, walking |
| Current Condition | Area maintained by PTC. Shelter refurbishment to commence in next few months |
| Area of site, if known | U/K but large |
| Does the site feel as though it is part of the local area? | Whilst the monument is divorced from the residential area, it is visually prominent from a significant part of the town and so maintains a relationship in that way |
| How far is the site from the community it serves? | 10-15-minute walk up a steep hill from the closest residential area |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Local amenity space with Queen Victoria's Jubilee monument. AONB & Medieval site. |

| Basic Information: | Candidate Site 18 |
|--|--|
| Name | Walled Garden at St Saviours |
| Address of site | Oak Terrace, St Saviour's Lane |
| Ownership of site, if known | Prideaux-Brune |
| Current Use | Salad, vegetable and herb garden |
| Current Condition | Well maintained |
| Area of site, if known | 3,200sqm. |
| Does the site feel as though it is part of the local area? | Yes, the listed walled garden very much denotes part of the historic character of the area |
| How far is the site from the community it serves? | Immediately adjacent to residential and commercial development |
| Does the local community use the site? | No, it is in private ownership |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Important feature of Conservation Area. Significant historic value |

| Basic Information: | Candidate Site 19 |
|--|---|
| Name | Wheal Jubilee Parc |
| Address of site | Newquay Road, Padstow |
| Ownership of site, if known | Wheal Jubilee Parc Trust |
| Current Use | Football pitch and skate ramps |
| Current Condition | Football goals replaced in the summer Skate-ramps maintained, but temporary structure which is tired |
| Area of site, if known | 10,400sqm. |
| Does the site feel as though it is part of the local area? | Slightly divorced but only a short walk |
| How far is the site from the community it serves? | 5-minute walk from closest residential estate |
| Does the local community use the site? | Yes |
| Site's significance <i>e.g. beauty, history, recreation, wildlife, amenity, other</i> | Recreation site – a 'millennium green' |

Appendix B: Disregarded Sites:

Table A: Steering Group Nominated Sites (below)

Table B: Community Nominated Sites from Questionnaire (overleaf)

| Table A: Steering Group Nominated Sites | |
|--|---|
| Site/Location: | Reasoning: |
| Land at fork Treverbyn Rd & Eggerton Rd | Junction site, large road verge |
| landlocked green field between Dennis Lane and Sarah's View | Large private site |
| Garden at the back of the Old Ship Hotel | A private garden |
| Green Play area at the corner of Sarah's Lane next to No.32 Sarah's Lane | Questionable status, is it a play area or grass verge at junction? Little sign of community use |

| Table B: Community Nominated Sites (from Questionnaire) – First Sieve | | | | |
|---|---|---|---|---|
| Community Nominations | Already Identified and Assessed | Too Extensive | Not publicly available or accessible | Not in proximity to Community |
| All fields surrounding Padstow | All fields surrounding Padstow | All fields surrounding Padstow | All fields surrounding Padstow | All fields surrounding Padstow |
| All surrounding green belt | All surrounding green belt | All surrounding green belt | All surrounding green belt | All surrounding green belt |
| Area around Tregirls | Area around Tregirls | Area around Tregirls | Area around Tregirls | Area around Tregirls |
| Camel Trail | Camel Trail | Camel Trail | Camel Trail | Camel Trail |
| Dave's Field rear of Well Parc Hotel | Dave's Field rear of Well Parc Hotel | Dave's Field rear of Well Parc Hotel | Dave's Field rear of Well Parc Hotel | Dave's Field rear of Well Parc Hotel |
| Dennis Cove | Dennis Cove | Dennis Cove | Dennis Cove | Dennis Cove |
| Dennis Cove Lake area | Dennis Cove Lake area | Dennis Cove Lake area | Dennis Cove Lake area | Dennis Cove Lake area |
| Dennis Farm campsite | Dennis Farm campsite | Dennis Farm campsite | Dennis Farm campsite | Dennis Farm campsite |
| Field on B3276 behind Boyd Avenue | field on B3276 behind Boyd Avenue | field on B3276 behind Boyd Avenue | field on B3276 behind Boyd Avenue | field on B3276 behind Boyd Avenue |
| Fields backing onto coast path and sea | Fields backing onto coast path and sea | Fields backing onto coast path and sea | Fields backing onto coast path and sea | Fields backing onto coast path and sea |
| Fields surrounding the blowhole | Fields surrounding the blowhole | Fields surrounding the blowhole | Fields surrounding the blowhole | Fields surrounding the blowhole |
| Grass in front of the cliffs and beach | Grass in front of the cliffs and beach | Grass in front of the cliffs and beach | Grass in front of the cliffs and beach | Grass in front of the cliffs and beach |
| Green area near old school | Green area near old school | Green area near old school | Green area near old school | Green area near old school |
| Green area south of Sarahs View | green area south of Sarahs View | green area south of Sarahs View | green area south of Sarahs View | green area south of Sarahs View |
| Greens Café | Greens Café | Greens Café | Greens Café | Greens Café |
| Land between Padstow and Trevone | Land between Padstow and Trevone | Land between Padstow and Trevone | Land between Padstow and Trevone | Land between Padstow and Trevone |
| Land on Polpennic Drive | Land on Polpennic Drive | Land on Polpennic Drive | Land on Polpennic Drive | Land on Polpennic Drive |
| Land surrounding Tesco and Sarah's lane | Land surrounding Tesco and Sarah's lane | Land surrounding Tesco and Sarah's lane | Land surrounding Tesco and Sarah's lane | Land surrounding Tesco and Sarah's lane |
| Lawn Park | Lawn Park | Lawn Park | Lawn Park | Lawn Park |
| Littoral river areas | Littoral river areas | Littoral river areas | Littoral river areas | Littoral river areas |
| Lodenek Avenue | Lodenek Avenue | Lodenek Avenue | Lodenek Avenue | Lodenek Avenue |
| Padstow Walled Garden | Padstow Walled Garden | Padstow Walled Garden | Padstow Walled Garden | Padstow Walled Garden |
| Pellev Close | Pellev Close | Pellev Close | Pellev Close | Pellev Close |
| Play field by old vicarage | Play field by old vicarage | Play field by old vicarage | Play field by old vicarage | Play field by old vicarage |
| Port Arthur | Port Arthur | Port Arthur | Port Arthur | Port Arthur |
| Porthmissen Green | Porthmissen Green | Porthmissen Green | Porthmissen Green | Porthmissen Green |
| Skatepark area | Skatepark area | Skatepark area | Skatepark area | Skatepark area |
| Sports field opposite cemetery | Sports field opposite cemetery | Sports field opposite cemetery | Sports field opposite cemetery | Sports field opposite cemetery |
| Style Field | Style Field | Style Field | Style Field | Style Field |
| Tarzan Wood | Tarzan Wood | Tarzan Wood | Tarzan Wood | Tarzan Wood |
| The Green behind the Ship pub | The Green behind the Ship pub | The Green behind the Ship pub | The Green behind the Ship pub | The Green behind the Ship pub |
| The Lawn at Trevone | The Lawn at Trevone | The Lawn at Trevone | The Lawn at Trevone | The Lawn at Trevone |
| The Plantation | The Plantation | The Plantation | The Plantation | The Plantation |
| Trevone! | Trevone! | Trevone! | Trevone! | Trevone! |
| Various Allotment sites | Various Allotment sites | Various Allotment sites | Various Allotment sites | Various Allotment sites |
| Verges and green areas around the Link Road | Verges and green areas around the Link Road | Verges and green areas around the Link Road | Verges and green areas around the Link Road | Verges and green areas around the Link Road |
| Wheal Jubilee Parc | Wheal Jubilee Parc | Wheal Jubilee Parc | Wheal Jubilee Parc | Wheal Jubilee Parc |
| Windmill | Windmill | Windmill | Windmill | Windmill |

Padstow Parish Neighbourhood Plan Trecerus Industrial Estate – Occupiers’ Survey

Purpose of Report

To present the findings of an Occupiers’ Survey of the Trecerus Industrial Estate that was carried out in the summer of 2018.

Purpose of the Survey

The main purpose of the Survey was to help inform the policy content of the Padstow Parish Neighbourhood Plan, particularly the policy approach to the further development and growth of employment land at Trecerus. It was also thought to be worthwhile as an exercise to encourage local businesses and employers to engage with the neighbourhood planning process.

Method

A questionnaire was designed (see appendix A) and delivered by hand to every business premises on the Trecerus Industrial Estate on the 2nd August 2018. A few of the business premises were closed or empty. In those instances, a copy of the questionnaire was posted through the letter box. Twenty-four questionnaires were delivered in total.

Wherever possible, arrangements were made to collect the completed questionnaire on or before the 16th August 2018. Unsurprisingly perhaps, not all questionnaires had been completed when the survey team called back. Return visits and phone call reminders were used to garner as many completed responses as possible.



Response

Despite considerable promoting and chasing, it is disappointing to report that only eight completed questionnaires had been received by the end of September 2018. The following business occupiers replied:

| | |
|-------------------------|------------------------|
| Camel Leisure Ltd | Padstow Petrol Station |
| Padstow Auto Care | Paul West Carpentry |
| Padstow Brewing Company | TJ International |
| Padstow Laundry | TT Surveys |

We are grateful for their time and assistance.

Results and Analysis

The small number of respondents negates detailed numerical analysis or extrapolation. Instead the results are presented in a straight-forward manner, with a commentary that attempts to derive some conclusions that may help inform the development of neighbourhood plan policies.

| Age of Business: | |
|--------------------------|---|
| New business (0-2) years | |
| 3-5 years | 2 |
| 6-10 years | |
| 10+ years | 6 |

The response we have received comes from businesses that have all been trading for three years and much more. Most have been on the Treceus Estate all that time. The views expressed in the survey response therefore are based on lengthy experience and observation of how the Estate functions.

Most of the response is from businesses that employ no more than 10 persons. Notably however we have also had a response from one of the major employers in the area. For two of the businesses, a majority of employees come from the neighbourhood area. For many of the businesses however, most of the employees travel into the area to work.

| Number of Employees | |
|---------------------|---|
| One-person business | |
| 2-10 | 7 |
| 11-24 | |
| 25-49 | |
| 50-99 | |
| 100+ | 1 |

| % of employees that live in the Area | |
|--------------------------------------|---|
| 0 - 20% | 4 |
| 21 - 40% | 1 |
| 41 - 60% | 1 |
| 61 - 80% | |
| 81 - 100% | 2 |
| | |

Many of the businesses that replied to the Survey occupy smaller units on the Estate. Not every one answered all of the questions relating to their workspace needs over the next three years. The picture they provide is mixed. It seems that whilst most of the respondents think their premises are likely to remain suitable, many are interested in more space or larger premises. One respondent has stated that they are actively looking for a more spacious situation out of the area, closer to the A30 trunk road. When asked if they expected to be in the same premises in a few years time, most respondents thought they would, although several expect to be looking for something bigger and better.

| Size of Current Workspace | |
|-------------------------------------|---|
| Under 93 sqm (1,000 sqft) | 2 |
| 94 – 465 sqm (1,000 – 5000 sqft) | 3 |
| 466 – 929 sqm (5001 – 10,000 sqft) | |
| 930 – 1858 sqm (10001 – 20000 sqft) | |
| Over 1858 sqm (20000 sqft+) | 1 |
| Don't know | 2 |

| Over the next 3 years will your workspace continue to suit your needs? | | |
|--|-----|----|
| | Yes | No |
| <i>current premises are likely to be suitable</i> | 5 | 2 |
| <i>they are likely to become less suitable</i> | 1 | 4 |
| <i>already taking steps to improve or extend our premises</i> | 2 | 2 |
| <i>already taking steps to move to more suitable premises</i> | 3 | 2 |

| Future size of workspace to meet business needs over the next 3-5 years | |
|---|---|
| Under 93 sqm (1,000 sqft) | 1 |
| 94 – 465 sqm (1,000 – 5000 sqft) | 2 |
| 466 – 929 sqm (5001 – 10,000 sqft) | 2 |
| 930 – 1858 sqm (10001 – 20000 sqft) | |
| Over 1858 sqm (20000 sqft+) | 1 |
| Don't know | 2 |

| In the longer-term do you think you will still be in your current premises? | | |
|---|-----|----|
| | Yes | No |
| <i>current premises are likely to be suitable</i> | 5 | 2 |
| <i>looking to relocate to somewhere suitable in the local area</i> | 1 | 3 |
| <i>looking to relocate to somewhere suitable outside the local area</i> | 2 | 3 |

The questionnaire asked about employment and skills. A few of the respondents reported not having sufficient employees with the appropriate technical skills and/or having difficulty to recruit people with the right skills. One business actually remarked that there was a “*lack of technical skill around padstow area*”. It is pleasing to report that some of the local businesses have taken on apprentices recently.

| Employment & Skills | Yes | No |
|---|-----|----|
| <i>workforce suffers from any particular skills gap?</i> | 2 | 6 |
| <i>difficulty recruiting appropriately skilled staff over the past 12 months?</i> | 3 | 5 |
| <i>recruited an apprentice/work experience placement in the past 12 months?</i> | 3 | 5 |
| <i>business benefit from a nearby workhub facility?</i> | 2 | 6 |

There was no shortage of opinion on the quality of the business environment afforded by the Estate. Much of the focus of opinion was on vehicular access and circulation and parking space. Regular users are aware of the poor condition of some of the roadways within the Estate and the lack of parking space. The difficulty in manoeuvring large vehicles was also mentioned.

| What could be done to improve the business environment on the Treceus Industrial Estate? |
|---|
| <ul style="list-style-type: none"> • <i>Better parking, the road is a highway many trucks delivering to the estate struggle to turn around safely</i> • <i>The Industrial Estate needs to expand, or another estate needs to be made</i> • <i>Resurface the roads particularly towards the laundry/gymnasium.</i> • <i>Cheaper fuel station</i> • <i>Improved signage</i> • <i>Snack van pitch</i> • <i>Road up to 5c units in poor condition</i> • <i>Yellow lines to prevent parking in the road causes obstruction to customers leaving our premises</i> • <i>Provide a realistic car park/lorry park-up area</i> • <i>General facilities such as garage etc, are poor</i> |

Business occupiers on the Treceus Industrial Estate were invited to comment on the availability and quality of business land and premises in the Padstow and Trevone area. Every respondents offered “no opinion” on at least one of the aspects they were asked about. Very little is graded “very good”. In terms of what is perceived as better, the quality and location of land and/or premises received better grades from a majority respondents. The availability of premises and space, especially of the appropriate size, was graded poorer by a majority of respondents.

| Views on workspace and land for business in the Padstow and Trevone area? | | | | | |
|---|-----------|------|------|-----------|------------|
| | very good | good | poor | very poor | no opinion |
| availability of premises | | 2 | 2 | 2 | 1 |
| size of premises | | 2 | 3 | | 1 |
| quality of premises | 1 | 3 | 1 | 1 | 1 |
| location of premises | 1 | 4 | 2 | | 1 |
| availability of land | | | 3 | 2 | 2 |
| size of land | | 2 | 2 | 1 | 2 |
| quality of land | | 3 | 1 | 1 | 2 |
| location of land | 1 | 2 | 2 | | 2 |

The questionnaire also gave all the occupiers an opportunity to add comment in whatever way they wished. The comments are transcribed below. The limitations on business growth and expansion on the Treceus Industrial Estate is probably the most pertinent point to emerge.

Any Other Comments:

- Estate needs to expand to allow smaller businesses to grow and improve full-time employment prospects within the Padstow area
- Some double yellow lines in areas such as junctions to improve safety and visual aspect of the estate
- Any expansion land should be available to all business type users not just office or industrial buildings and parcels of land sold to individual businesses to develop in a way that meets their needs
- When I started my first business on the Treceus Estate there were several starter-sized units available this seems no longer the case in fact some larger companies e.g. Chough Bakery now occupy several of these. Would be good to see starter size units available again. I understand land next to the Treceus Estate is earmarked for industrial development. Good to see this happening. Most new businesses start small.
- Internet line very slow
- Our leases expire the end of November 2019. We are concerned long term for the cost of renewal especially on one of the units (we have two landlords). Also, the potential cost of land to enable us to expand our car parking and potentially our buildings. We are a growing business and have grave concerns that the estate will be able to accommodate us in the future. As part of our forward planning, one option to consider is the relocation to more suitable and cost-effective premises in mid Cornwall. We would therefore appreciate the opportunity to discuss in detail with the local council our options going forward

Conclusion

We should be grateful that some of the businesses on the Treceus Industrial Estate have found time to answer the questionnaire and share their views and aspirations with the neighbourhood planners. It is important that we take heed of what they have said as we devise relevant policies for inclusion in the 1st Consultation Version of the Plan. This will be shared for comment with the community at large including the area’s businesses. It is hoped that other businesses will find time to show an interest in the emerging Plan and respond to the policy proposals within it.

Padstow and Trevone Neighbourhood Plan Trecerus Industrial Estate – Tenant Survey



Padstow Town Council is progressing a Neighbourhood Development Plan (NDP) for Padstow Parish. This short survey is asking businesses on Trecerus Industrial Estate to consider their current and future business needs. By sharing this information, the NDP Steering Group can better understand how the Trecerus Industrial Estate and your own business operations could be improved through planning policy.

The survey should take **approx. 10 minutes** to complete. If you require more space, please do continue overleaf or on additional pages.

CLOSING DATE FOR RESPONSES: THURSDAY 16 AUGUST Completed surveys will be collected in person. Alternatively, responses can be returned to the Council Offices direct by the closing date of Thursday 16 August 2018.

Thank you for your time.

THE BUSINESS

1. Contact:

Business Name:

Business Address:

Contact Person:

Email Address:

2. Nature of Business:

3. Age of Business:

New business (0-2) years ☐ 3-5 years ☐ 6-10 years ☐ 10+ years ☐

4. Number of Employees:

One-person business ☐ 2-10 ☐ 11-24 ☐ 25-49 ☐ 50-99 ☐ 100+ ☐

5. What % of your employees live in Padstow/Trevone?

0 - 20% ☐ 21 - 40% ☐ 41 - 60% ☐ 61 - 80% ☐ 81 - 100% ☐

6. Size of Current Workspace:

- | | |
|---------------------------------------|--------------------------|
| Under 93 sqm (1,000 sqft) | <input type="checkbox"/> |
| 94 – 465 sqm (1,000 – 5,000 sqft) | <input type="checkbox"/> |
| 466 – 929 sqm (5001 – 10,000 sqft) | <input type="checkbox"/> |
| 930 – 1858 sqm (10,001 – 20,000 sqft) | <input type="checkbox"/> |
| Over 1858 sqm (20,000 sqft+) | <input type="checkbox"/> |

SUITABILITY

7. Over the next 3 years do you think your workspace will continue to suit your needs?

Current premises are likely to be suitable Yes ☐ No ☐

They are likely to become less suitable Yes ☐ No ☐

We are already taking steps to improve or extend our premises Yes ☐ No ☐

We are already taking steps to move to more suitable premises Yes ☐ No ☐

8. In the longer-term, more than three years time, do you think you will still be in your current premises?

Current premises are likely to be suitable Yes ☐ No ☐

We will be looking to relocate to somewhere suitable in the local area
Yes ☐ No ☐

We will be looking to relocate to somewhere suitable outside the local area
Yes ☐ No ☐

9. Future size of workspace that will suit your business needs over the next 3-5 years:

Under 93 sqm (1,000 sqft) ☐

94 – 465 sqm (1,000 – 5,000 sqft) ☐

466 – 929 sqm (5,001 – 10,000 sqft) ☐

930 – 1858 sqm (10,001 – 20,000 sqft) ☐

Over 1858 sqm (20,000 sqft+) ☐

EMPLOYMENT & SKILLS

10. Does your workforce suffer from any particular skills gap? Yes ☐ No ☐

If yes, please give details:

11. Have you experienced difficulty recruiting appropriately skilled staff over the past 12 months? Yes ☐ No ☐

12. Have you recruited an apprentice/work experience placement in the past 12 months?

Yes ☐ No ☐

13. Would your business benefit from a nearby workhub facility which provides hot desks, high speed broadband, office services and meeting space?

Yes ☐ No ☐

TRECERUS ESTATE GENERALLY

14. What could be done to improve the business environment on the Treceus Estate?

BUSINESS LAND & PREMISES IN THE AREA

15. What is your view on workspace and land for business in the Padstow and Trevone area?

| | <i>very good</i> | <i>good</i> | <i>poor</i> | <i>very poor</i> | <i>no opinion</i> |
|--------------------------|------------------|-------------|-------------|------------------|-------------------|
| availability of premises | | | | | |
| size of premises | | | | | |
| quality of premises | | | | | |
| location of premises | | | | | |
| availability of land | | | | | |
| size of land | | | | | |
| quality of land | | | | | |
| location of land | | | | | |

COMMENTS

16. Any other comments:

PADSTOW TOWN COUNCIL

Council Offices, Station House

Station Road

Padstow

Cornwall, PL28 8DA

Tel: 01841 532296

Email: ndp@padstow-tc.gov.uk

Website: www.padstow-tc.gov.uk

The information you provide on this survey form will be held by Padstow Town Council and used by us for the purpose of the Neighbourhood Development Plan (NDP). Your information will not be used for any other purpose by Padstow Town Council, and any personal information will not be passed onto any other third party without your permission. The information you provide on this form will be held until the completion of the NDP process. You have the right to amend any data we hold and the right to be removed. All personal information held by Padstow Town Council is held safely in a secure environment. For further information, you can view our General Privacy Notice online at www.padstow-tc.gov.uk or by contacting the office.

Padstow Neighbourhood Plan – Policy Development Tasks Up-date January 2019

Agenda Item 5 c)

| Working No. | 1 st Draft Policy (Apr.2018) | Primary Tasks | Secondary Tasks | Progress | Outcome |
|---------------------------------------|--|--|--|---|---|
| Natural Environment | | | | | |
| 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. | Define and justify areas to be protected <i>Map area to be covered by policy</i> | Examples of what may be acceptable | Relevant maps secured from Cornwall Wildlife Trust and using Cornwall Council mapping service Community Survey asked questions regarding acceptability of various form of development and community activity in the countryside | Reaffirmed policy for inclusion in draft NP along with supporting evidence |
| 2B. | 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. | | Identify location and type of improvement that is needed | Little feedback from ramblers nor examples of specific access problems. Next stage of consultation on the draft NP may help gather relevant evidence. | General statements can be made in the draft NP that would benefit from additional evidence that may come forward. |
| 2C. | 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. | | Identify incidences of inappropriate development | Examples taken from review of decisions on the Planning Register Community Survey 2018 asked questions regarding acceptability of various form of development and community activity in the countryside | Policy with supporting statement under preparation for inclusion in the draft NP. |
| Built Environment and Heritage | | | | | |
| 3A. | 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. The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances are demonstrated: | Identify and appraise local heritage assets <i>Compile schedule of non-designated heritage assets</i> | Write to property owners | List of potential local heritage assets has been prepared by task group. These are still to be assessed for inclusion on a Local Heritage List. Town Council will need to progress process of setting up a Local Heritage List. | There appears enough justification to enable the inclusion of a policy with supporting statement in the draft NP. |
| 3B. | | Identify (using NPPF criteria), map and appraise potential local green spaces in or adjacent to settlement areas LGS Assessment Report with recommendation on | Write to land-owners | List of potential local green spaces has been submitted by the task group. Further sites have been nominated by respondents to the Community Survey 2018. LGS Assessment Report prepared for SG to consider. Owners of all the sites designated as LGS will need to be written to after SG meeting. | Policy with supporting statement under preparation for inclusion in the draft NP. Designated sites need to be confirmed for listing and mapping in the draft NP. |

| | areas to be designated as LGS Map of proposed LGS | Establish community views/support | | |
|----------------|--|---|---|---|
| 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 | Establish current LP requirements Map current development commitments Appraise growth and development options and consequences Analyse policy-device options | Current commitments identified and mapped. Response to the housing questions in the Community Survey 2018 has provided a steer as the most acceptable policy approach. Map of settlement area boundaries being prepared for draft NP. | Policy with supporting statement and maps under preparation for inclusion in the draft NP. |
| 4A. | 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 | Make local call for sites (if necessary) Identify, map and appraise potential development sites | No action yet. Local call for sites and consequential analysis may follow if SG decide on alternative policy approach. No specific feedback received regarding community housing initiative. Various letters received from agents and developers. | Policy with supporting statement and maps under preparation for inclusion in the draft NP. |
| Housing | | | | |
| 6B. | All new development should seek to achieve high standards of sustainable development, and demonstrate in proposals how design, construction and operation has sought to: 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. | Local examples of good practice | No specific feedback. Next stage of consultation, on draft NP, may help gather relevant examples and preferences. | Policy with supporting statement based on general principles under preparation for inclusion in the draft NP. |
| 6C. | 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. | Establish community views/support | Community's view established by Community Survey 2018. Policy approach to be debated. | Policy approach still to be determined. |

| | | | | | | |
|------------------------------|--|---|--|--|---|--|
| | New unrestricted second homes will not be supported at any time. | | | | | |
| 7A. | 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. | Interpret Housing Needs Survey to establish current nature of local housing needs | Establish wider community needs/demands Discuss interpretation with LPA | Housing Needs Survey completed October 2018. Further evidence of needs and preferences identified by the Community Survey 2018. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. | |
| Transport, Traffic & Parking | | | | | | |
| 8A. | Development proposals will generally be supported which are intended to achieve any of the following: 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 | | | Community's view on concerns and priorities established by Community Survey 2018. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. | |
| 9B. | The provision of electric vehicle charging outlets on new developments and at suitable locations to serve public demand will be supported. | | | | Policy with supporting statement based on environmental principles under preparation for inclusion in the draft NP. | |
| 10A. | 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: 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. | | Establish community views/support | Community's view established by Community Survey 2018. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. | |

| | | | | | |
|------------------------------------|--|--|---|---|---|
| 10B. | 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: a) the character of the local built environment; b) the quality of the surrounding natural environment; c) the visual amenity of the area; and, d) flood risk (including local surface water flooding). | | | Community's view established by Community Survey 2018. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. |
| Local Economy & Tourism | | | | | |
| 11A. | 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. The regeneration and small-scale expansion of existing business sites, or the sympathetic conversion of existing buildings, for business and enterprise, will be supported. | <i>Establish community views/support</i> | | Business Survey carried out in spring of 2018. Community's view established by Community Survey 2018. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. |
| 12A. | Trecerus Industrial Estate should be protected as a key employment area. Proposals which lead to the improvement, modernisation or upgrading of current premises on the Trecerus Industrial Estate will be supported, subject to there being no adverse impacts on the amenity of neighbours. | <i>Consider expansion possibilities</i> | <i>Views of estate's tenants/ occupiers</i> | Tenant Survey carried out in August 2018. Community's view established by Community Survey 2018. Further consultation, in the context of the draft NP, with owners and tenants will help reaffirm or refine policy. | Policy with supporting statement using survey evidence under preparation for inclusion in the draft NP. |
| 13A. | 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. The loss of shops and commercial units, to non-employment uses, within the | <i>Define town centre</i> | | Draft proposal for boundary of town centre area has been mapped following survey. | Policy with supporting statement and map under preparation for inclusion in the draft NP. |

| | | | | | |
|----------------------------|--|--|---|--|--|
| | defined area will not be supported unless it can be demonstrated that: a) the use of the premises for these purposes is no longer economically viable; or b) the proposed alternative use would provide equal or greater benefits for the local economy and community than the current use. 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. | | | | |
| Community Wellbeing | | | | | |
| 14A. | Major development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth. | | <i>Identify infrastructure needs based on capacity issues</i> | Community's views and concerns established by Community Survey 2018. | Policy with supporting statement, referring to Community Survey response, under preparation for inclusion in the draft NP. |
| 14B. | Community-based recycling and renewable energy initiatives are encouraged. | | <i>Establish community views/support</i> | Community's view established by Community Survey 2018. | Policy with supporting statement under preparation for inclusion in the draft NP. |
| 15A. | Proposals which seek to enhance or improve existing local community facilities, amenities and assets will be supported where: a) there is a demonstrable need for them; and b) they do not have an adverse impact on the character of the area's natural and built environments. Proposals for the redevelopment or change of use of locally valued community facilities will only be supported where: 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. | <i>Establish development needs and intentions of major service providers</i> | <i>Write to land-owners</i> | Limited feedback from owners of facilities or service delivery bodies. Community's views established by Community Survey 2018. Targeted consultation, when consulting on the draft NP, should help gather relevant evidence. | Policy with supporting statement under preparation for inclusion in the draft NP. |

| | | | | | |
|-------------|---|---|--|---|--|
| 15B. | 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. | | <i>Examples of preferred tourism developments and limits</i> | Community's views and concerns established by Community Survey 2018. | Policy with supporting statement under preparation for inclusion in the draft NP |
| 16A. | The provision of new or improved recreational and sports facilities will be permitted in or on the edge of settlement areas provided that: a) the scale of the facility is related to the needs of the area; b) there is safe and convenient access for potential users; and c) residential amenity is adequately protected. | <i>Examples of community demand</i> | | Community's views established by Community Survey 2018. | Policy with supporting statement under preparation for inclusion in the draft NP |
| 16B. | 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. | <i>Evidence of what young people want</i> | | Views of the older members of the community established by Community Survey 2018. Targeted consultation, when consulting on the draft NP, may help gather relevant evidence. | Policy with generalised supporting statement under preparation for inclusion in the draft NP |

Padstow Parish Neighbourhood Plan Community Survey 2018

Survey Findings and Policy Implications

Introduction

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

Questionnaire Design and Distribution

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

¹ SurveyMonkey - an online survey development cloud-based company

Response and Bias

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

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

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

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

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

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

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

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

Survey Findings and Policy Implications

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

Development and Growth

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

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

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

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

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

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

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

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

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

Policy Implications

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

Housing Needs

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

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

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

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

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

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

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

affordable housing Padstow rent Restrict affordable Council house
local people people local stop housing need
homes live build prices buy new builds second homes
holiday homes

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

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

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

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

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

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

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

Policy Implications

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

Infrastructure

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

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

Policy Implications

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

Traffic and Parking

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

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

Policy Implications

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

Community Services and Facilities

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

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

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

Q.15 What other services and facilities, if any, are missing from the area? (247 answers)

library building Cinema area local service Padstow Butchers
bank town shops better need bus service facilities Sports
post office cash points None Trevone

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

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

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

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

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

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

| | | | | | | | | | |
|-------------------|-------|-----------------|-------|---------------|-------|-----------------|------|-------------------|------|
| Definitely | 26.3% | Probably | 35.5% | Unsure | 29.8% | Unlikely | 4.2% | Not at all | 4.2% |
|-------------------|-------|-----------------|-------|---------------|-------|-----------------|------|-------------------|------|

Q.19 What youth facilities would you like to see provided? (198 answers)

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

Policy Implications

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

Padstow Town Centre and Retailing

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

Q.21 Do you agree that the 'town centre' area should be defined and limited, to prevent it spreading out further? (440 answers)

| | | | |
|------------|-------|-----------|-------|
| Yes | 84.6% | No | 15.4% |
|------------|-------|-----------|-------|

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

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

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

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

Policy Implications

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

Business and Jobs

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

Q.25 Should we encourage business/commercial development in the Parish that provides local employment? (427 answers)

| | | | |
|------------|-------|-----------|------|
| Yes | 91.8% | No | 8.2% |
|------------|-------|-----------|------|

Q.26 If Yes, should this be: (412 answers)

| | Agree | Disagree |
|-------------------------------------|--------------|-----------------|
| Expansion of existing facilities | 92.9% | 7.1% |
| Clustering near existing facilities | 87.5% | 12.5% |
| Greenfield sites | 21.0% | 79.0% |

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

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

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

Policy Implications

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

Sustainability

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

Q.28 Would you support a local community-owned renewable energy initiative? (421 answers)

| | | | |
|------------|-------|-----------|-------|
| Yes | 82.0% | No | 18.0% |
|------------|-------|-----------|-------|

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

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

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

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

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

Policy Implications

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

Tourism

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

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

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

encourage_{enough} need_{season} None_{many} tourists_{summer}
 Padstow_{people} tourism_{parking} already_{visitors}
 facilities_{car parks} Better_{local} area town

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

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

Policy Implications

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

Environment

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

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

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

57. It may be safe to conclude that the community at large shares the view that the area's countryside has immense natural beauty that must be protected. It is less safe to conclude that preventing access or change is the community's preferred way of protecting it.
58. It is fairly clear, from an analysis of the response, that the residents of Padstow would like to see better access to the countryside. Second-homers too, seem more inclined to support measures to improve and enhance public access and enjoyment of the countryside.

| Q.1 What improvements and enhancements do you consider are most needed and acceptable? | | | | | | |
|--|--------------|--------------|--------------|-----------------|-----------------|-----------------|
| | Pad | Trev | Sec | Pad | Trev | Sec |
| | <i>Agree</i> | <i>Agree</i> | <i>Agree</i> | <i>Disagree</i> | <i>Disagree</i> | <i>Disagree</i> |
| Footpaths | 89.0% | 55.3% | 62.7% | 11.0% | 44.7% | 32.7% |
| Cycle-tracks | 52.6% | 39.3% | 44.1% | 47.4% | 60.7% | 55.9% |
| Bridleways | 47.4% | 22.2% | 29.2% | 52.6% | 77.8% | 70.8% |
| Allotments | 80.0% | 21.3% | 22.5% | 20.0% | 78.8% | 77.5% |
| Visitor car parks | 54.4% | 31.5% | 40.8% | 45.6% | 68.5% | 59.2% |
| Tree planting | 85.7% | 45.2% | 51.1% | 14.3% | 54.8% | 48.9% |

60. In a similar fashion, people were asked to nominate 'local green spaces' that are close to residential areas and worthy of protection because of their amenity or recreation value. There were 281 replies and a total of 41 locations nominated (see Appendix A). Each area nominated has been subjected to an assessment using the relatively stringent criteria of the NPPF to assess whether they would be eligible for designation as a local green space and therefore subject to a policy in the Neighbourhood Plan to protect them from harm and/or unsuitable development. This is reported on separately in a Local Green Space Assessment Report.

61. There is much that is worthy of protection. The Neighbourhood Plan can include policies that add protection beyond that included in national statutes and the local Plan, but it must do so in a positive manner that is intended to promote and guide sustainable development. The Neighbourhood Plan is a development plan not a conservation plan. The next stage in the neighbourhood planning process is to decide whether there is purpose and value in adding local policies to guide development in the countryside.

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

Other

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

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

Appendix A
Community Nominations

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



Date: 24 September 2018

All Residents
Padstow Parish

Dear Resident

Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

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

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

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

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

www.surveymonkey.co.uk/r/padstow1

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

Closing Date to Receive Responses

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

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

Email: ndp@padstow-tc.gov.uk

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

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

Prize Draw

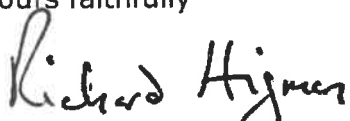
All respondents will be given the choice to enter our NDP Prize Draw. One lucky winner will be drawn at random and will receive a **£50.00 Tesco Gift Card**. The winner will be contacted after the questionnaire closing date.

Further Information

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

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

Yours faithfully



Councillor Richard Higman
Chairman – Padstow Town Council

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

PADSTOW TOWN COUNCIL

Council Offices, Station House
Station Road
Padstow
Cornwall, PL28 8DA
Tel: 01841 532296

Email: ndp@padstow-tc.gov.uk

Website: www.padstow-tc.gov.uk

Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

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

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

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

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

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

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

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

Environment

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

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

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

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

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

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

Housing

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

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

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

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

| | | | | | | |
|-------------|-----|--|----|--|--------|--|
| For Padstow | Yes | | No | | Unsure | |
| For Trevone | Yes | | No | | Unsure | |

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

Q.7 If YES, should this be:

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

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

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

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

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

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

YES / NO

Infrastructure

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

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

Traffic and Parking

Q.13 Do any of the following need addressing?

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

Community Services and Facilities

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

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

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

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

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

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

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

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

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

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

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

Padstow Town Centre and Retailing

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

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

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

Business and Jobs

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

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

Q.26 If YES, should this be:

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

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

Sustainability

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

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

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

Tourism

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

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

Other

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

1.

2.

3.

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

1.

2.

3.

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

About Yourself

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

Q.36 Your Age Group:

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

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

YES / NO

Q.38 If YES, where do you live:

| | |
|---------|--|
| Padstow | |
| Trevone | |
| Other | |

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

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

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

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

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

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

To be detached by the Office

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

Name _____ Contact Details _____

☐ I wish to enter the NDP Prize Draw 2018

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

NDP STEERING GROUP: 6 FEBRUARY 2019

AGENDA ITEM 5 E) NEXT STEPS AND EXECUTIVE SUMMARY

The SG are asked to note the detailed report outlining the findings of the Community Survey.

The Executive Summary Report indicates that the response to the Community Survey has provided a firm community steer or preference for many policy areas, which taken together with the evidence gathered and the work undertaken by the Task Groups, enables us to push forward with the preparation of the NDP and consider a first Consultation Version of the Plan.

The Executive Summary does indicate that several policy aspects will require further consideration and evidence in the weeks ahead including:-

- Settlement Boundaries (paragraph 22)
- Town Centre definition (paragraph 43)

The draft Plan will provide a tangible basis on which to further consult with the community. It will "test" the suggested and evidenced policy development to-date and also form the basis for more detailed consideration of the bullet headings outlined above.

It's therefore proposed that the consultant be tasked with preparing a first Consultation Version of the Plan to be considered by the Steering Group next month in order to go out to informal community consultation. The SG will at that time need to consider the most effective way to carry out this consultation. Particular thought will need to be given to identifying effective consultation methods with sectors who are directly affected by specific policies but where feedback to date is limited, such as young people (paragraph 21) and Businesses (paragraph 46).

Padstow Parish Neighbourhood Plan Community Survey 2018

Executive Summary

Introduction

The following paragraphs are taken from the Padstow Parish NP Community Survey Report 2018. They present a topic-by-topic summary of the implications of the Survey response on the development of policies for the Neighbourhood Plan.

Sustainable Development and Growth (paras. 15-22)

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

Housing (paras. 23-30)

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

Infrastructure (paras. 31-32)

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

Traffic and Parking (paras. 33-34)

34. Resolving the many car-related issues that blight towns like Padstow is largely beyond the scope of a land use plan. The Community Survey 2018 has confirmed that the residents of the area are dissatisfied with many aspects of the local transport network. The responses received show that improved bus services, better road maintenance, and control of traffic speeds are top of the list

of concerns. None of these can be addressed directly in the Neighbourhood Plan. They can however be referred to the Town Council and the Highways Authority as matters that the community would like to see given some attention as part of a broader programme to develop a better more sustainable Padstow. The Neighbourhood Plan can be used to **address the lack of footways, the need for improved cycle routes and improvements in parking provision.**

Community Services and Facilities (paras. 35-41)

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

Town Centre and Retailing (paras. 42-43)

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

Business and Jobs (paras. 44-46)

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

Sustainability (paras. 47-51)

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

51. Any policies in the Neighbourhood Plan relating to renewable energy and recycling facilities will need to be carefully thought through. They need to be perceived as part of a **package of community-based initiatives** and they will need to be subject to specific consultations.

Tourism (paras. 52-54)

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

Environment (paras. 55-62)

61. There is much that is worthy of protection. The Neighbourhood Plan can include policies that add protection beyond that included in national statutes and the local Plan, but it must do so in a positive manner that is intended to promote and guide sustainable development. The Neighbourhood Plan is a development plan not a conservation plan. The next stage in the neighbourhood planning process is to decide whether there is purpose and value in adding local policies to guide development in the countryside.
62. Within the settlement areas, the community has nominated many locations and buildings that are considered worthy of protecting. The pro-development policies of the Neighbourhood Plan need to **ensure that new development or change of use does not unduly harm these local assets**.

PPNP/PW/Jan19

Version 6 (Jan 19)

**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 | Se17 | Oct17 |
| 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 | | | | |
| | | analyse consultation & prepare report | | | | ✓ |
| 2.3 | Development potential | planning history & current land uses | | ✓ | | |
| | | assess development potential | | | ✓ | |
| 2.4 | Future demands | trends & forecasts | | ✓ | | |
| | | specialist studies (if necessary) | | | | |
| 2.5 | Stakeholder views | Identify and consult landowners | | | | ✓ |
| | | consult statutory bodies and agencies | | | | ✓ |
| 2.6 | NP Issues | 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 | De17 | Ja18 | Fe18 | Ma18 |
| 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 | | ✓ | | |
| 3.3 | Consult | publicise draft vision, aims and objectives | | ✓ | | |
| | | 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 | Ap18 | Ma18 | Ju18 | Ju18 | Au18 | Se18 | Oc18 | No18 | De18 | Ja19 | Fe19 | Ma19 | Ap19 | Ma19 | Ju19 |
| 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 | Ju19 | Au19 | Se19 | Oc19 | No19 | De19 |
| 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 | | | | | | |