

Padstow Parish Neighbourhood Plan

Regulation 14 Public Consultation



AFTER several years of community engagement and consultation co-ordinated by the Neighbourhood Development Plan (NDP) Steering Group, the Pre-Submission Version of the Plan is ready for consultation in accordance with Regulation 14.

What is the Regulation 14 Consultation?

It is a formal and important stage that must comply with Regulation 14 of the Neighbourhood Planning Regulations 2012.

It provides EVERYONE the opportunity to comment on the draft Plan before it is submitted to Cornwall Council for examination by an independent examiner. This includes YOU as a local resident, business or worker based in the parish. Various statutory bodies will also be consulted by Padstow Town Council.

All responses received will be considered by the NDP Steering Group and the Town Council to produce a revised version of the Plan for Submission.

This public consultation period will run from Monday 8 February 2021 – Sunday 18 April 2021



How do I view the draft Plan?

The Executive Summary of the Plan can be found overleaf.

The full draft Plan along with other evidence base documents can be viewed on the Town Council website www.padstow-tc.gov.uk. For quick access, you can scan the QR code above.

Hard copies of the Plan are available upon request for those without online access. To request a hard copy please contact the Padstow Town Council Offices by email to ndp@padstow-tc.gov.uk or leave a voicemail message on 01841 532296.

How do I comment?

Padstow Town Council invites YOUR comments on the draft Plan. To have your say, please complete the comment form (overleaf or online) and submit it via one of the methods below by **Midnight on Sunday 18 April 2021**.

- **Email** – ndp@padstow-tc.gov.uk
- **Post** – NDP, Padstow Town Council, Council Offices, Station House, Station Road, Padstow PL28 8DA
- **Place** – In the black post box at the Town Council Offices (on the “platform side”)
- **Online** – <https://padstow-tc.gov.uk/regulation-14-consultation/> (For quick access, scan the QR code above)

Padstow Parish Neighbourhood Plan 2018 -2030

Executive Summary

The Padstow Parish Neighbourhood Plan (NDP) has been prepared by a Steering Group of Town Councillors with the help of community volunteers and the advice of a community consultant.

The NDP has provided the opportunity for the communities of the Parish to represent their vision and aspirations for the development of their neighbourhood. These have been gathered and interpreted through a regular process of community engagement and consultation.

Following the Regulation 14 consultation period and subsequent examination, the NDP will be a statutory development plan. It will form the local tier of planning policy in the Padstow area sitting alongside the Cornwall Council Local Plan, underneath the National Planning Policy Framework (NPPF) umbrella. It will help guide decisions on planning applications in the Padstow Parish neighbourhood area.

Preparation of the NDP was led by the topics raised by residents of Padstow Parish as their main concerns. These have been identified in the NDP under six key themes:

**Natural Environment | Built Environment and Heritage | Housing |
Transport, Traffic and Parking | Local Economy and Tourism |
Community Wellbeing**

Each theme includes a number of policies that seek to address these concerns.

Natural Environment

Residents value most the scenic beauty, countryside location, wildlife, peacefulness and pace of life in Padstow Parish. Much of the Neighbourhood area is part of the Cornwall Area of Outstanding Natural Beauty (AONB). Parts of the Parish also fall within the Padstow Bay and Surround Marine Conservation Zone. The policies in this section aim to contribute to existing local and national policies which protect the natural environment and both protect and enhance the area's public rights of way. The NDP seeks to ensure that farming in the Parish continues to prosper through small-scale change and diversification which respects or enhances the character and natural beauty of the AONB.

Built Environment and Heritage

The NDP gives regard to the Parish's rich historic environment and aims to reflect the community view that development in the countryside should be strictly limited, controlled, and fully justified. Policies aim to protect specific Local Green Spaces within the neighbourhood area which contribute significantly to its appearance and character.

Following extensive community consultation, the NDP delineates a settlement area boundary around the two main settlement areas of Padstow and Trevone. The policy approach seeks to provide guidance as to where development is and is not generally acceptable. They endorse a continuation of an incremental approach to growth and development beyond the current confines of the town, that will contribute to the ongoing sustainability of Padstow Parish, and help to achieve the strategic development obligations set by Cornwall Council.

Housing

Policies in this section seek to ensure that any housing development is appropriate, adds to the quality of the area and achieves high standards of sustainable design and layout. Policies reflect the aspirations of the community for an appropriate mix of dwellings to meet locally identified housing needs and support the provision of a “principal residence” condition being applied to new dwellings.

Transport, Traffic and Parking

This section includes policies which seek to tackle traffic problems and ensure that new development does not exacerbate existing issues by supporting safe access to sustainable transport networks, adequate parking for residents and appropriate parking for visitors.

Local Economy and Tourism

Policies in this section reflect a community desire to encourage business development that will provide year-round local employment opportunities. The NDP aims to protect the character of the town centre and to protect Treceus Industrial Estate as a key employment area whilst seeking to facilitate improvements to both.

Community Wellbeing

The Town Council is actively improving the town’s outdoor sports spaces. It opened Padstow Sk8 in 2019 and is in the infancy of plans to develop a Multi-Use-Games-Area (MUGA). This section of the NDP includes policies which seek to support community aspirations for enhanced community facilities, new or improved recreation and sports facilities and facilities for the direct benefit of the young. Policies also aim to reflect residents’ concerns for community infrastructure and lend support to community-based initiatives.

The Regulation 14 consultation provides an opportunity for the Padstow Parish Neighbourhood Plan, and supporting documents, to be presented together to statutory consultees and other stakeholders.

Following the process, and a review of comments received, revisions may be made to the draft Plan and a final “Submission Version” prepared, ready for submission to Cornwall Council so that the NDP can be independently examined before it proceeds to referendum.

The consultation will run for ten weeks. The full Plan and supporting documents can be accessed via the Padstow Town Council website <https://padstow-tc.gov.uk/regulation-14-consultation/> where comments can also be submitted. For quick access scan the QR code below. Paper copies of documents will be made available upon request to those without online access.

**This public consultation period will run from
Monday 8 February 2021 – Sunday 18 April 2021**



Padstow Town Council acknowledges the current Coronavirus Pandemic makes face-to-face consultation and document inspection difficult for those who prefer to engage in person. The NDP Steering Group has responded by increasing the six week statutory consultation period to ten weeks in acknowledgement of each respondent’s individual circumstances and the potential rise in postal correspondence in place of physical consultation events. Any person who wishes to respond but is experiencing difficulty is encouraged to contact the Town Council Offices by phone on 01841 532296 or by email to ndp@padstow-tc.gov.uk for assistance.