

Padstow Parish Neighbourhood Plan Reg. 14 Comments Received by Section and Policy

Response Ref.	Substance of Comment: Nb. *next to the Ref. number indicates that a comment has been edited in the interests of relevance and brevity. The full text has been read and considered by the NP Steering Group.	Interpretation and Reaction:	Comment Ref
	GENERAL		
1*	<p>Under the Marine and Coastal Access Act 2009 public authorities must make decisions in accordance with marine policy documents and if it takes a decision that is against these policies it must state its reasons. MMO as such are responsible for implementing the relevant Marine Plans for their area, through existing regulatory and decision-making processes.</p> <p>Marine plans will inform and guide decision makers on development in marine and coastal areas. Proposals should conform with all relevant policies, taking account of economic, environmental and social considerations. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark.</p> <p>Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to.</p> <p>Marine Management Organisation</p>	<p>Offers generic advice to plan-makers.</p> <p>Does not make any specific comment on the current version of the NP.</p>	1
2*	<p>It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF.</p> <p>A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy.</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities.</p> <p>Sport England</p>	<p>Offers a range of generic advice to plan-makers.</p> <p>Does not make any specific comment on the current version of the NP.</p>	2
12	Agreement on all other policies	Expresses support for all the draft policies	3
17	I am delighted to see Padstow doing an NDP and wish the Councillors well in pulling it together. I won't make any representations on your plans. I am a great believer in local decision making and the people who are best placed to make these decisions are your elected councillors. MP	No specific comments to make	4
19	South West Water has no specific comment.	No specific comments to make	5
21	Excellent plan, very well researched. Real understanding of how to protect the neighbourhood but also on what needs to be done to ensure residents future and wellbeing.	Expresses support for the NP	6
26	I support the plan.	Expresses support for the NP	7
40	This is a well-designed and laid out document – can it be refined to focus only on the policies which add extra detail to strategic policies? NDPs should not repeat strategic policy. Cornwall Council	Suggests some of the policies unnecessarily repeat	8

		elements of the strategic policies of the LP	
40	A Policy Index would be useful and would make the document easier to use. Cornwall Council	Suggests a policy index would be helpful	9
40	A new Use Class Order came into effect on 1 September 2020 and its impacts on your strategy should be considered. Cornwall Council	Points out that a new Use Class Order has come into effect	10
44	A full and detailed report	Compliments the Plan	11
51	Our family has had a tiny second home cottage in the old town for 46 years. Over that time we hope we have contributed significantly to the economy of Padstow, both in spending at shops and restaurants etc, and in employing local people for renovations, painting and decorating. We attend the local chapel actively during the weeks we are in Padstow and try to be as sensitive as possible to local residents. We have stayed away from Padstow during the pandemic so that we are not in danger of using Cornwall's health service resources. Now that we have recently retired, we intend to spend much more of the year living in Padstow, once the pandemic is over. In view of these points, we are extremely interested in the local plan and have contributed to local planning questionnaires. However, we feel that we should leave decision making to the residents of Padstow and therefore we don't want to object or support policies on the draft plan. We support Padstow residents in making decisions that are in theirs and therefore Padstow's best interests.	As second-home owners, declines to comment on the Plan	12
52	This seems a very well thought out plan covering all areas. The residents of Padstow are well served by the Town Council.	Compliments the Plan	13
56	Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A30 trunk road which passes some distance to the south of the plan area. We are therefore satisfied that the Plan's proposed policies are unlikely to result in development which will adversely impact the trunk road and we therefore have no comments to make.	Has no comments to make on the Plan	14
61*	We welcome the opportunity to comment on the Padstow Parish Neighbourhood Development Plan and particularly welcome the underpinning agenda that seeks to protect the natural environment, enhance biodiversity and increase public access to the countryside. Natural England	Compliments the Plan's approach to the future of the natural environment	15
63	I congratulate the Steering Group on its hard work. However, I feel the Plan is very woolly and will not address the serious issues regarding planning.	Criticise the Plan for its lack of specificity	16
65	I do not like the overall tone of the plan nor the lack of simple language.	Criticises the writing of the Plan	17
67*	We are instructed by our client to submit the following representation with regard to the current consultation on the above document. An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. Avison Young for National Grid	Has no specific comment to make on the Plan	18
68	Although it is a long document, I found it easy reading, which was a pleasant surprise.	Compliments the Plan	19

72	I am very happy with the Draft NDP, it strikes a good balance between conservation of what makes the Town special whilst enabling the Town to change sympathetically and evolve to meet future needs.	Compliments the Plan	20
75	Thank you for consulting with St Issey Parish Council . The Parish Council is fully in support of the Padstow Neighbourhood Plan. They believe it is a good idea to have one and believe it will be an excellent way of ensuring that residents views are taken into account on any current and future issues.	Compliments the Town Council's initiative and supports the Plan	21
77	I support this document in full	Supports the Plan	22
80	Hello. Firstly well done on compiling this. I was involved in the last one and I know how much effort goes into it. Great work everyone.	Compliments the Plan	23
81	Congratulations to all those involved in the production of this comprehensive and well written plan. We hope that the Steering Group's efforts are appreciated by the local population and that you receive some helpful feedback.	Compliments the Plan	24
83	Once approved, the plan will be used by Cornwall Council and will also be referred to in any planning enquiry affecting the Parish of Padstow ('the Parish'). It therefore needs to be a tightly written document, concentrating on planning issues. This document is far too long for everyday use.	Critical of the scope and length of the Plan document	25
83	It also needs to be written so that there is no conflict of information or policy within the Padstow Parish Neighbourhood Plan ('the Plan'), the Cornwall Local Plan and national policies including the NPPF. This is still not the case.	Suggests that there are conflicts between the Plan's information and policy and those of the LP and NPPF	26
83	The document should be written in the impersonal throughout. There are still many 'we' and 'our' throughout the document. 'We' is not defined, and it certainly does not include myself. If the document is treated in two parts, then a solution could be to change 'we' and 'our' to 'the Council' and 'the Council's' in sections 1 to 6 (defining 'Council' as Padstow Town Council). The actual Plan sections 7 to 12 definitely need to be in the impersonal.	Suggests that the Plan should be written in the impersonal throughout	27
83	The Plan is still described differently in different parts of the document. For example, 'Padstow Parish Neighbourhood Plan' on page 2 etc, and in paragraphs 4.2 and 4.4, 'Neighbourhood Plan' in paragraphs 4.5, 4.9 and 4.10 and 'Plan' in paragraphs 5, 5.1, 5.2 and 5.7. The description needs to be conformed throughout the document.	Objects to the Plan being referred to in different terms within the Plan	28
83	So that the actual Plan is kept tight, it should be stated explicitly that only sections 7 to 12 inclusive are the Plan. This is essential for planning appeal processes, if not also for Cornwall Council planning officers. This would be emphasised if an index to the policies were inserted immediately before page 16 (see appendix A).	Calls for a statement that the Plan is only section 7 to 12 of the document and a policy index.	29
83	I am pleased that 'Communities' has been put in the plural in several places, for example in paragraphs 3.13, 4.1 and 4.3. However there is still 'community', in the singular, in many places, for example in paragraphs 2.9, 3.11, 3.14, 4.6, 4.8 and 6.3. I challenge anyone to prove that there is only one community in the Parish, particularly as the Document itself refers to 'settlements' in the plural in paragraphs 2.2 and 8.1. The plural should be used throughout the Document.	Calls for all references to community in the Plan should be pluralised.	30
83	There is still a fundamental failure in the document to recognise that Padstow town itself (although part of it is a conservation area) is not in the Area of Outstanding Natural Beauty or land affecting its setting ('AONB'), but Trevone is. Once the difference is recognised, which it has to be, then it follows that policies for Padstow town cannot apply to Trevone. Because of the above, it is necessary that there is a separate section of the Plan which has policies for Padstow town only.	Calls for a separate section in the plan for Padstow only policies.	31

83	Detailed comments (with page and paragraph references where applicable) There needs to be a conformity of definitions throughout the document. As well as defining 'the Plan' (see above) examples of using different descriptions for the same basic Padstow Town Council area are: Parish 2.3, 2.5, 3.14, 8.25, 9.12 Parish of Padstow 2.1, Padstow 8.25,8.26 Padstow area 4.9 Padstow neighbourhood area 3.3 Parishioners 7.1 Padstow residents 8.28 Neighbourhood area 7.1, 7.3, 7.6 and 8.1 Development Plan 8.21 Cornwall Local Plan 3.3 Local Plan 3.1, 3.3, 3.4, 3.6	Identifies paragraphs where the respondent believes there the terminology needs revising	32
83	Insert an index before page 16. (see Appendix A)	Calls for an index of policies	33
83	To the extent that they are needed, policies PAD 12 to PAD 24 relate in practice to the Padstow settlement and its immediate surrounds only. They should be included in a separate section of the Plan entitled Padstow settlement area. They do not, and should not, relate to any land within the AONB. Policies PAD 7, 9 and 10 should also be included in this section. This concept is supported by the proposal that PAD 7 should exclude any land within the AONB.	Calls for a separate section in the plan for Padstow only policies.	34
83	I have several very detailed comments which I am very willing to talk through with the steering group chairman and the parish clerk.	Offers to talk through views on the plan in detail with the chair of the SG and the TC	35
86	Thank- you Town Council you all do an excellent job	Offers the TC congratulations	36
87	Please check the web links given in the Neighbourhood Plan to pages on the Cornwall Council website before the Plan is finalised. The Council is migrating pages across to a new system which means previous links will be broken. I can help with accessing documents if you need to reference them before they are moved onto the new site. Cornwall Council, Environment Service	Points out that weblinks my need to be updated	37
88	The plan, in general terms, appears to be extremely pragmatic and practical, especially with regards to new housing and affordable housing. Unusually, it takes this approach not only to exception site development but also to large scale housing development, the plan looks to protect character and nature of the town but accepts that new housing is necessary for the vibrancy of the community. The plan rightly recognises value of high-quality agricultural land and agricultural activity and the importance it has to the community and also recognises the need for 'green infrastructure' and to protect the heritage and appearance of the town and its surrounding area. Poltair Homes	Generally complimentary about the policy approach in the NP	38
88	A strong emphasis is rightly placed upon sustainability within the plan period, and this is carried forward in the proposed policies which mirror those in the Cornwall Local Plan. Arguably the Neighbourhood Plan should look to take these policies further in targeting the delivery, for example, of EV charging points on all new housing, also should the Town Council not set out clearly its aspirations towards a lower carbon future but insisting that new developments do not utilise gas heating. Poltair Homes	Wants to see more emphasis on renewable energy sources	39
95	I appreciate that the document is comprehensive and reflects a considerable amount of work undertaken by the council, its officers, volunteers and third parties engaged by the council.	Acknowledges the work put into producing the Plan	40
95	The AONB dominates the countryside and coastline around us. Considering for example - Page 18: 7.15, Page 22/23: 8.5, Page 33: PAD 7, Page 37: Point 6 Page 39 9.18 - There remains considerable "wriggle room" for the council as a consultee of the county on decisions relating to development. Therefore, comments on the plan's contents are dependent upon its implementation as its intentions seem ambiguous.	Questions whether the NP provides sufficient certainty regarding the community's local planning policies.	41
97	We note many of the points of your last consultation have been considered and included, thank you. Overall, we support the plan and its strategic aims.	Expresses support for the latest version of the Plan	42

101	I found the Version long and in places quite repetitive. The strategic context is useful, but is here any need to repeatedly refer back to these documents in the text? i.e. Policy PAD1 para 7.12; PAD2 para 7.19 etc. Similarly, both Policy PAD1 and PAD2 are simply reiterating National and Cornwall Council policies, which surely automatically take precedence over anything within the NDP	Criticises the length of the plan and the repetition therein	43
101	There is a need for many of the policies to be re-drafted to be Padstow Town and AONB specific.	Calls for many of the policies to be re-drafted to apply to Padstow-only	44
102	It is not clear in a number of instances whether sections are applicable across the parish. The inference from their wording is that they are only applicable to Padstow Town but the subjects e.g. Transport, Traffic and Parking; Community Wellbeing may or even should impact on Trevone and Windmill.	Expresses uncertainty as to whether some of the policies are Padstow-only or parish-wide	45
104	please listen to the local residents...young and old. Keep the young families supportive. Build affordable and nice housing for them. There are a lot of noticeable large ugly housing being built this week that is not in keeping with the beautiful Cornish sea and countryside.	Supports the concept of a NP setting out the community's planning aspirations and policies	46
105	I would like to congratulate the Town Council for producing such a thorough document that has sought to reflect the concerns and aspirations of local residents. Generally speaking I am supportive of the plan as a whole but have two points to make specific to the plan's implications for the Prideaux-Brune Estate , both related to the financial viability of heritage assets.	Generally supportive of the NP	47
107	I can confirm that there are no issues concerning the Plan upon which we wish to comment. Our congratulations to your community on its progress to date, and our best wishes for the making of its Plan. Historic England	EH has "no issues" on which it wishes to comment.	48
109*	In many respects I consider that much of the draft re-iterates matters already dealt with in higher level planning documents already adopted. In this context I include the Cornwall Local Plan, the NPPF, AONB Plans and Policies, Government planning practice guidance, and various Cornwall Council guides associated with planning matters (including those drafts in use but not yet adopted). Where I have expressed a view that various PADs and associated paragraphs in the draft Neighbourhood Plan deleted it is because I consider that they add nothing to existing policies etc. and am concerned a) that if the material is left in the Plan then it invites those able to vote in the referendum to believe that they can amend/override existing policies, and b) does not assist those making planning decisions.	Critical of those policies in the NP that seem to cover matters dealt with in higher level planning documents.	49
109	Map 1, here, and in many other places, the figures and maps are ambiguous. For example, this map refers to an orange boundary, whereas there are several orange boundaries; other maps have no key and omit the full extent of the Parish. Whilst not necessarily significant in all circumstances, I consider it important that these faults be corrected before the referendum version of the Plan is put to the test.	Critical of the quality of maps.	50
109	I am loathe to suggest anything that might delay the timescale for progressing the NDP process still further. However, I would like to suggest that PTC undertake a thorough review of the draft Neighbourhood Plan to consider removal of matters covered elsewhere and to stress test remaining policies to confirm need and clarity; I would hope and expect that a little time spent now on doing so would result in a document that a) still represented the views of parishioners, and b) was of greater utility to those making planning decisions. Furthermore, that the time taken now to streamline policies would be recouped by the reduction in time by officials to determine individual planning proposals.	Calls for a full review of the draft Neighbourhood Plan.	51
110	We wish to commend the steering group who have worked so hard to produce this long overdue plan. A difficult task involving many hours of work.	Commends the work of the SG	52

	Padstow Museum and Padstow Old Cornwall Society are closely aligned and have similar aims so this response in on behalf of both organisations. Padstow Museum and Padstow Old Cornwall Society		
100	I should like to acknowledge and support the production and involvement of the Padstow NDP.	Compliments and supports the Plan	53
	Tick Box Only (no comments)		
7	Indicated Support for the Plan	Supports the Plan	
8	Indicated Support for the Plan	Supports the Plan	
9	Indicated Support for the Plan	Supports the Plan	
11	Indicated Support for the Plan	Supports the Plan	
14	Indicated Support for the Plan	Supports the Plan	
15	Indicated Support for the Plan	Supports the Plan	
27	Indicated Support for the Plan	Supports the Plan	
28	Indicated Support for the Plan	Supports the Plan	
29	Indicated Support for the Plan	Supports the Plan	
35	Indicated Support for the Plan	Supports the Plan	
43	Indicated Support for the Plan	Supports the Plan	
48	Indicated Support for the Plan	Supports the Plan	
57	Indicated Support for the Plan	Supports the Plan	
66	Indicated Support for the Plan	Supports the Plan	
	COVER		
	FOREWORD		
109	I would challenge the statement that vision and aspirations of the communities have been gathered and interpreted through an extensive process of community engagement and consultation. As far as I am aware there have been no public consultations for a number of years, so I have no confidence that the Plan represents current views. The statement thus seems to me to be extremely misleading. The above sentiment is repeated in several places in the draft Plan.	Scathing about the extent to which local communities have been consulted.	54
	SECTION 1 Introduction		
	SECTION 2 The Parish of Padstow		
110	Para. 2.3 We are delighted that the plan acknowledges the great importance of protecting the ecological and geological areas and especially the AONB in the light of DEFRA's aim to centralise these areas along with National Parks. This needs to continue to be managed locally. Padstow Museum and Padstow Old Cornwall Society	Pleased that NP acknowledges the importance of protecting the ecological and geological areas	55
81	Para. 2.5 comments that the Parish has a relatively high proportion of persons aged over 65. The clear implication being that is that this is a liability. Whilst it is true that this cohort will tend to need regular medical attention and perhaps eventually care support, they do not call on many of the other services provided locally. In general terms, this age group tends to be law abiding and keen to contribute more than they demand.	Makes observation about the over-65's contribution to community life	56

83	Para 2.5 the housing details should be update from the datum year of 2017 to a more current date.	Asks for average house price data to be updated	57
109	Para 2.5 The footnote refers to a 2017 survey. I suggest that this and the associated text be updated.	Asks for average house price data to be updated	58
110	Para. 2.5 It is almost too late to limit the number of houses used for holiday accommodation/second homes. Local families and their children have very little hope of continuing to live in their birthplace so having a detrimental effect on the demographic profile for the younger age groups. This in turn jeopardises the viability of services such as Youth Organisations, Health and Education. Padstow Museum and Padstow Old Cornwall Society	Takes opportunity to bemoan the deleterious impact of second homes and holiday lets on local families.	59
83	Para 2.6 having provided already in the plan period 85 out of 154 affordable dwellings, this is more that 'some way' towards the full provision: it is 55%.	Criticises use of the phrase "some way"	60
100	The requirement of affordable local housing recognised and identified in 2.6 at Treceus Farm, has continued to provide much needed housing. However, it has considerably increased the developed envelope to the west of Padstow, into open countryside, distant from the Town centre facilities and very clearly visible form the AONB to the north – with very limited connectivity for pedestrians to the Town and School. The importance of connectivity was identified by the Workshop working papers and in 2.9 and 3.13.	Takes opportunity to call for better connectivity (for pedestrians) between new and recent developments and the town centre and school.	61
71	Para. 2.7 Careful thought needs to be given when promoting Padstow as a 'brand'. This can be seen to be creating an ideal that is not relevant to the lives of those resident and working here and gives the impression that the town is like Disneyland...somewhere that people like to visit but has no real substance.	Expresses concern about promoting Padstow wrongly and to the disadvantage of local people.	62
80	Para 2.7 mentions "brand Padstow". I would like to see this managed more proactively by the town and I do not see enough in the plan that addresses the way Padstow is marketed and how tourism is managed.	Calls for an improved marketing strategy for Padstow	63
83	Para 2.7 this paragraph makes no acknowledgement of the Covid-19 situation. It should be amended as the economy etc is no longer buoyant.	Suggests paragraph needs to be changed in the light of the current situation	64
97	Para. 2.7 notes that unemployment is not a significant issue. That seems somewhat in contrast with 3.5 (the Cornwall Local Plan - Wadebridge and Padstow CNA: Objective 2 – for Employment: promote better quality jobs to create a more balanced economy.). The document should make clear that employment levels may ostensibly seem reasonable, but the development of non-tourism, non-seasonal and better-quality jobs is important if we want our community to thrive. Note 3.13 helps but not quite strong enough ("a priority of the plan is there must be opportunities worthwhile and rewarding occupations").	Makes point that we should continue to seek better quality jobs	65
109	Para. 2.8 Robust evidence to support the statements made in this paragraph should be cited to ensure that future voters in the referendum are confident in what is being said.	Questions whether statements on Para. 2.8 remain accurate.	66
110	Para. 2.8 Public spaces and recreation areas. Community Wellbeing – Aim 16 How much longer are we going to consider a MUGA area? Padstow Museum and Padstow Old Cornwall Society	Calls for a MUGA area	67
68	Para. 2.9: 'with seasonal parking offered in fields nearest to the beach' Parking in the field (not fields) is all year round, not just seasonal.	Points out that parking offered in fields is all-year-round, not seasonal.	68

71	Para. 2.9 The Park and Ride. Whilst the field is an acceptable parking space for overflow vehicles, its location is not ideal for the bus that operates from there into the town. The access is not good, causing hold ups and tailbacks which make crossing the road near to the school and the new estate dangerous. The buses create a level of pollution that is not pleasant and a nuisance to those houses that they are constantly driving past every day. I would suggest that the town does not have suitable drop off or pick up points for such large numbers of people either, particularly during such times as this when social distancing is still required. The question on whether this is a long-term viable option is correct.	Takes the opportunity to point out some operational problems with the existing Park and Ride. Agrees with sentiment expressed in 2.9.	69
83	Para 2.9 street parking is not at a premium in Trevone. Re the last sentence, there are two car parks in Trevone as the fields making the 'upper car park' provide all year parking.	Points out that Trevone has two car parks.	70
109	Para. 2.9 The seasonal parking in Trevone appears used throughout the year. Some minor re-wording would be good.	Points out that parking offered in fields is all-year-round, not seasonal.	71
	SECTION 3 The Strategic Context		
83	Para 3.2 the statement about development is incorrect unless it refers also to paragraph 11 b) I of the NPPF concerning protected areas.	Questions whether the paragraph accurately quotes for the NPPF	72
87	Para 3.5 Objective 4: I support the environment objective but recommend strengthening it to cover surface water flooding and coastal erosion risks. I suggest replacing this sentence: “Consider coastal, tidal and fluvial flooding issues” with “Consider and plan for greater resilience to flooding and coastal erosion risks.” Cornwall Council, Environment Service	Suggests objective 4 should be strengthened	73
83	Para 3.8 this paragraph should be amended so that it reflects the wording of paragraph 3.0.5 of the February 2021 Climate Emergency Pre-Submission Consultation document.	Points out that there is now a Feb 2021 Climate Emergency DP document	74
83	Para 3.10 I consider this paragraph to be incorrect. The Town Council has not passed any definitive resolution on climate change.	Questions whether para. 3.10 reflects the TC's agreed position	75
83	Para 3.14 Tourism is vital to the Parish's economy and the Council's financial stability (in particular the car park and rental income) and many residents are economically dependent on income from tourism. The sentence needs to be re-written, with at least 'as best we can' deleted.	Suggests that “ <i>as best we can</i> ” should be deleted	76
	SECTION 4 The Purpose of the Neighbourhood Plan		
13	Para. 4.2 The Neighbourhood Planning Process – “not breach.... EU obligations”, does this condition still apply with Brexit?	Questions reference to EU obligations	77
68	Para. 4.2 ‘not breach, and be otherwise compatible with, EU obligations’ No longer relevant so can be deleted.	Questions reference to EU obligations	78
109	The reference to meeting EU obligations is obsolete – at the time of publication of the draft Plan this had already been true for a least one year. Some updating is required!		79
95	Para. 4.9 The Plan makes clear that it will form the basis of key decisions taken by the council up to 2030.	Acknowledges that the Plan should be robust enough to	80

		be used for several years ahead	
109	I note that many of the comments I made on the 1st Consultation version of the Padstow Parish Neighbourhood Plan, dated June 2019 have not been addressed in the current consultation document (pre-submission version 3.4, dated February 2021). These comments were sent to PTC on 2nd August 2019. It may be that they have each been considered against some defined criteria and decisions taken accordingly. However, I am unaware of what has happened and, in the absence of that information, I would like to ask that my previous comments be regarded as still relevant and complementary to those submitted as part of this consultation.	This respondent doubts that comments made previously were taken into account.	81
	SECTION 5 The Structure of the Plan		
61	Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening – Natural England welcomes the consideration given to the Habitats Regulations. We agree with the conclusions set out in section 5.3 of the screening report that there will be no impact on the integrity of the named European sites, and therefore advise that further Habitats Regulations Assessment is not required. Additionally, we can confirm that in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, we agree with the SEA Screening Opinion that sufficient policy framework exists within the NDP and Cornwall Local Plan to ensure that there are unlikely to be significant environmental effects from the proposed plan.	Endorses the conclusions of the SEA and HRA assessments undertaken on the draft Plan	82
	SECTION 6 Aims and Objectives		
110	Built Environment and Heritage Objective 3A – Protection of historic building structures from harm is essential and when repairs are required a firmer stance must be taken on insisting that local materials such as stone and slate are used. All new developments such as Polpennic did use stone and slate and this should always be the case. Other developments and infill should be built and in sympathetic harmony with the surrounding buildings instead of the eyesores currently receiving planning permission. Modern design and materials should not intrude on the traditional settlement.	Supports objective 3A and advocates development that uses local materials such as stone and slate.	83
110	Aim 5 – Establish high standards using traditional materials for exteriors – would be good to see enforced. Padstow Museum and Padstow Old Cornwall Society	Supports Aim 5	84
110	Aim 6 to restrict the sale for new housing development for permanent residency only, is difficult to enforce. Padstow Museum and Padstow Old Cornwall Society	Has doubts whether aim 6 can be achieved.	85
110	Overall, there is much to recommend the aims and objectives, but the plan lacks “how” the objectives are going to be achieved and a timescale. Many of the aims and objectives have been talked about for decades but seemingly there has been very little effective movement forward. Padstow Museum and Padstow Old Cornwall Society	Calls for a joined-up community approach to realising the agreed aims	86
	SECTION 7 Natural Environment		
30	The stream that flows from Padstow to Trevone then onto Trevone beach has been damaged by my neighbour hiring a digger and digging the stream in one area near the public right of way bridge – wide and deep. Bank has been destroyed, brushes, reeds etc..., the stream has got powerful, pulling other banks out. It used to be full of birds, moorhens, eels, fish, dragonflies, beetles etc, it needs to be protected by everyone. (Trevone people can't	Draws attention to a local problem at Trevone	87

	believe the damage, those that walk dogs in the field car park.) How does one person protect the wildlife along Trevone stream? Have tried different agent – no joy.		
64	Pavements and overgrown hedges. Some hedges bordering pavements are seriously overgrown, often with thorns and brambles protruding at face height. Particular e.g. Lower Egerton Rd and Upper Sarah's Lane. In places it is necessary to walk in the road and it impossible for wheelchair users. The approaches to Padstow from Wadebridge give a poor first impression of the town. Verges need more attention and a pavement is needed for the volume of pedestrians. Photos – available, for inspection, from Town Council	Complains about overgrown hedgerows intruding on pavements in several locations	88
83	para 7.1 insert 'coastline' in the first sentence, otherwise the area could be in the middle of the countryside.	Suggests the word "coastline" should be included in para. 7.1	89
83	Para 7.2 is factually incorrect for Trevone, which is within the AONB and not surrounded by the AONB.	Wishes it to be emphasised that Trevone is within the AONB	90
86	Large patches of brambles and tree shoots cleared from Stile Field and managed on the cliff side so the view can be appreciated, also the top path widened and reinstated	Calls for brambles to cleared from Stile Field area	91
86	Replant with trees the bare patches in the plantation	Suggests a tree planting scheme	92
87*	The definition of resilience in the National Flood and Coastal Erosion Risk Management Strategy is: " <i>The capacity of people and places to plan for, better protect, respond to and recover from flooding and coastal change.</i> " The Neighbourhood Plan covers the period up to 2030 which will be critical for limiting the most dangerous impacts of climate change. The NPPF requires that residential dwellings are built to last 100 years and commercial properties 50 years, hence the impacts of decisions made using this Neighbourhood Plan will extend far beyond 2030. This means to deliver on the principle of sustainable development, the Neighbourhood Plan must ensure policies encourage development that is sited and designed to be resilient to climate change and coastal erosion impacts up to 2130 for residential properties and 2080 for commercial properties..... The Shoreline Management Plan (SMP) is a policy document for coastal defence planning which sets out the recommended approach to managing the shoreline over the next 100 years. It's a material consideration for Planning. the 2016 SMP Review recommends Coastal Change Management Areas (CCMA) should be established at Harlyn Bay and Trevone. It will be important to avoid any inappropriate development or change of use that would prevent these frontages from adapting to sea level rise and coastal change. South of the parish, but of strategic importance to its economy and connectivity, the 2016 SMP Review also identifies that flood resilience measures will be needed to maintain a continuous Camel Trail link from Bodmin to Padstow. Where a CCMA is defined, a long-term Coastal Change Adaptation Plan (led by the community) will be needed and additional planning policies and guidance would apply. I suggest the Padstow Neighbourhood Plan recognises the SMP CCMA recommendation and includes a policy that developments in these areas should be consistent with the developing Cornwall Climate Change DPD which provides further guidance for areas experiencing coastal change. Add a policy that: " <i>Development must be consistent with the policies in the latest version of the Cornwall and Isles of Scilly Shoreline Management Plan.</i> "	Calls for greater acknowledgment of the Shoreline Management Plan and reference to the need for policies to be consistent with policies in the SMP.	93

	Acknowledge the SMP recommendation for a CCMA to be defined at Trevone and Harlyn Bay and include a policy that any development in these areas should be consistent with the coastal change policies in the emerging Cornwall Climate Change DPD. Cornwall Council, Environment Service		
89	In order to protect the natural environment. What steps towards zero carbon are suggested? Padstow Sailing Club	Advocates the inclusion of measures to minimise carbon outputs	94
97	Protection of countryside, AONB and environment: It is good to see this prominently in both the Cornwall Local Plan and the Parish Neighbourhood Plan.	Appreciates prominence of countryside issues	95
109	Para. 7.9 The Camel Trail extends beyond Bodmin. Current statement needs modification.	Suggests it should be recognised that the Trail extends beyond Bodmin.	96
	POLICY PAD1		
40	No adverse effect on integrity or continuity of landscape features – does this allow for breaks in hedges to allow vehicular access subject to re-provision? i.e. no net loss? Cornwall Council Development Management	Questions meaning and extent of “ <i>no adverse effect on the integrity or continuity of landscape features</i> ”	97
47	No adverse effect is an extremely high bar that may preclude certain forms of acceptable development. Maybe needs tempering. Cornwall Council Area 5 Team	Suggests that the “ <i>no adverse effect</i> ” requirement should be tempered	98
61	Although included in the supporting text for this policy, we recommend including reference to Policy 23 of the Cornwall Local Plan (CLP) within PAD1 itself. It’s good practise to ensure that the essential policy frameworks that are required to make developments acceptable, are not buried in the evidence documentation. By including reference to CLP Policy 23, PAD1 will better support the management policies of the Cornwall Area of Natural Beauty (AONB) as well as support the wider aims of the NDP to protect the natural environment. Reference could be also made to Cornwall’s Biodiversity Guidance, to strengthen and support the focus of Policy PAD1 on prioritising habitats and their connectivity. Natural England	Recommends reference to Local Plan Policy 23 within the policy itself and to the Cornwall’s Biodiversity Guidance in the supporting text	99
68	Para. 7.12 Typo – AONB’s should be AONBS	Points out incorrect punctuation	100
83	Policy and the related narrative is ill-thought through and weakens the protected nature of the AONB and other protected designations. The policy itself makes no reference to the AONB and thus fails to differentiate between land within and without the AONB. Given the NPPF paragraph 172 and the Cornwall Local Plan policy 23, what does this policy add in planning terms: absolutely nothing. Therefore there is absolutely no need for this policy, which together with the narrative should be deleted. All that is needed is a statement within the Document saying that the requirements of the AONB legislation will be fully adhered to. If it is desired to have a policy for wild flora and fauna outside the AONB, then this section could be written accordingly, but that does seem un-necessary, given national protection policies. If this policy is not deleted then, as well as amending it to differentiate between land within and without the AONB	Calls for deletion of the policy and statement of support for the AONB legislation	101
83	Para. 7.15 and 7.17 weaken the requirements of the AONB as they fail to require that any appropriate development 'conserves and enhances' the AONB.	Suggests the policy approach weakens the planning	102

		requirements in the AONB area	
87	<p>I'm pleased to see the Cornwall Environmental Growth Strategy has been referenced. Objective 1b "Protect and Enhance Biodiversity" aligns with the principle in the strategy of achieving a net gain in our natural systems which will be crucial to ensuring the resilience of habits and wildlife. Maintaining and improving the connectivity of habitats will also support species to adapt to a changing environment and this concept is recognised by para 7.17 which supports the extension of wildlife corridors and steppingstones.</p> <p>Policy PAD1 covers protection of the natural environment well but could be strengthened to include enhancement as stated in Objective 1b and para 7.17.</p> <p>I support the policies addressing the issue of light pollution.</p> <p>Cornwall Council, Environment Service</p>	Asks for the policy to better align with the Cornwall Environmental Growth Strategy by including a requirement to enhance biodiversity whenever possible	103
88	<p>The Cornwall Biodiversity Guide adopted October 2018 requires all new development to deliver a minimum of 10% net gain in biodiversity on all new development sites. This goes significantly further than policy PAD1 and makes the NDP policy read, as though out of date. The NDP should look for all new developments to deliver appropriate quality green space on site preferably, (off site should only be allowed in special circumstances). Wildlife corridors are important but should not preclude development where meeting a need and potential satisfactory corridors are protected. Poltair Homes</p>	Suggests the policy should require a net gain in biodiversity on all new development sites	104
102	<p>Para. 7.2 includes the sentence 'Being a part of the AONB means being protected by the Countryside and Rights of Way Act 200011 "to conserve and enhance its natural beauty".' While PAD 1 recognises the potential to affect the ecological and geological value of the AONB the conservation and enhancement of its natural beauty is not overtly recognised.</p> <p>'It is the overwhelming view of the community that incursions into our precious countryside should be strictly limited and controlled and fully justified.' is a statement within paragraph</p>	Suggests that policy should emphasise the need to conserve and enhance the AONB area.	105
	POLICY PAD2		
80	<p>Para 7.18 mentions rights of way. There is no mention of protecting rights of way within the town that are being fenced off by second homeowners for example in front of Bin Two, chapel court (next to the Buttermilk), Rope Walk from St Saviour's Lane to Duke Street (and from time-to-time marble arch).</p>	Points out that rights of way in the town have been fenced off	106
81	<p>Policy PAD2 sets out the protection of Public Rights of Way. However, it appears to omit the requirement for ensuring the safety of those using these facilities. At this time there is concern in the UK about the safety of women. We have previously made representations to Cornwall Council about the need for lighting on the passageway from the Camel Trail to Treverbyn Road, without success. This footpath is the desired route from Padstow to homes on the south side of town and, after dark, it is impossible for female users to take this route.</p>	Makes point about personal safety.	107
83	<p>What is the purpose of policy PAD 2? Public rights of way are protected by national legislation which Cornwall Council is required to implement. It is Cornwall Council who have to approve and make any diversion orders. These will be required should there be any development proposals approved which affect public rights of way. Policy 7.18 is irrelevant to an NDP and paragraph 7.19 is a paraphrase of Cornwall Council policy. This policy should be deleted.</p>	Calls for policy PAD2 to be deleted	108
86	<p>Make sure rights of way in downtown are preserved as well</p>	Points out that there are rights of way in the town	109
87*	<p>Most of the SW Coast Path in the parish is backed by arable land or grassland which should make roll-back possible if needed where coastal erosion may put the path at risk (although this will need to be agreed by landowners). Coastal squeeze at Harlyn and Trevone means a Managed Realignment approach needs to be</p>	Points out potential future problem with 'coastal	110

	<p>planned for to adapt the coast road and SW Coast Path to coastal change, as identified in the Shoreline Management Plan.</p> <p>PAD2 could be strengthened to protect paths from coastal squeeze, particularly at Harlyn and Trevone. A separate adaptation/ resilience plan will be needed for the parish which considers how the community wishes to adjust its infrastructure to respond to climate change and coastal change.</p> <p>Policy could be strengthened as follows: "Public Rights of Way should be protected from development and coastal squeeze."</p> <p>Cornwall Council, Environment Service</p>	squeeze'. Suggests additional words for the policy.	
88	Supported Poltair Homes	Supports policy	111
109	This PAD does not seem to add anything to planning constraints in existing policies. I suggest that it, and the associated paragraphs, are redundant and should be deleted.	Suggests policy should be deleted.	112
	POLICY PAD3		
83	In the second line it should read 'conserve and enhance' to mirror the wording of policy 23 of the Cornwall Local Plan.	Suggests the policy should include the word "conserve"	113
83	Para 7.21 differentiation should be made in this paragraph between 'countryside' within and without the AONB.	Calls for reference to the AONB	114
83	Para 7.22 I think that the class orders have now changed.	Points out that the Use Class Orders changed in 2020	115
83	Para 7.23 as for the policy itself, the wording should be 'conserve and enhance'	Wants the wording to be hanged along with the policy wording	116
88	Agricultural diversification should be supported, but clarity around examples on the type of diversification that would be permitted should. Whilst admirable to help farmsteads convert redundant buildings to commercial use, often the financial viability cannot be achieved. The opportunity to convert redundant buildings, where well connected to an established settlement into holiday accommodation should also be permitted otherwise redundant buildings will continue to fall into disrepair. Poltair Homes	Asks for further clarity, through examples, about what is allowed within the supporting text	117
101	This is necessary as mentioned in Objective 11 Local Economy and Tourism. Tourism is an essential part of the local economy. Therefore conversion of redundant agricultural buildings for residential (principal home) or tourism uses should also be supported; Reference also PAD11, 9.12 accommodation for rent for seasonal workers. These buildings are an integral part of the heritage and built environment, particularly within the ANOB. Para 7.22 should be expanded to support such initiatives.	Calls for policy support for the conversion of redundant agricultural buildings for residential (principal home) or tourism uses	118
109	This policy is framed in an extremely broad way. I cannot see that it adds anything at all to existing policies formulated elsewhere. I suggest that it, and associated paragraphs, are redundant and should be deleted.	Suggests policy should be deleted.	119
	Section 8 Built Environment and Heritage		
18*	<p>it is about time the Parish of Padstow started to look after the beauty of the town and the neighbouring areas. There have been some ridiculous/disastrous planning decisions within the Town over the years. For example:</p> <ol style="list-style-type: none"> 1. The ugly structure at 4 Dennis Road 2. Allowing the new home, at the corner of Dennis Rd and Station Rd... <p>People should not be allowed to sell their gardens, and erect silly looking houses.</p>	Comments on past planning decisions and hopes that similar mistakes are not made again.	120

	3. The plot at Harbour Hotel. 10 apartments and remove a lovely swimming pool and.....all three in such a tiny space. Your NDP may want to make promises. How about fixing some of the mistakes you have already made. Learn by your mistakes, and never make them again.		
65	Refers to building new properties: I feel the plan is too restrictive on properties and available land in Trevone. The village should have the ability to choose its own private buildings not be dictated to by a group of people. The plan does not include all thus making it unfair	Criticises level of control that Plan seeks to exercise on development at Trevone.	121
83	Para 8.6 It should be stated clearly in this paragraph that the housing target set by national government for Cornwall and hence all the sub-areas, excludes any building of houses within the AONB.	Suggests that any houses built in the AONB should not count towards the housing target	122
86	Preserve the old walls that surround much of old Padstow before they disappear	Calls for protection of town walls	123
	POLICY PAD4		
40	would 'preserve' be a better term than 'retain'? Cornwall Council Development Management	Suggests 'preserve' should replace 'retain'	124
83	Where is the 'Padstow schedule of Local Heritage Value'. It should be attached as a schedule to the Plan.	Calls for the urgent preparation of Schedule of Local Heritage Value	125
109	Para. 8.11 What is the timescale for finalisation of the schedule? What process will be used in its production? Who takes responsibility for its production and maintenance?	Asks questions about the production of the Schedule of Local Heritage Value	126
110	8.11 Padstow Schedule of Local Heritage Value This should be created immediately and shared with the community. Padstow Museum and Padstow Old Cornwall Society	Wants the Schedule of Local Heritage Value produced as soon as possible.	127
	POLICY PAD5		
40	These should be checked to establish whether they are in private ownership. If they are, they are harder to argue as an existing public amenity space. In the case of the walled garden #16 I am sure there was a pre-app to include other viable uses that underpin the heritage preservation. Cornwall Council Development Management	Says it may be difficult to justify protecting land in private ownership if its community value is as " <i>public amenity space</i> "	128
40	Do these sites all meet the criteria in NPPF para. 100? (the link to the Site Assessment document was not working). LGS should have intrinsic worth and development on these sites is only allowed in very special circumstances. There is a difference between LGS and open spaces which could be re-provided elsewhere. Sites in private ownership can be designated as LGS, but an examiner will want to see evidence that landowners have been consulted. Cornwall Council NDP Team	Questions whether all the sites meet the NPPF criteria and stresses that each should have " <i>intrinsic worth</i> " to justify development being allowed only " <i>in very special circumstances</i> ".	129
62	The threat of development as a result of blocking in the present footpath between Egerton Rd and Treverbyn Rd. is very real.	Supports inclusion of the site at junction of Egerton Rd and	130

	Also the dangers of moving the footpath, which would cause visibility problems to traffic and pedestrians are all too obvious should building take place.	Treverbyn Rd to protect existing footpath.	
69	<p>I would like to support the designation of the green triangle between Egerton and Treverbyn Roads as a local green space amenity of particular importance to the community. It provides a tranquil green space in an otherwise heavily built-up area that has been part of old Padstow for at least 80 years.</p> <p>Past owners have allowed use of the green as an area to sit and meet neighbours and it was particularly beneficial during the past 12 months so that isolated neighbours could meet outside safely and socially distanced. In the past the Air Ambulance has used the green as an emergency landing area and the Obby Oss has danced on the green.</p> <p>It is also very important for reasons of Health and Safety in providing a safe area via the footpath, which separates the green from 32 Treverbyn Road, for people to cross the road from Egerton to Treverbyn Road and from Dennis Road and the top of the town. It is particularly important for families with buggies and young children and for wheelchair users to have a safe crossing at this junction. In the summer there are cars parked and double parked around the area and on the narrow pavement so that the limited visibility and restricted access makes this a hazardous crossing without the pathway, which also needs to be protected</p>	Supports designation of site 15, land at Egerton Road and Treverbyn Road and gives reason why it should be protected as a local green space.	131
76	<p>Egerton Road / Treverbyn Road.</p> <p>This green in particular is where my neighbours and myself meet regularly for a social gathering and get together. A very important aspect is The Cornwall Air Ambulance, which uses this green for landing purposes. This is very important and close to me, as my mother was air lifted and flown to Treliske.</p> <p>The footpath which connects Egerton Road to Treverbyn Road is of high importance.</p> <p>With the vast amounts of visitors coming to Padstow, cars are being parked on the pavements blocking pedestrians (prams kids disabled etc) getting through, this is why this path is a Godsend.</p> <p>This to me is health and safety issue, particularly if a person or child had to step out into the road to get through and were hit by an on-coming vehicle.</p> <p>This pathway has been there for decades, with its old twist and turns.</p> <p>Being born and bred in this town makes me proud. Padstow is in my heart, and always will be.</p>	Supports designation of site 15, land at Egerton Road and Treverbyn Road and gives reason why it should be protected as a local green space.	132
81	Paragraph 8.16.15 correctly points out the many positive benefits offered by the land at the junction of Treverbyn and Egerton Roads. Aside from its positive safety value, the benefit as a green space has been very apparent during the COVID crisis when those of us who were required to shield needed a local open area that was not crowded with visitors. We support formalising this arrangement under PAD23.	Supports designation of site 15, land at Egerton Road and Treverbyn Road and gives reason why it should be protected as a local green space.	133
86	Bigger signage for 'no cycling' on Stile Field	Calls for better signage on Stile Field	134
88	Wheal Jubilee Parc could become a potential community facility. However, there is no natural surveillance of the park and getting to the park in the winter months and could be considered dangerous. It desperately needs enhancement in terms of access, lighting and general security to be considered an important recreational resource. The Park also sits next to a roadway with the national speed limit which provides a potential hazard for children using the facility. Opportunities for the enhancement of this facility should be considered with any new development proposals in the area and the access arrangements should be improved. Poltair Homes	Identifies several negative aspects of the current location and disposition of Wheal Jubilee Parc Suggests new development would provide an opportunity to improve safety and amenity.	135

90	I agree with the designation of these areas as qualifying for Local Green Space and to which Policy PAD5 applies. I object to any development on any of these listed green spaces, especially the green space at the junction of Treverbyn Road and Egerton Road, which provides a safe footpath to cross a busy junction, provides a sightline for road users, an area for neighbours to meet, and a landing space for the air ambulance if needed.	Supports sites designated as local green spaces, particularly land at Treverbyn Road and Egerton Road	136
92	We wish that the “triangle” of land at the junction of Egerton Road and Treverbyn road is left as “open space”. It has a public footpath through the land and it is an intrinsic part of Padstow.	Supports sites designated as local green spaces, particularly land at Treverbyn Road and Egerton Road	137
103	<p>The pathway and green space have over the past few years been under threat of development on a number of occasions. It is of vital importance to residents and other pedestrians for many reasons.</p> <p>The footpath in its current position is safe and away from traffic. The path directs pedestrians to safe crossing points in both Egerton Road and Treverbyn Road away from the busy junction.</p> <p>Cars park on the junction and around the corner into Treverbyn Road, and also on the footpath in Egerton Road so visibility is of vital importance. If the footpath were to be moved to the outside of the green it would be used for another area for cars to park and pedestrians would be forced into the road causing a safety risk which at the moment does not exist. Only those living in the immediate area fully realise the extent and impact of this. We do have photographic evidence if needed.</p> <p>The green has been an amenity area to local residents since it was constructed. Previous owners have allowed to be used as such and children play on it, it has been used for celebrations and people sometimes picnic on it. The Obby Oss has danced on it and it has been used for an emergency landing area for the Air Ambulance.</p> <p>The following is an extract from ‘the reasons for the Council’s decision to refuse permission’ of a planning application from 1986.</p> <ol style="list-style-type: none"> 1. The site is prominently located within the street scene and the proposal, if permitted would constitute an undesirable intrusion and will therefore be detrimental to the visual amenities of the locality. 2. The proposed development will reduce visibility available to converging traffic on an acute angled junction in an area of land specifically reserved for providing this sightline. <p>As the green and footpath were a specifically designed area on the original site plan to provide visibility and a pleasant visual amenity and has been unchanged for over 80 years it is an historic part of the area and Padstow itself. It therefore should be preserved and stay as it is and for which it was intended.</p>	Supports designation of site 15, land at Egerton Road and Treverbyn Road and gives reason why it should be protected as a local green space.	138
105*	<p>Walled Gardens at St Saviours</p> <p>As is well known we have engaged in a garden restoration project in the Walled Garden and are making good progress. After years of decline, action was desperately needed to prevent further deterioration. We are aware of concerns being raised by some locals about our plans and are attempting (COVID restrictions allowing) to engage with residents on both a one-to-one and collective basis. We intend moving forward with the project, liaising with locals and complying with all appropriate planning and conservation requirements.</p> <p>In previous communication with the council I objected to the designation of the Walled Garden as a Local Green Space.</p> <p>After consideration, and discussion with local residents, I have also concluded that our plans for the garden do not conflict with the concept of a Local Green Space designation and, to quote the NPPF, “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”.</p> <p>I will therefore no longer raise any objections to its inclusion, but with the following caveat: In order for the restoration to be sustainable there needs to be sensitive commercial (hospitality) activity within it. It is important</p>	Accepts designation of the Walled Gardens at St Saviours as a local green space.	139

	that the Green Space designation is not used in an attempt to “sanitise” the site and thwart activity designed to provide revenue with which to preserve it for future generations. Prideaux-Brune		
108	I am pleased this site is being considered in the NDP. The land at this junction has been used for over 80 years as a meeting place, child’s play area, emergency helicopter landing site and has been danced on as part of the May Day celebrations. It has been a Godsend during the pandemic when small groups were allowed to meet. The footpath and green have been a feature ever since the area was developed and should remain so for the future.	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space	140
108	Does the “Statutory Right of Access” still apply as under Public Law if the said public has had an unimpeded access to this land for more than 20 years that access is to be maintained?	Asks question regarding “statutory right of access”	141
112	This pathway and green space has at various times been under threat of development in recent years and is of vital importance to the residents and other pedestrians for the following reasons: Vehicles regularly arrive at the corner in question (from the direction of Padstow town) at far greater speed than is legally acceptable and the current position of the pathway offers protection to pedestrians, disability vehicles, children and mothers with prams from approaching traffic. If the pathway was lost pedestrians would be exposed to any vehicles losing control at that corner. In the warmer months children play on the grassed area adjacent to 32 Treverbyn Road. This is the only green space in this particular area for children to play, or sit on. The position of the footpath provides a safe space for children to step back to, should a safe area be required due to an unforeseen event. The position and height of the wall on the green side of the footpath is also an asset to the elderly and less mobile members of public, whether they are residents, holiday makers or working in the area, to sit on for a rest as they walk up. This facility is not available elsewhere in this locality. In peak periods, visitors to Padstow park their cars bumper to bumper indiscriminately all along Egerton Road and Treverbyn roads. Cars are also often parked partially on the public footpaths of these roads, forcing pedestrians and in particular parents with young children, pushchairs and wheelchair/mobility scooter users to use the road. Drivers also indiscriminately park their cars on bends in the area, causing further hazard to pedestrians. Unusually, most probably because there is a wall and no footpath, drivers tend not to park against the wall that is at the Egerton/Treverbyn junction lying between the green and the road. This offers space for moving cars to move further over to accommodate pedestrians on the road and a safe gap in a driver’s line of vision to be able to pull out safely from Egerton Road into Treverbyn Road. Should the footpath be moved and placed on the outside of the green area, I believe that it will become another area to park cars which for the reasons listed above is hazardous. Having watched the events and issues documented here for the last fifty years plus, I believe the numerous uses of this green space to residents and others, including as an Air Ambulance landing space, is an essential feature of the area. The safety and wellbeing of everyone should be of primary concern and I hope the green and pathway is offered whatever level of protection is required for its continued benefit to all. I have a number of photographs of pedestrians using the pathway at various times, should these be required to illustrate my points	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space	142
113	Local Green Space Section 12 Site 20: Use almost daily as a safe path when out walking my dog. Very important to have a safe path at that point.	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space.	143

114	<p>I wish to voice my support to keep the land on the corner of Treverbyn and Egerton Rd as a green space for the following reasons:</p> <p>1) The foot path that runs between the 2 roads serves as a safe crossing for all pedestrians and wheelchair users. 2) It is used as a landing-spot for the air ambulance. 3) It gives safe vision on the junction to all traffic using both roads especially in summer when the road becomes exceptionally busy. 4) It is a space much used by the immediate community in the recent months of lockdown where lonely people could meet up. 5) It is an historic special place to Padstonians where the Obby Oss dances and should be kept forever as a green space.</p> <p>My house in Treverbyn Rd was built in 1936 and all other houses built here after that have preserved the green space for the reasons I have given.</p>	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space.	144
	POLICY PAD6		
16	The areas of AONB need to be preserved and further farmland should not be given up for housing. Future housing developments of any kind should be concentrated on brown field sites. This area is already expanding beyond the existing infrastructure.	Wishes AONB to be protected and future development concentrated on brownfield land.	145
32	<p>I do not support any extension to Trevone's adjoining settlement area.</p> <p>I believe that Padstow and Trevone should be considered separately. Any extension of Padstow can be relatively easily absorbed, but any more development of Trevone will see it overwhelmed in terms of both the number of people and the ability of the infrastructure to cope. Trevone is a village, entirely surrounded by an AONB, and it holds many village characteristics. Trevone should be allowed to remain as a village and should remain separate to Padstow.</p> <p>Trevone is already overwhelmed in the summer months and does not have the shops, services or infrastructure to cope with any further development. I also fail to see how any further development looks after either the countryside or local farmers, which are stated aims of the council.</p>	Opposes any extension to the Trevone settlement area but does not raise objection to any specific part of the proposed boundary.	146
37	I wish to object to the proposal that affordable housing is built along Trevone Road. This is an ANOB and should not be infringed. The village is already served by affordable housing at Porthmissen Close. I believe that unless a housing company retains a stake in such housing that such houses will ultimately be sold on as second homes to the detriment of the village.	Opposes proposals to build affordable homes along Trevone Road	147
38*	<p>... the comments included within this representation largely focus on the housing policies, with specific regard to the proposed settlement boundary for Trevone.</p> <p>Our clients are not opposed to the principle of the NDP and the concept of defining settlement boundaries for the Parish to control inappropriate urban sprawl into the countryside. That said, the NDP should be used as a positive tool to guide appropriate development and cater for suitable levels of growth over the plan period (2018-2030).</p> <p>Site Description - The site comprises of a rectangular shaped parcel of land measuring at 0.46 hectare and is located on the north west edge of Trevone, with access served by Beach Road. It is made up of half the field bounded by hedgerows. The remainder of the field is not included within the site, with part of the said area used as a croquet lawn that is regularly used and valued by the community.</p> <p>The site is bounded by development on three sides; and to the south of the site, is the remainder of the field which does not form part of any development proposals.</p> <p>Planning History</p>	Makes the case for a site of 0.46ha at Trevone to be included within the proposed settlement area boundary.	148

	<p>PA16/00571/PREAPP: Pre application advice for residential development on site (0.5 hectare) Land East South East of Tarkas Rest, Sandy Lane, Trevone, Padstow.</p> <p>The LPA provided a response to the pre-application enquiry back in April 2016, which was prior to the adoption of the Cornwall Local Plan (CLP). The LPA considered that they acknowledged at the time that the site was outside and adjoining the settlement boundary of Trevone as designated by the North Cornwall Local Plan. Further, that the site’s location within the Area of Outstanding Natural Beauty (AONB). The LPA at that time considered that due to the size and sensitivity of the site with an unknown number of residential units, such development could be 'major' development in the context of the AONB. Since that time however, there has been caselaw and shift in planning policy that assists in demonstrating that due the size of the site and subject to a small-scale development, such development would not be deemed as ‘major’ in the context of the AONB.</p> <p>Considering the above, unless the site is included within the settlement boundary for Trevone, or identified as an allocated site, the only form of development would be for a rural exception scheme.</p> <p>It is recognised that the pre-application response provided by the LPA was prior to adoption of the CLP and before the Chief Officer’s Planning Guidance Note on rounding off/infill. In light these policy changes, there are strong reasons as listed below, as to why the site should be considered as rounding off, and included within the proposed settlement boundary for Trevone:</p> <ol style="list-style-type: none"> 1. The site is of a very modest scale. 2. A small sized, low density housing scheme would ensure that there would be a minor uplift in additional households which would be appropriate for the size and role of the Trevone. 3. The site has built development on three sides; ... and to the south of the site is the remainder of the field which does not form part of any development proposals. 4. The site on the other boundary (south) leads on to the remainder of the field, which is also bounded by built form and includes a croquet lawn. 5. The development of the site would not alter the development boundary of Trevone, nor extend into the countryside <p>Parish Neighbourhood Development Plan</p> <p>The latest version of the NDP includes several policies, many of which relate to Padstow and therefore not relevant to this representation.</p> <p>Of more bearing however Policy PAD6 that concerns Settlement Area Boundaries.</p> <p>The site in question has been excluded from Map 9 associated to Trevone. As such, proposals put forward for housing development on the site would not be considered acceptable for rounding off development, despite ordinarily conforming with Policy 3 of the CLP and the Chief Planning Officer’s Advice Note on Infill and Rounding off. The boundary has been drawn so tightly, that no future development in Trevone would be able to come forward and thereby in conflict with the housing aim of the NDP which seeks to ‘Maintain an appropriate mix of housing types and tenures.’</p> <p>Moreover, no compelling evidence has been presented to demonstrate a reliable source of housing supply within Trevone and thereby conflicting with paragraph 70 of the NPPF that concerns the identification of land for housing.</p> <p>The justification of the defined settlements sets out at paragraph 8.18 of the NDP document states that ‘the boundaries reflect the current built form of the settlement as represented by previous, existing and approved development. The full criteria used to define the settlement area boundaries was agreed by the Steering Group.’</p> <p>Evidently, the settlement boundary does not allow for future growth, which is against the essence of the NDP</p>		
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	<p>that should be proactive in planning for appropriate future development to assist with the delivery of the housing target for the area.</p> <p>At paragraph 8.19, the supporting text for policy PAD6 makes it clear that all land and buildings outside of the defined settlement areas of Padstow and Trevone are deemed to be part of the 'countryside'. Furthermore, that almost all the land within and outside the Trevone settlement area boundary and much of the land outside the Padstow settlement area boundary, are also part of the AONB and subject to policies specifically intended to conserve and enhance the natural beauty of the landscape.</p> <p>In consequence of the defined boundary, the site is regarded as countryside which is simply not the case. The site is integral to Trevone with the adjoining land used as a croquet lawn. The field sits within the built form of Trevone and surrounded by development....</p> <p>The entire settlement of Trevone and surrounding land is subject to an AONB, yet in this case, the site is seen in the context of the settlement and would therefore be the most appropriate area for future housing growth.</p> <p>Policy No. PAD7 refers to 'Development Adjoining Padstow's Settlement Area Boundary', yet there is no policy that concerns development outside of the Trevone settlement boundary.</p> <p>Policy No. PAD9 concerns 'Housing Development'.....The policy relates to two or more dwellings and it is assumed that the policy relates to development within the settlement boundaries, however this is not clear within the supporting text and therefore clarification on this aspect is sought.</p> <p>Policy No. PAD11 concerns 'Principal Residence Requirement Proposals' for open market housing (excluding one for one replacement dwellings) ... The policy responds to the localised issue of second / holiday homes and seeks to assist with suppressing the housing prices for the plan period. It is accepted that such condition would be imposed for such open market development on this site once the NDP has come into force and the reasons for including the policy are not disputed.</p> <p>As accepted within the latest version of the NDP, the current target for the neighbourhood area of Padstow is 290 dwellings between the plan period of 2010-2030. This figure is a minimum requirement and starting point for deciding whether additional homes are required. At paragraph 9.6 of the NDP, it is stated that that a set target for new dwellings over the plan period has not been set and that it is recognised that a continuous house-building programme that includes a high proportion of the right types and tenures of dwelling is in the interest of local households. Notwithstanding this, in the case of the settlement boundary drawn for Trevone, there appears to be no sites within the boundary capable of delivery and to assist with the delivery of the housing target. As noted within the NDP, the 290 dwellings over the plan period is a minimum housing figure and therefore we ask how development is proposed to come forward within Trevone in light of the settlement boundary defined?</p> <p>Justification for site to be included within Trevone settlement boundary:</p> <p>The NDP should add detail and clarification about how development comes forward. It must however be consistent with the strategic policies of the Local Development Plan, and support delivery of national planning objectives.</p> <p>The proposed site is in a highly sustainable location which is seen in the context of Trevone.</p> <p>The site's location is extremely accessibly and is located at the centre of Trevone and within a close and accessible distance to existing bus stops and Public Right of Ways.</p> <p>Developing the site for housing, could bring benefits to the entire community, not just those in affordable need. A high-quality design could also be achieved using traditional Cornish materials, whilst carefully considering the constraints of the site in terms of the Area of Outstanding Natural Beauty.</p> <p>On the contrary however, proposed Policy PAD6 of the NDP excludes the site meaning that any form of development would need to be for an affordable led scheme. Given the sites location within the AONB however,</p>		
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	<p>concerns exist over the quality of a development due to the constraints of the site and where inevitably, there would be a compromise on the quality of design and use of materials.</p> <p>Conclusion It is evident that this site should be included within the settlement boundary for Trevone as it clearly relates to the existing settlement in a sustainable position where rounding-off development would ordinarily be supported as set out above.</p> <p>Laurence Associates on behalf of site's owners</p>		
38	<p>Only a draft NDP that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions contain a conformity test as described below:</p> <p>e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>In this case, the settlement boundary for Trevone has been drawn extremely tightly that excludes an area of land that has development on three sides, which in usual terms, could be supported as rounding off development. Because of the exclusion of our client's land, rounding off development would no longer be able to be considered as part of Policy 3 of the CLP. As a result, there is a clear conflict between the drawn settlement boundary for Trevone and Policy 3 of the CLP because they do not conform with one and other. On behalf of our clients, we respectfully request that the settlement boundary is amended to include the site identified as part of this representation.</p> <p>Laurence Associates on behalf of site's owners</p>	Suggests the policy may not meet the basic conditions required of an NP, by not complying with Local Plan Policy 3.	149
40	<p>On policy 8 (Cornwall Local Plan) sites, parts of the parish are in an AONB where the threshold will be more than 5 dwellings to deliver affordable housing. For developments over 11 dwellings, the target level of affordable housing in Value Zone 2 is 40%. The settlement boundaries defined in maps 8 and 9, will mean that only small-scale sites will come forward inside the boundary area and affordable housing will only be delivered on exception sites outside the boundary area.</p> <p>Cornwall Council Affordable Housing</p>	Considers that the settlement area boundaries as so defined will mean small-scale development and affordable dwellings only being delivered on exception sites.	150
40	<p>The policy says everything outside of the settlement boundary is the countryside and the relevant CLP policies apply, however it also at 3) talks about rounding off and references the CPOAN. What is the view on land that is substantially enclosed but outside of the settlement boundary? There are a few sites e.g. see 'Dinas' area toward the south of Padstow where there would be a rounding-off opportunity under policy 3 and where it would not seem reasonable to call it 'countryside' such that policy 7 applies.</p> <p>Cornwall Council Development Management</p>	Suggests certain sites on the periphery may meet rounding off criteria and could be included within the defined settlement area	151
40	<p>Needs to be clear on the purpose of settlement area boundaries. If these are just delineating the current built up area, then, since the NDP applies alongside Cornwall Local Plan (CLP) policies, opportunities for rounding off outside the settlement boundary can be supported as per CLP Policy 3. If this is a development boundary then clear opportunities for rounding off and brownfield land adjacent/well related to the settlement should be included.</p> <p>Cornwall Council NDP Team</p>	Raises matter of rounding off and brownfield land adjacent/well related to the settlement	152
47	<p>Clarity on para 8.19 in respect to whether CLP Policy 9 RESs accord with the NP e.g. adjacent to Trevone or not?</p> <p>Cornwall Council Area 5 Team</p>	Calls for further clarity regarding rural exception sites adjacent to Trevone	153
47	<p>Policy is supportive of development inside boundaries. Policy 9 would be applied outside boundary and could also include some rounding off where policy compliant.</p> <p>Cornwall Council Area 5 Team</p>	Correctly interprets policy approach	154

60	We are strongly against the proposed extension of Planning Consent for development of any kind on AONB land in either Trevone or Padstow. AONB was carefully considered when introduced and there seems no compelling reason to change it. Your own planning consultation report confirms the importance of AONB to tourism which provides huge income and many jobs for the county. This consideration alone is strong enough to ensure that no further development is approved on any AONB land.	Opposed to any development being permitted within the AONB	155
61*	Map 8 & Map 9 – There are three parcels of undeveloped land in the west of the settlement area boundary outlined on Map 8, and one to the west of Upper Dobbin Lane on Map 9. We recommend updating the maps to show that these are not unallocated areas of land within the settlement area boundary. Natural England	Asks for maps to be up-dated to show recent development	156
74	We would prefer that the area adjacent to the east of Spritty field not be built on, as the previous Land Agent for the P-B Estate told us many years ago that it would not be built on. We have since heard that with Savills now the Land Agents, this concept may have been abandoned. We would appreciate confirmation. Also, some of the prospective builders/developers have been presumptive and dismissive of our concerns. This said, we recognise that some progress has to be made in and around Padstow which should be biased towards Padstow's young families. We rather think that with Padstow becoming such a desirable place to live, the lure of development profit may override very sensible considerations ... adequate scrutiny by the PTC is absolutely essential. Sound decision making is to be much desired.	Concerned about development on land outside the Padstow settlement area boundary.	157
78	I support the Settlement Boundaries as defined in the NDP – I view settlement boundaries as a very important planning tool and look forward to the speedy adoption of the settlement boundaries	Expresses support for the policy and the boundaries as defined in the Plan	158
80	Map 8 shows the town boundary. I notice that Green's Café is now within the town development boundary, but it used to be outside of it. When did this change?	Seeks explanation of why a site is within the defined settlement area boundary	159
83	This section makes no distinction between Padstow, which is without the AONB, and Trevone, which is within the AONB. Separate policies are needed for these two, very different in planning terms, settlements. In particular paras 8.19 and 8.20 are not appropriate for Trevone.	Calls for a separate policy approach for Trevone.	160
83	Para 8.19 As Trevone is within the AONB, there cannot be a presumption in favour of development in that settlement, even for infill development. The last sentence of this paragraph, in connection with Trevone, is in conflict with the policy itself.	Calls for a separate policy approach for Trevone based on removing the presumption in favour of even small-scale infill development.	161
83	Para 8.22 what is the purpose of this paragraph as it only re-iterates a Cornwall Local Plan policy?	Rhetorical question. Does not regard para. 8.22 adds anything to understanding the NP	162
83	In the map on page 32, this should be conformed to the NCDC settlement plan (Appendix B) except for the new development of Porthmissen Close and a piece of land at the end of Upper Dobbin Lane. This means that The Bryn in particular should be excluded. (Map included with submission)	Calls for the Trevone settlement area boundary to be that in the NDLP, with a couple of exceptions.	163
84*	Baker Estates owns land to the south east of Treceus Riding Stables and welcomes the opportunity to comment on the draft NP at this Regulation 14 consultation stage.	Makes the case for a site to be included within the	164

<p>The land owned by Baker Estates is identified edged in red on the plan below. It is bounded to the east and north east by housing and to the north by land (shaded grey on the plan) with planning permission (LPA Ref: PA19/08040) for 55 houses granted in May 2020. The site is bounded to the south by the A389 and to the west by the B3276 (to the west of which, and north west of the site, is the Treceus industrial estate). The town 'park and ride' lies to the south east of the site on the other side of the A389 and to the east of that is the Tesco superstore. Padstow school is a very short distance to the east of the site.</p> <p>Given this context, the site is a logical site to help meet the development needs of the town and wider area. Neighbourhood Plans are required to meet certain 'basic conditions' and other legal requirements including that they are consistent with national policies and advice contained in guidance issued by the Secretary of State; contribute to the achievement of sustainable development; and, are in general conformity with the strategic policies contained in the development plan for the area.</p> <p>However, the NP is being prepared at a time when the strategic policies to which it must relate are in need of being reviewed and updated, including the housing requirements for the wider area. The Cornwall Local Plan will be 5 years old and due for a review in November 2021. Cornwall Council will then have to plan for the standard method housing need figure (as a minimum) when undertaking its Local Plan Review. The standard method will require an uplift in the County-wide housing requirement which will equate to, at least, an additional 1,782 dwellings across Cornwall over the remaining part of the NP plan period, compared with what the current Local Plan requires.</p> <p>The National Planning Practice Guidance (NPPG) explains that where NPs contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing needIn order to be treated as up to date and consistent with national policy, the NP must be prepared on the basis of the latest evidence of housing needs for the wider area and plan positively for the housing needs arising from them.</p> <p>The NPPG also advises that where it is not possible to provide a requirement figure for a neighbourhood area because strategic policies for housing are out of date, the local planning authority should provide an indicative figure or, if a local planning authority is unable to provide a housing requirement, then the neighbourhood planning body may exceptionally need to determine a housing requirement figure themselves but it will need to be tested at examination of the neighbourhood plan. We note from para 9.6 of the NP that Cornwall Council has advised that 290 dwellings should be regarded as "the minimum requirement (your baseline Local Plan housing target)" for the Padstow Neighbourhood Area but this is clearly based on the current Local Plan requirements and so is not based on the latest evidence of housing needs for the wider area.</p> <p>We welcome and support the acknowledgement in the same paragraph that recognises that "<i>a continuous house-building programme that includes a high proportion of the right types and tenures of dwelling is in the interest of local households</i>". The NPPG encourages NPs to exceed their housing requirement and provide a sustainable choice of sites to accommodate housing to provide flexibility if circumstances change and allow plans to remain up to date over a longer time scale.</p> <p>On this basis, and given our comments above regarding the important context to Baker Estates' site, we consider that the inclusion of this site within the settlement boundary for Padstow which the NP identifies, would help to make the NP consistent with the need to meet the latest evidence of general housing needs for the wider area and therefore make it consistent with national policy. It would also further help to address the significant local affordable housing need...</p> <p>The NP's proposed settlement boundary has been drawn tightly around the existing and approved development. It leaves the site owned by Baker Estates as the only land to the north of the A389 and east of the B3276 not included within it. Given this context and that when the land with planning permission to the north has been built</p>	<p>proposed settlement area boundary.</p>	
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	<p>out the site will clearly not be viewed as being within the countryside, there appears to be no benefit to not including it within the NP's settlement boundary.</p> <p>The site is within a sustainable location close to public transport routes, facilities and both existing and planned development. It is outside the AONB and has no significant constraints to development but can provide opportunities to improve walking and cycle connectivity as well as the potential for improving the safety of the junction of the A389 and B3276.</p> <p>We recognise from para 9.14 of the NP that "local housing needs is multi-faceted", that 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" and "almost two-thirds of respondents to the 2018 Community Survey agreed that we should ensure the need for homes suitable for retirement and lifetime homes are considered in future developments".</p> <p>Baker Estates has an excellent track record of delivering high quality developments which include a high proportion of bungalows. Such a scheme on their land in Padstow has the potential to help address this identified need. Baker Estates believes that there may also be potential for other forms of retirement or extra care housing on the site, including a care or nursing home falling within a C2 (residential institution) use class.</p> <p>...We recognise that draft Policy No. PAD7 states that development adjoining Padstow's Settlement Area Boundary will be supported if it meets the seven criteria listed in the policy which include that the site forms a logical extension to the existing built-up area, is not an isolated development in the countryside and is not within the AONB, which Baker Estates' land would satisfy. However, we consider that the NP would be more positively planning for its housing needs, in accordance with national policy and guidance, if the site was included within the settlement boundary and such a modification to the NP would also provide more clarity and certainty for all parties, including the local community.</p> <p>Having regard to the comments on the NP as set out in this letter, Baker Estates considers that at present the NP is not compliant with the basic conditions upon which it will be examined. However, this could be remedied by including the Baker Estates site within the settlement boundary and allocating it for development comprising of a mix of C2 (residential institutions) and C3 (housing) uses. Such an allocation could state that development of the site should meet the unmet needs of the elderly and retired population, as well as the provision of affordable housing. The NP could specify that development of the site could be in the form of bungalows (single and 1.5 storey) both for open market sale and potentially affordable tenures; specialist retirement, nursing, care, sheltered and extra care facilities which could fall in either C2 or C3 use classes and, where possible, homes suitable for first time buyers.</p> <p>Collier on behalf of Baker Estates Ltd</p>		
87*	<p>The Padstow Settlement Area overlaps with the Padstow Critical Drainage Area.</p> <p>Any development within this area must be designed to reduce any harmful downstream impacts and run-off from the site must be less than the greenfield run-off rate (based on soil sample, topography and intensity of rainfall). New development in the CDA zone should align with the attached guidance note for Padstow CDA.</p> <p>Part of the northern Padstow settlement boundary in the fluvial flood zone. Any development in the flood zone, including infill, will need to meet the following National Planning Policy Framework requirement: "A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding."</p>	<p>Recommends that a criterion 5 be added to the policy regarding the Padstow Critical Drainage Area.</p>	<p>165</p>

	I recommend adding a policy 5) that development must be consistent with the Padstow Critical Drainage area guidance where it is located within the CDA zone. Cornwall Council, Environment Service		
87	At Trevone the seaward edge of the settlement boundary is within the coastal erosion zone. Whilst it's based on the existing settlement boundary the seaward edge of the boundary is not sustainable in the long-term. The SMP policy intent at this point is for "Managed Realignment" of the car park, beach access and coastal path during epoch 1 (now to 2025) and epoch 2 (2025-2055). Managed Realignment "would allow the beach and its shoreline to respond naturally to sea level rise, benefitting the intertidal habitat and minimising coastal squeeze and preventing excessive loss of beach area. This would allow the beach and its shoreline to respond naturally." The SMP advises that, "Any Village Strategy should make provision for the timely relocation of the car park from out of the erosion risk zones." I recommend the Trevone Settlement Boundary is redrawn to avoid including any areas within the 100-year coastal erosion line. This would bring it further inland. (Map of Trevone coastal erosion zone included) Cornwall Council, Environment Service	Recommends re-drafting settlement are boundary for Trevone to exclude any areas within the 100-year coastal erosion line. 	166
93	I completely support the NDP proposal to reinstate the concept of a settlement area boundary for Padstow and for Trevone. I believe that will provide a crucial tool for the control of future development locally, particularly in Trevone in the AONB. I also completely support the boundaries as drawn on Maps 8 and 9.	Supports policy and boundaries as defined	167
106	I believe the size and nature of Trevone village should be preserved, with a view to protecting the surrounding countryside and preserving the "village feel" for both the local community and visitors. I support the Trevone Settlement boundary, as defined in the Neighbourhood Development Plan.	Supports the Trevone Settlement boundary, as defined in the NP	168
100	Settlement Area Boundary/Development Boundary – Map 8 Sarah's Meadow, PL28 8LX This development has been commenced. 3 of the dwellings have been constructed with 2 remaining to be built. The settlement boundary map 8 shows the red line through the middle of one of the constructed buildings – 5 Sarah's Meadow. The Parish Online map in 2019 shows the correct line of the development boundary. Note – Numbers 2 and 3 Sarah's Meadow, adjacent to South West Water pumping station, are not part of this development.	Points out that Map 8 may not be accurate in describing the boundary of the Sarah's Meadow site.	169
	Policy PAD7		
32	Trevone is a small rural community which already has around 12% of its residents living in affordable housing and is close to the huge Treceus Farm development. This last development will adversely affect Trevone and the surrounding area and further growth, or development is incomprehensible to anyone who knows this area. There is little point in having an AONB if the council fails to protect it or agrees to overlook restrictions via loopholes such as the 'Extension Rule'; this last rule was brought in to help in certain situations and should not be exploited in this case. Surely, there has been enough development in this area already?	Opposes any development that may impinge on the setting of Trevone including rural exception site development.	170
33	Objection to any further development of Trevone's AONB I would like to echo the views of other local residents in Trevone regarding Policy PAD7. My wife and I do not support any extension to Trevone's adjoining settlement area and would make the following specific points:	Opposes further development that extends the built-up area of Trevone particularly the	171

	<p>1. Trevone is surrounded by AONB and should be exempt from the 'Extension Rule'.</p> <p>2. Extending the Porthmissen estate would be compounding the problem and reduce Trevone's AONB even further; it would also be contrary to PAD7/3 (Development should not be within AONB)</p> <p>3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation.</p> <p>4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause.</p> <p>5. Further development of this site would be contrary to the Council's aim to 'Safeguard the Character of the Local Countryside' and 'Support Local Farming' (Aim 2)</p> <p>6. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen) and is close-by to the huge Treceus Farm development with all the knock-on effects that will bring to the community in general.</p> <p>7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010 – 2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target - especially because of AONB infringement.</p> <p>As a general point, Trevone is a village and one of the Seven Bays. It does not have that much in common with the busy town of Padstow other than proximity. It only has two small shops and one pub and provides very few permanent local jobs. It would be unfair to current residents to use Trevone as a dormitory village for people working in Padstow or further afield</p>	extension of the Porthmissen estate.	
40	<p>Under point 6, we would recommend that you do not request that developers/landowners carry out a housing needs assessment for every development proposal submitted. Under policy 9 (Cornwall Local Plan) sites, the primary purpose is to provide affordable housing to meet the local need and this information can be requested from the Affordable Housing Team. We provide housing need data as part of our responses on development proposals using data from the Homechoice register and Help to Buy South.</p> <p>Cornwall Council Affordable Housing</p>	Recommends that developers are not required to carry out a housing needs assessment for every development proposal submitted.	172
40	<p>the local support pre-requisite under 4) probably won't go past the inspector.</p> <p>Cornwall Council Development Management</p>	Has doubts about criterion 4	173
40	<p>I am not clear from the policy as to whether the housing would need to be RES under CLP policy 9 or market led incorporating AH in accordance with CLP policy 8?</p> <p>Cornwall Council Development Management</p>	Asks for clarification regarding the definition of local housing need	174
40	<p>Does the policy preclude CLP policy 21 sites coming forward?</p> <p>Cornwall Council Development Management</p>	Questions relationship between NP policy and Local Plan Policy 21	175
40	<p>Finally what about barn conversions where they are not farm-diversification?</p> <p>Cornwall Council Development Management</p>	Asks whether policy covers barn conversions	176
40	<p>related to the query on PAD6, are sites described in this policy intended to be exception sites? This is implied by criterion 6 – but if the site is considered rounding off, an open market development may be permitted. Local need can be demonstrated by the HNR without the need for a further assessment. The HNR is now updated annually. Affordable housing delivery is controlled by strategic policies 8 and 9. An NDP cannot override strategic policy and does not need to repeat it, so PAD7 could be deleted.</p> <p>Cornwall Council NDP Team</p>	Makes point that local need can be demonstrated by reference to the Housing Needs Report (HNR) without the need for a further assessment. The HNR is now updated annually.	177

42	<p>1. Trevone is surrounded by AONB and should be exempt from the 'Extension Rule'.</p> <p>2. Extending the Porthmissen estate would be compounding the problem and reduce Trevone's AONB even further, it would also be contrary to PAD7/3 (Development should not be within AONB).</p> <p>3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation.</p> <p>4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause.</p> <p>5. Further development of this site would be contrary to the Council's aim to 'Safeguard the Character of the Local Countryside' and 'Support Local Farming' (Aim 2)</p> <p>6. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen) and is close-by to the huge Treceus Farm development with all the knock-on effects that it will bring to the community in general.</p> <p>7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010 – 2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target – especially because of AONB infringement.</p>	Makes the case for no further housing development on the edge of Trevone	178
47	<p>4) what is a 'proven local need or demand' and how is 'support of the local community' defined? Is the HNS 2018 (para 9.3) sufficient for the former?</p> <p>Cornwall Council Area 5 Team</p>	Asks for more explanation of local need	179
47	<p>6) what is 'up to date' housing needs assessment and what is the LP AH 'requirement' which depends on whether such a site is deemed a RES under CLP policy 9 or alternatively the zonal amount under policy 8 sufficient for the former?</p> <p>Not sure para. 8.29 that this particularly clarifies the above question.</p> <p>Cornwall Council Area 5 Team</p>	Raises query about criterion 6	180
63	<p>There is no regard for structures to be in keeping with the area or indeed the size of lone developments on restricted plots. The lack of authority that PTC Planning Committee has is very disappointing and if we are to protect all the issues mentioned this needs to change and PTC needs more say on its future.</p>	Suggests policy pays insufficient regard to appearance and scale of new developments.	181
68	<p>I was pleased, and somewhat relieved, to see there is no 'Development adjoining Trevone's Settlement area boundary' paragraph and thus a recommendation on Growth and Housing Development Options 'to support an exemption site development of no more than 20 dwellings if circa 70% or more are affordable and available to households from the neighbourhood area' has not been adopted by the Town Council. Trevone made its view clear so thank you to the Town Council for listening.</p>	Expresses support for policy focus on Padstow only, and not Trevone.	182
73	<p>I do not support any extension to Trevone's adjoining settlement area because:</p> <p>1. Trevone is surrounded by Areas of Natural Beauty (AONB) and should be exempt from the 'Extension Rule'.</p> <p>2. Extending the Porthmissen estate would be compounding the problem and reduce Trevone's AONB even further. It would be compounding the problem and reduce Trevone's AONB even further. It would also be contrary to PAD7/3 (Development should not be within AONB).</p> <p>3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation.</p> <p>4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause.</p>	Opposes further housing development on the edge of Trevone.	183

	<p>5. Further development of this site would be contrary to the Council's aim to 'Safeguard the Character of the Local Countryside' and 'Support Local Farming' (Aim 2).</p> <p>6. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen) and is close-by the huge Treceus Farm development with all the knock-on effects that will bring to the community in general.</p> <p>7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010-2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target – especially because of AONB infringement</p>		
79*	<p>Porthmissen Close - I would be fully supportive of other similar developments in the village. I don't think that all housing delivery should be concentrated in Padstow and whilst the whole of Trevone is in the AONB, this is just one constraint in the balance of considerations and should not veto any additional housing delivery in the village altogether.</p> <p>I am mindful that there are other groups in the village that are doing their best to frustrate any further development, many of whom were against the Porthmissen Close development when this came forward – also a site in the AONB that was supported because the benefits outweighed the harm. It is unfair that young people are not given the same opportunity. Many working families have lived here in the village in years gone by and should continue to do so in future years going forward. This can only be achieved with the delivery of more family housing.</p>	Supports affordable housing development on the periphery of Trevone.	184
82	<p>Policy PAD7, I do not support any extension to Trevone's adjoining settlement area because:</p> <ol style="list-style-type: none"> 1. Trevone is surrounded by AONB and should be exempt from the 'Extension Rule'. 2. It would be possible under the proposals to argue to extend the Porthmissen estate which would affect the AONB, reducing Trevone's AONB even further; and encourage more "exceptions to be granted, it would also be contrary to PAD7/3 (Development should not be within AONB) 3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation. 4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause. There is essentially one road in and out and during the summer this already becomes congested and there are no pavements for pedestrians to use. 5. Further development of this site would be contrary to the Council's aim to 'Safeguard The Character Of The Local Countryside' and 'Support Local Farming' (Aim 2) 6. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen) and is close-by to the huge Treceus Farm development with all the knock-on effects that will bring to the community in general. 7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010 – 2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target - especially because of AONB infringement. 	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	185
84	<p>In the absence of a site-specific policy, Baker Estates currently objects to the wording of Policy PAD7 which would otherwise apply to a development proposal on the site. Part 4 of the policy which requires local support is not considered to be consistent with national policy. In an appeal decision (ref: APP/R3325/W/15/3063768) an Inspector stated,</p> <p><i>"In my experience, it is not unusual for neighbouring residents to raise objections when planning applications / appeals are submitted. Established planning law does not require public support before permission can be</i></p>	Asks for criterion 4) to be amended to remove the requirement of "the support of the local community"	186

	<p><i>granted. Whilst 'localism' is an important Government objective the Framework also seeks to boost significantly the supply of housing. Where these cannot be reconciled a decision must be based on the weight of the evidence.the wider public could find it difficult to comprehend how permission could be withheld for a scheme of residential development in an area where there is a need for affordable housing and a shortfall in the supply of market housing. An approval would be unlikely to significantly undermine public confidence in the planning system".</i></p> <p>In light of this and that it is certainly not unusual for neighbouring residents to raise objections to planning applications, we consider that the NP would provide more clarity and certainty, including for the local community, if the site was allocated for development. If it is not, we consider that part 4 of the policy should omit the reference to local support and include reference to the need for specialist housing for older people as follows: 4) <i>it meets a proven local need or demand, including in respect of specialist forms of housing suitable for older people and/or accommodation falling within Use Class C2.</i> Collier on behalf of Baker Estates Ltd</p>		
83	PAD 7 relates to land immediately adjoining Padstow and should be in the Padstow section.	Calls for a Padstow section to the Plan	187
83	Para 8.26 although it is good news that the Community Network Area housing target for the area excluding Wadebridge has been met, should not the figure for the Parish be split out from that figure. At March 2020 apparently, completions and commitments for the Parish totalled 249 dwellings out of a required total of 277 for the Cornwall Local Plan period. This figure does include windfall sites within the AONB which has a formal allocation of nil.	Suggests the target for the Parish area should be separately identified.	188
85	<p>I do not support any extension to Trevone's adjoining settlement area because:</p> <ol style="list-style-type: none"> 1. Trevone is surrounded by AONB and should be exempt from the 'Extension Rule'. 2. It would be possible under the proposals to argue to extend the Porthmissen estate which would affect the AONB, reducing Trevone's AONB even further; and encourage more "exceptions to be granted, it would also be contrary to PAD7/3 (Development should not be within AONB) 3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation. 4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause. There is essentially one road in and out and during the summer this already becomes congested and there are no pavements for pedestrians to use. 5. Further development of this site would be contrary to the Council's aim to 'Safeguard the Character of the Local Countryside' and 'Support Local Farming' (Aim 2) 6. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen Close) and is close-by to the huge Treceus Farm development with all the knock-on effects that will bring to the community in general. 7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010 – 2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target - especially because of AONB infringement. 	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	189
87	<p>Having no limit on the size of adjoining development seems a risky strategy.</p> <p>Cornwall Council, Environment Service</p>	Points out the risk in not setting limit	190
88	All development should be judged in terms of quality of appearance in addition to the other requirements set out. Padstow has suffered historically from a great number of poorly designed developments which make areas of the town unattractive and detract from its appeal, this must not be allowed to happen in the future. Any new	Suggests an additional criterion regarding design quality.	191

	development should meet high design standards and add to the appearance of the town, its housing stock and where located close to the main route into Padstow, contribute to the built environment and attractiveness of the main approach. Poltair Homes		
93	This section is somewhat misleading. It talks about Padstow; does this mean that this section excludes Trevone? Or does PAD 7 apply to both Padstow and Trevone? This should be made clear. As Trevone is in the AONB I believe that it should be made clear that no development will be supported outside the settlement area boundary for Trevone.	Says it is unclear whether policy applies to Trevone.	192
94	Policy PAD 7 provides conditional support to development proposals outside of, but adjoining, the defined settlement area of Padstow (PAD6) that is not within the AONB. This policy would allow for a small piece of land which adjoins the settlement boundary known as 'Dinas' to come forward for development and to be allocated for housing subject to meeting conditions and other policy objectives in the plan. Enclosed is a map of the Padstow settlement area with land known as Dinas edged in green. (Map included) I give my full support for the Padstow Parish Neighbourhood Plan.	Supports policy	193
99	<ol style="list-style-type: none"> 1. Trevone is surrounded by AONB and should be exempt from the 'Extension Rule'. 2. Extending the Porthmissen Estate would be compounding the problem and reduce Trevone's AONB even further; it would also be contrary to PAD7/3 (Development should not be within an AONB) 3. Trevone is surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. Trevone's character should be preserved and not infringed by any degree of urbanisation. 4. Trevone will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause. 5. Further development of this site would be contrary to the Council's aim to 'Safeguard the character of the local countryside' and 'support local farming' (Aim 2) 6. Trevone is a small rural community and has already got 12% of residents living in affordable homes (Portmissen) and is close-by to the Treceus Farm development, with all the knock-on effects that will bring to the community in general. The Treceus Farm development is creeping ever closer to Trevone, as phases of development occur. 7. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010-2030, so there is no justification, or requirement, to heed Cornwall Council's advice to treat this as a minimum target – especially because of the risk of AONB infringement and consequential irreparable damage if development of scale was to occur on agricultural land. 	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	194
101	This is confusing and should be clearly identified as specific for Padstow only. Trevone is totally within the AONB, and therefore there should be no new development at all. The Padstow Settlement Boundary shows there is more than sufficient land available immediately adjacent to the town which will easily be fulfil PAD7.1 'a logical extension to the existing built-up area'	Says policy should be clearly identified as specific for Padstow only.	195
102	Para. 8.5. While Development Adjoining Padstow's Settlement Area Boundary is addressed by PAD 7 similar provision is not made for the Trevone and Windmill Settlement Area. Recent years have seen building beyond the boundaries of the then Trevone and Windmill settled area and these new areas are now incorporated into Trevone and Windmill Settlement Area. This development can only be described as an incursion into the countryside. Padstow Parish NP Map 2 Area of Outstanding Natural Beauty places Trevone and the majority of Windmill in the AONB which suggests that the Trevone and Windmill Settlement Area should have been addressed in a similar way to Padstow Settlement Area.	Calls for policy PAD7 to apply to Trevone as well as Padstow.	196

109	Para. 8.27 I seem to recall that the population resident in the Padstow parish has been decreasing If I am correct then this would be a good place to mention that.	Note opinion based on a recollection.	197
100	The original proposal for the land bordering Sarah's Lane was to meet the requirement for linked sympathetic development within what was perceived as the boundary of the town. This location was recognised as natural infill and could provide a softer, lower density edge to the developed area, sympathetic to the natural environment.	Points out the thinking behind the Sarah's Lane development.	198
111	I do not support any extension to Trevone's adjoining settlement area due to the following reasons: 1 Trevone is surrounded by AONB and should be exempt from the 'extension rule' 2.Extending the Portmissen estate would be compounding the problem and contrary to PAD7/3 3. Trevone is surrounded entirely by AONB, unlike Padstow which gives it a unique village character which is inherently different to a town. As such Trevone's character should be preserved and not infringed by any degree of urbanisation 4.Trevone's character would be adversely affected by another estate being built due to increased traffic and the infrastructure changes caused. 5. Further development of this site would be in opposition to the Councils aim to 'Safeguard the character of the local countryside' and 'support local farming' (Aim 2) 6. Trevone is a small rural community and already supports 12% of its' community in affordable housing. 7. Treacus Farm development currently being built is less than a mile away. 8. The council has already reached its strategic housing requirement so there is no justification to build on AONB	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	199
	POLICY PAD8		
40	Endorse the sentiment, but difficult to use as a reason for refusal. Cornwall Council Development Management	Has doubts about effectiveness of policy as drafted	200
54	I note the following within the NDP under housing design: • <i>creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users</i> This is supported but again I feel there should be a stronger reference for development to design out crime and disorder for all development where necessary. I could see no specific reference to crime or disorder which i feel should be included within all such Neighbourhood Plans. Whilst these issues are covered in other national and council policies i feel they should also be addressed within the Padstow NDP, I would therefore suggest that the following statement or similar is included within the NDP " <i>All development proposals should consider the need to design out crime, and disorder to ensure ongoing community safety and cohesion</i> ". This can apply to all forms of development not just housing. May be just as relevant for new car parks, footpaths, play areas, commercial development etc. By designing out opportunities for crime and anti -social behaviour will not only hopefully prevent or reduce these but very importantly also help reduce the fear of crime. For future development to be considered sustainable then places must be and feel secure/safe and so the opportunity to design out crime etc should be taken Devon and Cornwall Police	Wishes to see reference to designing out crime, disorder and anti-social behaviour embedded into all NPs. The respondent rightly points out that this matter is covered within national and council policies. However, suggests it should be a criterion within policy PAD8.	201

61	We welcome the focus of Policy PAD8 on sustainability and the reference made within the supporting text to the emerging Cornwall Climate Emergency Development Plan Document. We would advise that the wording of PAD8 was slightly amended to reflect that the list provided is not exhaustive.... Natural England	Suggests minor amendment to policy and supporting text.	202
61	Recommend that reference is made to CLP Policy 23, as this would help incorporate the biodiversity net gains requirements (as outlined in statement 8.33) into the policy itself. Natural England	Suggests including a reference to biodiversity net gain within the policy and reference to LP Policy 23 in the supporting text	203
83	This is very anodyne and, given the imminent adoption of the 90-odd page Cornwall Council Design Guide, is it really necessary?	Considers the policy anodyne	204
87*	PAD8 could be strengthened by encouraging SuDS to be green, open systems wherever possible. This is better for nature and easier to maintain than underground tanks. The policy should encourage developers to consider the siting and layout of SuDS at concept stage to avoid them being retrofitted as an afterthought into the least appropriate locations. The EA's surface water flood risk maps provide a useful tool for siting and designing SuDS features to respond to the natural water flows in an area. Designing to the natural topography of a site rather than levelling it is also desirable from a drainage and local character perspective. Cornwall Council, Environment Service	Calls for policy to refer to green, open systems wherever possible.	205
	Include " <i>Strengthening resilience to climate change and coastal change</i> " in the list.	Wishes to see reference to " <i>Strengthening resilience to climate change and coastal change</i> " in the policy	206
87	PAD8 could promote the use of the Building with Nature Standard. See: About — Building with Nature Cornwall Council, Environment Service	Wants PAD8 to promote the use of the Building with Nature standards	207
88	Policy is commendable as a principle and is supported. Poltair Homes	Supports policy	208
101	Is this needed? It is yet again replicating other approved guidance.	Questions whether policy is needed.	209
109	Comments as for PAD3. Completely duplicates existing policies etc. and, in my view, adds nothing. It, and associated paragraphs should, in my view, be deleted.	Calls for policy to be deleted.	210
	SECTION 9 Housing		
31*	With regards to housing specifically housing for local residents be they first time buyers or simply local people who have outgrown there existing property, I wonder if the suggestion of self build programmes have ever been thought about, the way I see it is this, Padstow has tiny homes that a family can't fit into but are the only ones they can afford, or large homes that would be perfect but are three/four times the budget of a working family in Padstow, most local people who wish to stay here but their families are expanding try and extend their property, if that fails, sell what they have and move away to a cheaper area, I appreciate the project at the top of Padstow affords opportunity to people but what's a real kick in the teeth is there you are in your part buy part rent property, which let's face it the majority can only afford 40-60% of and very rarely staircase to 100%, and across the road is higher spec, larger spaced, better finished open market house selling for nearly half a million pound, how do you think that makes that local person feel	Makes the case for a local self-build housing initiative	211

	I understand the cost of building larger high spec'd houses and selling them on help to buy or affordable housing schemes probably isn't viable to the majority of developers and investors, so what about letting local people build their own? And solely local people, even if a caveat was it had a local connections policy attached to it for life, or a 30% less than market value for life, and couldn't be sold for 5 years, its often peoples dream to build their own home in their own town for their family, but as we all know land comes at an astronomical premium in the parish, if the council could allocate some land and fund the works to provide a plot with services and a foundation and sell them as plots with pre-approved planning at cost or even a small profit then I think you would see a huge up take from local families, the community spirit these schemes can create is proven. People working together, we have so many tradesmen who all know each other, who would all help each other. If you could buy a plot with services and planning for 100K, you could build something that would cost you 500-750K for easily half that depending on what spec YOU choose! I am lucky enough to have benefitted from a part buy/part rent scheme where I am in Trevone, as mentioned above I could only afford to buy less than 50%, staircasing is not possible without again saving for solicitor's fees etc. If I want to buy something bigger in Trevone then I'll need a lottery win, what's my option? I have had to look outside of the parish. I've looked for land but as mentioned financially impossible.		
34	I cannot agree to building of affordable houses in this area – it is already over built & overcrowded. My particular concern are the roads which cannot cope with the volume of traffic in the summer. It takes sometimes takes ¼ hour to get out onto Trevone Road. How are the support services, doctors, schools & shops going to deal with the extra pressure? So I emphatically oppose this planning plan (NDP).	Opposes NP because it advocates the provision of affordable housing in particular	212
36	The plan will lead to further unnecessary development on the AONB and cause even more damage to the natural environment contrary to the Cornwall Council's own policies. In the last development on the AONB Cornwall Council even ignored the views and objections of its own AONB Unit. Housing targets for the area have already been met but if there is any new development it should not be on protected land.	Expresses concern that the Plan will lead to development in the AONB. Calls for Plan to state that new development should not be on protected land	213
46	The whole statement in your housing section is laughable. Most of the housing sold in the last 10 to 15 years has gone to second homeowners or investment for holiday letting. Planning for renovations seems to be "let them do whatever they want". Even ex-council houses are being used for holiday homes. What is required is social housing for rent. Not the so-called "affordable housing", which ends up being not anywhere near affordable. Even if you sell a house to a person with local needs at a discount, at some point they will sell it on the open market and it will end up as a second home/holiday home.	Doubts the policy approach towards housing will help local people or stem the advance of holiday and second homes. Calls for more social housing for rent.	214
55*	No to any further development of Trevone's AONB It's clear from the NDP that Trevone's Porthmissen Close housing development, opened in 2016, is being primed for further development despite the adjacent land being part of AONB; this is made possible by the proposals outlined in: <ul style="list-style-type: none"> • PAD7 Development Adjoining Padstow's Settlement Area Boundary 1) the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside <ul style="list-style-type: none"> • PAD10 Housing Needs and Mix Padstow Council supports the NPPF (The National Planning Policy Framework – Exception Site Policy) ref sections 9.17 and 9.18. Both these proposals give a green light for further development of Trevone's AONB at the Porthmissen Close site.	Opposes any further development on AONB land at Trevone and considers that the policies of the Plan, specifically PAD7 and Pad10, will lead to an extension of the Porthmissen Close development	215

	<p>Padstow Council should not apply the 'extension' rule and 'exception' clause to Trevone village – it's different in character from Padstow town and its rural charm should be preserved.</p> <p>We strongly object to any further development of Trevone's AONB on the following grounds:</p> <ol style="list-style-type: none"> 1. Trevone is within and surrounded entirely by AONB (unlike Padstow) and this gives it a unique village character that is different and separate from Padstow town. 2. The development of the Porthmissen Close site was an infringement of AONB in the first place and any further development would compound the original mistake and reduce Trevone's AONB diminishing the special village character it enjoys. 3. The majority of Trevone residents do not want any further development of their AONB that was clearly demonstrated by the huge collective effort to stop the Porthmissen Close development in the first place 4. Any further development of the Porthmissen Close site would therefore be in breach of PAD7 3) ref: "it is not within the AONB and it does not compromise or have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB" and PAD7 4) ref: "it has the support of the local community." 5. The Padstow Housing Need Survey (20/4/2018) appears to be entirely Padstow-centric and there is no evidence from Trevone residents of a need for further affordable housing 6. The Survey also reveals it would appear unlikely any households would be able to afford a deposit of £21,600 on a Discounted Sale Home in Trevone based on a discounted price of £180k and a 12% deposit requirement. 7. Padstow Council needs to update the Housing Need Survey statistics and in particular state how many households surveyed in the 2018 Survey have since bought houses in the huge Treceus Farm development. 8. Padstow and Trevone are very different places, one being a large Town with partial AONB surround and the other a small village surrounded entirely by AONB – the Council should recognise this difference and not conflate the two – 9. Further development of the Porthmissen Close site would be contrary to the Council's aim to 'Safeguard the Character of The Local Countryside' and 'Support Local Farming' (Aim 2). 10. Trevone does not have the infrastructure to support additional housing and will be adversely affected by another multi-dwelling development with all the extra traffic and infrastructure changes it would cause. 11. Trevone is a small rural community and has already got c12% of residents living in affordable homes (Porthmissen) and is close-by to the huge Treceus Farm development with all the knock-on effects that will bring to the community in general. 12. Padstow Council has already reached its strategic housing target of 1,000 new dwellings for 2010 – 2030 so there is no justification or requirement to heed Cornwall Council's advice to treat this as a minimum target - especially because of AONB infringement. 		
80	<p>Para 9.5 I would like to see current residential properties require change of use planning to convert them to a holiday home. I think this may require a change of law though. This would help to control the housing population.</p>	<p>Calls for more planning control on conversion of existing properties to holiday homes. Although correctly points out that this would require a change of national law.</p>	216

95	Para. 9.5 I would ask the Council to reconsider its intention. I fully support the Council assisting those that have always lived locally to get onto the “property ladder” if they wish to. However Padstow (and Trevone) is not a unique situation. Although I fully appreciate and understand the intention to assist those that have always lived locally to be able to “get onto the property ladder”, I question whether the intentions of the plan will achieve that or will prove to be counterproductive.	Doubts the NP will provide sufficient help to meet first-time home seekers.	217
83	Para 9.6 I thought that the latest house building requirement figure for Padstow was 277, which includes a requirement for the AONB areas including Trevone of nil.	Suggests target figure was 277 not 290	218
83	Consideration should be given to having a policy which protects the stock of small residential properties, particularly bungalows. Several such properties have been pulled down and replaced by larger ones. By retaining small bungalows, it would give the more elderly residents the opportunity to 'down-size' their property (and see also paras 9.12 and 9.14 for the need for smaller homes).	Calls for a new policy protecting existing bungalows and other small dwellings from replacement.	219
100	The requirement of affordable local housing recognised and identified in 2.6 at Treceus Farm, has continued to provide much needed housing. However. it has considerably increased the developed envelope to the west of Padstow, into open countryside, distant from the Town centre facilities and very clearly visible from the AONB to the north – with very limited connectivity for pedestrians to the Town and School. The importance of connectivity was identified by the Workshop working papers and in 2.9 and 3.13. The original proposal for the land bordering Sarah’s Lane was to meet the requirement for linked sympathetic development within what was perceived as the boundary of the town. This location was recognised as natural infill and could provide a softer, lower density edge to the developed area, sympathetic to the natural environment.	Advocates a specific site as a future development site	220
	POLICY PAD9		
40	Are we talking about net increase of more than one? ‘...will be supported’ - subject to the other NP policies? Cornwall Council Development Management	Asks if policy applies to developments resulting in a net increase of more than one dwelling.	221
40	There is probably a need for all types and sizes, so not sure what we can/should be resisting under this policy. Cornwall Council Development Management	Questions whether criterion 2 is necessary	222
40	‘adequate’ is subjective. What circumstances do we negotiate an electric charging point? Cornwall Council Development Management	Expresses concern about lack of clarity/precision of criterion 5	223
61	We welcome point 7 of Policy PAD9, which seeks to enhance local biodiversity and geodiversity through green infrastructure delivery in new developments. To strengthen this policy, we recommend including reference to CLP Policy 25, which directly relates to green infrastructure. Natural England	Suggests making reference to LP in the policy or its supporting text	224
83	PAD 9 relates to Padstow, as there is no requirement for housing in Trevone, and should be in the Padstow section	Suggests that PAD9 does not apply to Trevone	225
87	PAD9 could be strengthened by encouraging SuDS to be green, open systems wherever possible. Cornwall Council, Environment Service	Calls for policy to refer to green, open systems wherever possible.	226
88*	Supported.	Supports policy.	227

	The policy should acknowledge that if infrastructure investment, as part of a wider proposed development, is being delivered for the benefit of a wider neighbourhood area, this should be taken into account as fulfilling a need.	Wishes to see developers acknowledged for their infrastructure contribution towards meeting local need.	
88*	Objective 5 is admirable, but energy infrastructure companies should be under an obligation to upgrade the electricity network to enable such facilities to be delivered.	Makes point about investment by energy infrastructure companies.	228
88*	Item number 7 refers to green infrastructure however gives no guidance on what may be expected and is therefore extremely difficult to measure, the Cornwall Local Plan requires biodiversity betterment however there is no reason that the neighbourhood development plan cannot be more specific in its requirements or its aspirations for new housing development. On site green spaces and particularly those that connect other green spaces (hedges, woodlands etc are very valuable, isolated patches of grassland cannot be considered so and so a cogent strategy should be in place for any new development, where possible, rather than a 'lip service' open space which has limited value other than to tick a box. Poltair Homes	Asks for more explanation of what is required regarding green infrastructure'	229
96	We are also concerned for the next generation and those (of all ages) who may be, or become, isolated. Therefore, we would wish that any proposed plan for expanding residential properties encourages: i) community cohesion, ii) access to shared amenity (including the church), iii) community spaces for social and community events, and iv) provision for all generations, with a particular emphasis on young people. Correspondingly, the PCC wants to ensure the churches are open and available to all and for our spaces to be used for a variety of community, civic, cultural, as well as spiritual activities. Primarily this will be for the local community but will also attract visitors. Parochial Church Council	Emphasises the need to ensure social as well as physical infrastructure is in place and the value of church facilities.	230
109	Again, whilst I do not consider the policy unacceptable, I cannot see what it adds to existing policies etc. framed at a higher regulatory level than a Neighbourhood Plan. I consider it to be unnecessary and to add nothing to these. I consider that it, and associated paragraphs, should be deleted.	Calls for deletion of policy.	231
	POLICY PAD10		
20	Any housing provided needs to be affordable and the costs must relate to salaries and wages that local people can earn. That is to say that it must be truly affordable for local people. Some of the shared ownership schemes currently do seem to be quite expensive when rents are added etc. so affordability for local people is the key.	Expresses the view that affordability needs to take account of the income levels of those local households in housing need.	232
23	We totally agree that more housing affordable for local people is an urgent need	Supports provision of more 'affordable' dwellings	233
40	The Homechoice registered local housing need in the Parish of Padstow is currently 92 households seeking affordable rented accommodation of which 26 households are aged 55 or over are requesting 1 or 3 bed accommodation. There are 8 households registered under Category 2 (assessed and self-assessed) who requires a property suitable for people who cannot manage steps or stairs and may need a wheelchair or are only able to manage 1 or 2 steps or small flight of stairs. A housing needs survey was completed as part of the development of the Padstow Neighbourhood Plan. The report dated 13th April 2018 stated that the housing need was 143 for the parish. This is now considered to be out of date but does indicate a protentional unmet need. Cornwall Council Affordable Housing	Provides up-dated information on the Homechoice register and points out that the latest Housing Needs survey would now be regarded as 'out of date'.	234

40*	<p>Development proposals for major housing schemes should be delivered as a tenure-blind development and meet the National Described Space Standards.</p> <p>Tenure-blind</p> <p>The Ministry of Housing, Communities and Local Government's National Design Guide, published October 2019, contains the following definition:</p> <p>Tenure neutral: Housing where no group of residents is disadvantaged as a result of the tenure of their homes. There is no segregation or difference in quality between tenures by siting, accessibility, environmental conditions, external facade or materials. Homes of all tenures are represented in equally attractive and beneficial locations, and there is no differentiation in the positions of entrances. Shared open or play spaces are accessible to all residents around them, regardless of tenure. (p36)</p> <p>Cornwall Council Development Management</p>	Asks that major housing schemes are required to be 'tenure blind' and provides a definition for the policy and glossary.	235
40	<p>The current settlement boundaries as drawn in Maps 8 and 9 do not allow for major housing schemes to be brought forward within the boundary. The parish has a high level of housing need for affordable homes and anything outside the boundary will be delivered on small scale developments under policy 9 (Cornwall Local Plan) exception sites.</p> <p>Cornwall Council Affordable Housing</p>	Concerned that NP policies prevent major housing schemes that provide large numbers of affordable dwellings.	236
40	<p>Para. 9.11 Please refer to comments under PAD7 on local housing needs assessments i.e. <i>I am not clear from the policy as to whether the housing would need to be RES under CLP policy 9 or market led incorporating AH in accordance with CLP policy 8?</i></p> <p>Cornwall Council Affordable Housing</p>	Seeks clarity as to what development is 'covered' by the policy	237
40	<p>Para. 9.16 The information from the housing needs assessment carried out in 2018 as part of the neighbourhood plan is now out of date. You need to refer to the Homechoice register information in the table.</p> <p>Cornwall Council Affordable Housing</p>	Asks for housing need information to be up-dated.	238
40	<p>I would suggest wording for a separate policy which meets the needs of an aging population in the parish based on evidence in the plan document: -</p> <p>Policy *: Housing for older people</p> <p><i>Housing proposals, where affordable housing is required, must reflect the needs of the community. Well-designed housing intended for occupation by older people in the form of accessible and adaptable ground floor apartments, adaptable upper floor apartments and bungalows will be supported as part of the overall development mix.</i></p> <p>A suggestion for the supporting text would be to include 1.5 bed designs that allow for a small ancillary room suitable for a carer or family member to stay because of the level of housing need in the parish for people aged 55 years and over.</p> <p>More Information</p> <p>Applicants should refer to the Affordable Housing Supplementary Planning Document Cornwall Council Affordable Housing</p>	Suggests an additional policy, along with design standards, specifically relating to the provision of 'housing for older people'	239
40	<p>is this duplication of 2) of PAD9?</p> <p>Cornwall Council Development Management</p>	Suggests there is duplication of criteria 2 of PAD9.	240
40	<p>.... or the HNR (As per comments on Policy 7.) A further assessment can be useful to find out whether there is additional need, but if there is registered need on the HNR this is sufficient evidence to justify an exception site; also the NDP is not allocating major development sites.</p> <p>Cornwall Council NDP Team</p>	Asks for Plan to recognise that reference to latest HNR is sufficient to justify proposed housing mix	241
41	<p>Local Housing New Builds: I think all new build housing, in and around Padstow, should be affordable for local people.</p>	Calls for all new dwellings to be 'affordable' to local people	242

45	Stop giving council houses to people outside, should all be local.	Objects to social housing be allocated to households that are not local.	243
59	Changes Sought: Housing: More affordable housing for locals	Calls for more 'affordable' housing for local people	244
83	PAD 10 is also a Padstow policy only as, by definition, there can be no major developments within the AONB	Suggests that PAD10 does not apply to Trevone	245
88	Housing need is rightly considered the driver for new housing development however it must be borne in mind that at any point the recorded need is a snapshot in time. Our experience has shown that housing need grows as affordable homes are being delivered and conversely falls away where there is no hope of affordable homes being built. Yet the underlying need still exists and continues to balloon, but it just is not captured through official channels. The NDP should seek to develop and implement a modern methodology and process for identifying hidden need from those residents who do not sign up to the recognised housing need registers. Poltair Homes	Questions the basis on which local housing need is determined.	246
101	Trevone is entirely within the AONB. It would seem from para 9.11/9.17/9.18 that if Policy PAD7 can provide 'no logical extension to the existing built-up area', which would be highly unlikely as the Padstow Settlement Boundary shows more than sufficient land available, then a 'rural exception site in the neighbourhood area' could be supported. This appears to have been included in the NDP for no apparent reason and should be deleted. Indeed, if such a exception site were to be in Trevone/Crugmeer/Windmill this would be entirely inappropriate and against NDP Objective 5B –'well connected with the rest of the area; Objective 8A – pre-eminence to the needs and safety of non-car users; Policy PAD9.3) and, 9.4); and, Policy PAD10 para 9.11 Also in Policy PAD10. para 9.13. Reference is made to the 2018 Housing Needs survey. From 1488 questionnaires sent out only 52 returned related directly to housing needs. One question (Q18) asked where would the household like to live? Of the 44 responses, none wanted to live in Trevone! There would be no apparent need to make reference to Rural Exception Sites, as if there were to be one, it would go against so many of the proposed objective and policies in the Pre-Submission Version	Wishes to see the NP preclude the possibility of a further rural exception site development at Trevone	247
109	In my view this adds nothing to existing policies.	Suggests the policy has limited value.	248
	POLICY PAD11		
3	Congratulations on banning second home ownership to favour local residents. A fine and desirable move.....	Expresses support for policy	249
4*	I am sure you do not need me to remind you of all the benefits that has given so Many Local People. The number local people who have been very happy to have much needed work doing.....all the ongoing maintenance (plumbing and electrician services) caretaking, gardening, cleaning and changeovers, laundry, letting agents, all the upmarket restaurants and other businesses the reply on holiday homeownersetc. And finally please tell me what all those people would have done or do without these Second Homes there is and has been so little else in the way of employment.	Points out the benefits that second-homers have brought to the local economy and job creation	250
5*	I wish to congratulate you all on your decision to ban second home ownership and hopefully buy to let properties in your town. There is a chronic shortage of affordable property for first time local people in the west country.... Well done to all that supported this ban...	Expresses support for policy	251
6*	I've been involved for a while in a similar campaign in Keswick, where second/holiday home ownership has rocketed from about 30% to around 50% in the last 3 years. We've concluded that until planning law is changed,	Points out that policy will not stop second-home buyers acquiring older properties, to	252

	and planning permission is required for older residential houses to change to either holiday houses or second homes, then the situation is only going to get worse. To make matters worse, some houses in Keswick with a strict Local Occupancy Clause on are flagrantly being used as holiday lets.	the detriment of local home buyers	
10	I fully support the NDP particularly the housing in relation to “principal residence” conditions being applied to new dwellings.	Expresses support for policy	253
12	Emphasis on new properties for residential occupation only and affordable housing for locals.	Expresses support for policy	254
16	I agree that the continual purchase of new dwellings by second homeowners is having a very detrimental effect on both Padstow and Trevone. It is leading to ghost town settlements in the winter and over population in the summer. Local communities are dying leaving only elderly residents. Businesses struggle. School numbers in Padstow dwindle as youngsters are forced out to St Eval. Roads, beaches and towns are gridlocked in the summer making living in this area quite unbearable at times, so I am in complete agreement with PAD11 supporting a ‘principal residence’ condition on all new build housing. I am already concerned that many of the Hawkers Reach houses have been purchased as holiday homes and are let in the summer. I understand that there is a covenant stating that the letting period should not be less than 1 month but as the houses are in the hands of agents, I am not sure how this can be monitored.	Expresses support for policy	255
20	I feel strongly that any further provision of housing that is built in the local area should be for local people. This housing should not be available to purchase by second homeowners.	Expresses support for policy	256
22*	I don’t see what good banning sales of new houses to outsiders will do. It would appear that Padstow is surrounded by an AONB, so there won’t be much general needs housing anyway. Usually a town like Padstow will have many Listed Building and Conservation Areas which also make new housing for anyone difficult. On the map there are also two disused airfields at St. Merryn and St. Eval. On the face of it, new settlements at these locations would solve the problem. There is something called “Local Needs Housing on Exception Sites”. In general, new housing is not allowed in English Villages by the Local Plan. However, if a Parish Council stirs itself it is possible to make a case for the construction of new cottages. Derbyshire Dales District Council still has a “Rural Housing Enabler” on the staff. This arrangement has been running for some years and new housing has been built in various villages. I think that there is a special subsidy in there somewhere. There is also a Peak District Rural Housing Association. This attacks the problem of high house prices. The dwellings are let to tenants, sometimes on a Shared Ownership basis or sold subject to conditions that keep the premises in occupation by local residents. A Neighbourhood Plan can include specific sites for housing although I suppose that the locations are no longer “Exception Sites”. These concepts do seem to be a better solution than your proposal for restricting the buyers of new housing.	Advocates exception site development as a better way of serving local housing needs.	257
23	Our only question is about the restriction on new builds: are we right in thinking that when this was tried in St Ives, an unintended consequence was a rise in price of existing homes?	Suggests the policy could cause an increase in the price of existing dwellings	258
24	More affordable houses for locals needed. Restriction on building second homes.	Expresses support for policy	259
25	No more second homes. Locals only.	Expresses support for policy	260
36*	The proposal to restrict any future development to locals only is fraught with unintended consequences. It will immediately put a premium on existing, unrestricted houses and force their value up thus exacerbating affordability problems. It shows scant understanding of market forces and should not be contemplated.	Suggests the policy could cause an increase in the price of existing dwellings	261

39	Principal Residence condition on new builds – will this stop houses (not new builds) being bought by 2nd homeowners, knocked down, + re-built by larger property which will be too expensive for any locals to purchase at a future date, ensuring will remain 2nd/holiday residence in future.	Raises query about the potential knock-on effect of the policy	262
40	POC should be via planning condition to avoid bureaucracy and admin. Cornwall Council Development Management	Asks for principal residency to normally be imposed by a planning condition rather than Section 106.	263
40	in Cornwall the process for imposing principal residence restrictions is through a condition. Cornwall Council NDP Team	Points out that principal residency is normally be imposed by a planning condition rather than Section 106.	264
40	Make sure you have robust evidence to justify this policy as this will be tested by the Examiner. This isn't just the level of second home and the impact on house prices, but also the effect on community sustainability (are shops and services closed in winter, are the school rolls falling etc.) Cornwall Council NDP Team	Stresses need to present robust evidence to justify policy (as it goes through the scrutiny and examination process)	265
40	Make sure the community appreciate that the restriction does not apply to existing or replacement dwellings, so the policy cannot tackle the high levels in old housing stock (so the situation described in para 9.23 will continue). Cornwall Council NDP Team	Points out that the policy will not apply to existing or replacement dwellings. It will not therefore tackle the high level of second/holiday home-occupancy in the older housing stock	266
40	They should also be clear that the imposition of this restriction will cause a drop in viability, so that the parish will drop one zone for CIL and for the percentage of affordable housing on site. As the NDP is not planning for much new development, be clear that this is a conscious choice. Cornwall Council NDP Team	Points out that will drop one zone for CIL and for the percentage of affordable housing on site if the policy is adopted.	267
47	Principal Residence Requirement – incorrect reference to 'legal agreement' in policy – appropriately worded condition sufficient as per supporting text. Cornwall Council Area 5 Team	Asks for term " <i>legal agreement</i> " to be removed from policy to reflect CC's preference to apply a planning condition	268
49	I do agree that there should be a limit/ban on housing that is available to buy for non-locals.	Expresses support for policy	269
58	The estate in which I have lived for 50 years is now half holiday homes. It has lost its community feel. Please find a way to restrict this situation in Padstow	Expresses support for policy	270
59	"Principal Residence" condition is excellent BUT what happens when one member of the family (principal residence elsewhere) registers as a resident of Padstow (which does happen now, too). NB 11 new residences on Harbour Hotel plot – all will be probably 2nd homes. New build only for permanent residents	Expresses support for policy	271

63	I commend the group for adding “principal residence” condition to new dwellings. However, there is no mechanism to stop them, or any other houses, being sold on for second homes in the future.	Expresses support for policy	272
69	Regarding Policy PAD11, I support the proposal for the Principal Residence Requirement.	Expresses support for policy	273
71	The principal residence requirement should ask for more than just proof of entry on the electoral roll. A requirement to show that a prospective household is registered for local healthcare as well would be more difficult to get around.	Suggests additional checks on residency should be required	274
79	<p>In the round I am happy with how the Plan has evolved, however I have one significant concern which I have raised at every stage – the Principal Residence housing policy. I am supportive of the principal behind the policy but concerned about the impact that it will have on the delivery of housing. Without the delivery of open market housing there will be no affordable housing as the open market revenue cross-subsidises the cost of building the affordable units. I have tracked the impact that this policy has had in St Ives and very few units have been delivered since its introduction five years ago, and no affordable units have been delivered that are tied to open market housing developments with their H2 policy. This has to be something that Padstow should learn from. On Phase 2 at Treceus there was a covenant / obligation in the S106 that those units could not be used as holiday rentals. Likewise, the houses at the bottom of Boyd Avenue have a local restrictions clause in the S106 without it being a condition in the planning decision notice – the planning condition seems to be what makes it harder to secure the necessary funding (both development finance and mortgages). The S106 route of implementing the Principal Residence would seem to work and I would be supportive of the restriction being placed in the S106 rather than as a condition of the planning consent as I think it will be easier for prospective buyers to then secure a mortgage on the open market properties which in turn will ensure the delivery of affordable units is maintained.</p> <p>Having the Principal Residence policy also means that the percentage of affordable homes that any major development delivers drops from 40% to 35% because of the financial impact that the policy has on the sales vales of the open market houses. It is important that this message is relayed to the general public so that they know what they are agreeing to.</p> <p>I do not think that the Principal Residence policy should apply on the open market units that come forward as part of an exception site. The aim of an exception site is to maximise the number of affordable units which can be better achieved without such a restriction.</p>	Expresses doubts about the efficacy of the policy and the way it may be implemented	275
81	<p>Few people who live in, and care about, this Parish would dispute that the preponderance of second/holiday homes is a significant and growing problem that needs to be addressed. Local businesses require a year-round population, and the survival of the community depends on the continuity resulting from young people being able to remain in the area.</p> <p>However, experience indicates that tinkering with a free market can frequently bring about some unwelcome results. In this respect, it would be interesting to know how successful similar restrictions in other areas of Cornwall have been. It would be counterproductive if it resulted in either developers being reluctant to build new properties, or it accelerated house price inflation in those properties not covered by a principal residence restriction.</p> <p>Clearly, some short-term measures are required to halt further erosion of the local population and we fervently hope that PAD11 is successful in this respect.</p>	Expresses doubts about the efficacy of the policy	276
83	I support the principle of this policy, but I do think that the wording needs to be revised slightly. The policy itself or the following narrative should state that extensions to residential properties are excluded. More thought needs to be given to what is meant by 'conversions'. Does it relate to conversions of existing residential property, the conversion of other use property, or both?	Asks for more clarification in the supporting text regarding extensions and conversions.	277

83	Given where they are placed, the conversion of redundant farm buildings to residential is likely to be discouraged by this policy if they are required to be principal residence properties. The market for this type of building is probably only for holiday lets. Consequently, this policy will only impede the re-use of this type of building.	Points out a likely consequence of the policy	278
83	I would suggest that this policy should apply to all new builds but only to conversions within the settlement boundaries.	Suggests scope of policy should be more limited.	279
88	Whilst this requirement is one that has become commonplace throughout Cornwall, especially in coastal areas the effect that it has on the established housing stock does not appear to have been analysed and the adverse potential impact assessed. Existing stock in and around the centre of the town will have no such restriction, so runs the risk of becoming second home havens, breaking down further the heart of the community. The rationale behind the principal home requirement is understood, but the NDP should have considered further the adverse impact experienced elsewhere and alerted the community to the downside as well as upside as part of its consultation. We have previously argued that a more imaginative approach should have been adopted to achieving this objective. Poltair Homes	States that policy will have an unwanted impact on the existing housing stock.	280
95	Pressures of second homes in Padstow Town Centre and Trevone have been partly caused by those who have always lived in the area understandably wishing to benefit financially from selling their properties. Pressure from outside purchasers is not unique. For example, a number of people from Cornwall, as well as other parts of the UK understandably go to London in order to develop their careers. This supports property prices in London rising for locals there. It could be said to a far greater extent than in Cornwall. Restricting development properties being for permanent residencies only will add to the inflationary pressure on the existing housing stock. Some of that existing housing stock may be more appropriate for "locals" gaining a foothold on the property ladder as they better enable property improvements and building extensions that newer properties may not. I ask the council to investigate the experience of St. Ives that has engaged this policy. I ask that the council consults, among others, estate agents in that area relating to price changes on properties.	Considers the policy will have an unwanted impact on the existing housing stock.	281
97	Absolutely a must-have requirement and we fully support this. We need a community that is active and vibrant, not a collection of houses with a transient group of people that don't put down roots and contribute year round.	Fully supports policy	282
98	Whilst I'd like to register support of the Neighbourhood Plan, which in broad terms is well considered, it seemed helpful to comment upon the PAD11 component of the Plan, and to raise attention to any potential unintended outcomes. A number of the supporting points made in respect of PAD11 (9.20, 9.21, 9.23, 9.24) reference some visibly unoccupied housing, and also the needs of 'local' people. It's understandable that - absent a wider national policy or tools available - the Town Council can use the instrument of planning policy to shape community goals, the potentially blunt instrument of PAD11 may fall short in at least two dimensions. Firstly, it doesn't (and can't) address the existing housing stock, so that 9.19 and 9.20 are unlikely to be resolved by the policy. It's possible this risks disappointing some who contributed to the community consultation referenced in the Plan. Secondly - and this is absolutely an admirable aim - there is much reference to 'local households' regarding the impact of PAD11. Could this be problematic? By inserting a covenant that a newly developed dwelling must be occupied as a 'principal residence' (which in its nature doesn't stipulate a minimum occupancy), there is no requirement for such development to be sold to 'local' people. A principal residence can apply equally to someone with the intent to satisfy the definition so described, irrespective of whether they are moving locally, or are retiring from outside the area, or (as newly enabled by the covid-19 experience) are moving to the area to	Objects to the policy	283

	<p>work from home full time. As such, PAD11 may be seen to fall short of addressing the issues surfaced in community consultation.</p> <p>9.21 mentions the St Ives experience. There are studies (some disputed) as to the impacts here. With anything related to planning policy or any other regulation, unchecked market forces meet with resistance. But this can have unintended impacts. Some of the reported impacts in St Ives (which may require further investigation) are noted to include: i) an increase in secondary house prices (as people who don't intend to use a home as a principal residence are forced into existing stock), ii) a reduction in building activity (as developers may expect lower average prices). In seeking to address housing needs of local populations, an area that could provide a more sustained benefit could be the introduction of Trust Housing. This could become a more powerful tool to intervene in support of specific target groups and could be worthy of further study.</p>		
100	<p>Constraints on the occupancy of new build homes should be very carefully considered – too stringent conditions, could result in high inflation in value of the existing housing stock, with associated divisive effect on the community.</p> <p>It would be unfortunate if Padstow continues to be regarded as a satellite settlement to Wadebridge, holding back the provision of facilities and infrastructure to support the increase in number of residents.</p>	Considers the policy will have an unwanted impact on the existing housing stock.	284
105	<p>Generally speaking I am very sympathetic to the local desire to curb the swell of second homes and holiday lets. If the Principal Residence Requirement passes into effect, then only time will tell whether it will have the desired outcome or result in the further isolation of existing properties, falling outside of this remit, as an inflated niche market.</p> <p>However having read - and re-read - the document I feel there is an ambiguity about the conversion/restoration of redundant farm buildings. On the one hand PAD11 refers to a Principal Residence Requirement in relation to "open market housing ... whether through new-build or conversion". On the other hand PAD3 states that there is likely to be support for "the conversion of existing farm buildings for business or business-related purposes in the interest of ensuring that farming in the neighbourhood area remains viable".</p> <p>Whilst I much regret the condition they have fallen into, there are a number of redundant farm buildings on the Prideaux-Brune estate in varying degrees of dereliction - many in the AONB - which have potential for conversion. For such conversions to be economically viable the option of their use as holiday lets must remain open, otherwise there may be little to no point in attempting to finance their restoration. In other words, the only practical rationale for conversion may not be for Principal Residence.</p> <p>I cannot emphasise enough that any requirement for these redundant buildings to become principle residences in perpetuity may result in their falling into irretrievable dilapidation and, by extension, impede the creation of a sorely needed income stream directly contributing to the upkeep of the estate's farms (ensuring continued farming viability), existing tenants' dwellings and public rights of way.</p> <p>As it currently stands it feels like the blanket application of a principle without due attention to nuanced implications. May I suggest that clarification could be achieved by making the Principal Residence Requirement applicable to all new-builds in the parished area under the jurisdiction of Padstow Town Council, but only to conversions in the settlements areas defined in PAD6. Prideaux-Brune</p>	Gives reasons why the principal residency requirement relating to "conversions" should be limited to settlement areas.	285
SECTION 10 Transport, Traffic and Parking			
25	<p>Do not hire traffic wardens in winter but only for summer where the real problems are.</p> <p>Parking – more required spaces</p> <p>Stop double parking up by Prideaux Place in front and in front of Deer Park double yellow line it.</p>	Makes several suggestions regarding improved traffic and parking management	286

	Make town pedestrianised, dismount bikes into town. Traffic lights/walk lights by Tesco for new builds I would also slow traffic there. Parking - do something with slip road by cemetery / old school encouraging overnight camping		
39	Increase in visitors parking on grass verges. Wildflower planting could prevent this (as per St Austell's wildflower verges) + increase/enhance natural environment (maintained by volunteer groups?)	Calls for measures to prevent parking on grass verges	287
45	Potholes should be filled in especially at Hawkers cove.	Calls for repair of potholes at a specified location	288
45	Better control of traffic in summer in the town.	Calls for further traffic control measures in Summer	289
49*	I have also noticed over the last couple of years that more people are beginning to cycle in areas where cycling is prohibited, namely stile field and further on the coastal footpath. I think that the signage could be improved and also maybe some way of enforcing the ban.	Calls for more controls over cyclists	290
53*	Could the 30mph speed limit enforcement on the Prideaux Place side of the ring road be moved further up the road beyond the turning to Prideaux Place and Duke Street, up onto the bank by the dead-end lane to the summer car park field? The current limit enforcement is too far down the road and the sign is often obscured (for which, please read "ignored") in the trees, meaning that drivers are nearly always going too fast as they approach the pedestrian island and the car park. By moving the speed limit enforcement a little further out, this will give drivers adequate time to slow down as they approach Padstow from that side of town.	Calls for an extension to the 30mph zone in a specified location	291
59	Too many tourists/cars for Padstow's infrastructure. Cars circling the town as car parks by harbour full. Resident roads double parked and often dangerous – and emergency vehicles can't get through. Not enough traffic warden enforcement. <ul style="list-style-type: none"> • Park and Walk on outskirts of town – distances to town centre and harbour are not excessive • Access – only for Padstow centre (like Fowey) • Good traffic warden enforcement especially for residential areas. Higher fines? • Trees planted in town car parks 	Complains about volume of traffic can parking. Makes several suggestions regarding parking management and traffic control	292
64	Road parking should be further restricted in residential parts of the town. Particularly Lower Sarah's Lane where parking is still permitted on the brow of the hill and close to the bend/junction with Moyle Road. Visibility is severely restricted, and it is dangerous. In summer, blockages are caused and this, a bus route. Yellow lines should be continuous from Trelawney Road. Many double yellow lines in residential areas need repainting and enforcing.	Calls for extension to on-street parking restrictions on selective roads in Padstow.	293
80	Paras 10.3-10.11 - I think the Town Council has it within its power to create long term parking for people that are resident in the old part of town, in particular Lanadwell Street, Broad Street, Middle Street and Duke Street. Also parking for people that work in the town. They could offer annual parking permits for the land outside the old school and the footpath/old road up to the Foyer. They could also make outside Prideaux Place controllable in the same way.	Calls for additional long-term car parks and identifies potential locations	294
86	Padstow needs extra temporary car parks as close as possible to town centre or an extra park and ride during the season	Calls for more temporary car parks close to town centre	295
	Supportive of a comprehensive traffic management plan with adequate signage, previously identified as crucial. Volume of visitors at peak times has underpinned the need for additional bus transport. Overflow parking, such as the Park & Ride, is essential and is supported by Police and Highways. Current difficult circumstances have necessitated adjustment to P & R operating policy, which resulted in a lack of provision of sufficient parking in 2020.	Cals for a comprehensive traffic management plan	296

	This was seen by many to be significantly disadvantageous to the town and highlighted the need for comprehensive management of congestion in the town centre/harbour		
88	The development of Treceus Farm has created a visible gateway to Padstow which provides not only regulated speed restrictions but also visible clues to motorists to slow down. To the North of the town the A389 is a very fast route, although partially restricted to 40 MPH this has limited effect in encouraging vehicle drivers to reduce their speed. The long-term ambition should be to slow traffic on this road to create a safer environment for pedestrians and cyclists. This could be achieved by traffic calming measures and crossing points. Poltair Homes	Calls for traffic calming measures on the A389 in the interest of pedestrian and cyclists' safety.	297
110	The junction of Sander's Hill, Hill Street, Station Road, and Dennis Road needs immediate action before there is another tragic accident. Cars travel too fast around the obverse camber and too fast up Station Road. It is dangerous for exiting the garages on the corner, to say nothing of the planned infill of apartments in the grounds of the Harbour Hotel opposite. There is no safe position for pedestrians, children, pushchairs, invalid vehicles or the elderly to cross. This is especially apparent in the summertime. A 20mph zone is need immediately. Parking has become so impossible for residents that many of us have already lost our gardens. All future development should include parking for at least two cars. Padstow Museum and Padstow Old Cornwall Society	Draws attention to parts of the road network that are regarded as unsafe.	298
100	Recognise the importance of tourist income for the Town businesses and employment. Supportive of a comprehensive traffic management plan with adequate signage, previously identified as crucial. Volume of visitors at peak times has underpinned the need for additional bus transport. Overflow parking, such as the Park & Ride, is essential and is supported by Police and Highways. Current difficult circumstances have necessitated adjustment to P & R -operating policy, which resulted in a lack of provision of sufficient parking in 2020. This was seen by many to be significantly disadvantageous to the town and highlighted the need for comprehensive management of congestion in the town centre/harbour.	Supports the production of a comprehensive traffic management plan.	299
	POLICY PAD12		
68	Aim 9 – 'support the increased use of sustainable transport modes' has three parts. There is mention of footpaths, vehicle charging and public and community transport initiatives but no mention of cycle paths. I appreciate this may not be within your gift, but a cycle path is needed to take cyclists off the main road between Padstow and Trevone, for their safety and other road users.	Regrets the lack of reference to specific cycle routes/paths.	300
80	Para 10.5 – a pavement is needed from where the pavement ends outside Percy Mews (new estate) via 4 turnings to Treceus Industrial Estate.	Calls for a new footpath	301
97	Local Travel and Safety: Our comments on the 2019 consultation noted that concerns should not just be related to the town centre, notably: <ul style="list-style-type: none"> • The need for an official footpath and cyclepath from the junction of the B3276 and the A389 through to the top of Polpennic Drive. The lack of one is dangerous; residents and tourists currently walk on the road or battle through the vegetation. • A need to extend a footpath and cyclepath to at least Jury Park, if not the Caravan site. • A managed crossing at the top of Grenville Road: Many people from the existing Treceus Farm development and Grenville Road (and roads leading of it) dash across the A389 to get to either the bus stop (notably the Wadebridge school pupil dash) or to Tesco. I know there is the traffic island a little further up, however this is simply ignored. With the proposed further expansion of the Treceus Farm development, the possible further 	Identifies specific locations for new footpaths, crossings, and cycle routes.	302

	<p>expansion of the Treceus Industrial Estate and all the additional pedestrian traffic that may bring, particularly school age children and the elderly, I feel it a clear safety requirement that a managed crossing is put in at the top of Grenville Road to the bus stop and Tesco, e.g. a pelican crossing.</p> <ul style="list-style-type: none"> • O A proper (non-mud) footpath at the bottom of the recreation ground at the Grenville Road entrance. Above the concrete steps onto the grassed has been extremely muddy and hazardous over the winter period. The path is narrow here and many older people use the path to walk dogs or, over lockdown, to exercise in their local area. However, it has been so treacherous at times it has been dangerous to use this path into the recreation ground, the other entrance being on the other side by road. 		
109	<p>These seem mainly Padstow-centric and relate to matters that are not those that an NDP can regulate. Whilst I can agree with much of what is said and can believe that it may reflect local opinions, I do not see that the various PADs and associated paragraphs add to the regulatory constraints already in place and available to support/strengthen decisions on planning proposals.</p>		303
	POLICY PAD13		
47	<p>Electric car and cycle charging points – is there a ratio that has to be hit unless demonstrated unviable physically / financially or is it merely aspirational? Cornwall Council Area 5 Team</p>	<p>Queries whether standards of provision should be set</p>	304
88	<p>Why not make it a target that all new homes have capacity and the cabling for EV charging, it is not necessarily practical for the actual chargers to be provided due to brand variations, but the capacity can be installed to prevent the need for expensive retrofitting? Poltair Homes</p>	<p>Suggests all new homes have capacity and the cabling for EV charging</p>	305
	POLICY PAD14		
24	<p>The establishment of an effective park and ride is vital plus restriction of traffic in harbour area</p>	<p>Calls for improved parking and traffic management provision</p>	306
40	<p>Delete “<i>appropriate environmental impact assessments demonstrating</i>”. Cornwall Council Development Management</p>	<p>Asks that part of criterion 1, requiring “<i>an appropriate environmental impact assessment</i>” is deleted</p>	307
46	<p>There is no satisfactory solution to the parking problem in Padstow, but it at least needs to be managed. Hopefully the 2 field car parks will be open this year. But in the busier months a full-time traffic warden needs to be employed. The situation of last summer where cars parked everywhere, (on grass verges, in front of people’s driveways, even on a couple of occasions in private driveways) cannot be allowed to happen. Hopefully, said traffic warden would be sympathetic to local businesses and tradesmen needs.</p>	<p>Calls for employment of traffic wardens to enforce parking restrictions during peak periods</p>	308
87	<p>I support the policy to minimise flood risk and use permeable surfaces under PAD14 Public Car Parking Areas. Cornwall Council, Environment Service</p>	<p>Supports policy</p>	309
	Policy PAD15		
40	<p>What about a circumstance where a single dwelling has five existing parking spaces but wants to build an extension over one of them – I doubt the TC would necessarily want to refuse this under this policy, do we need a caveat that it has been demonstrated that adequate parking would be provided to serve the needs of the development?</p>	<p>Identifies an exceptional circumstance not adequately covered by the policy</p>	310

	Cornwall Council Development Management		
47	what is the 'informal parking' exception? Cornwall Council Area 5 Team	Seeks explanation of what is 'informal parking'	311
83	Para. 10.11 The reference to Trevone is not completely correct. The car parking problems in Trevone often relate to construction traffic and sometimes at peak times, holidaymakers, which will not be resolved by domestic new build car parking requirements.	Questions whether parking problems at Trevone will be resolved by policy PAD15	312
87	Likewise I support the inclusion of flood risk under PAD15 Off-road Parking – permeable surfaces could be included under this policy too. Cornwall Council, Environment Service	Suggests a permeable surfaces requirement be included in the policy	313
88	Parking is critical to the success of developments, where inadequate parking provision is made developments will look overcrowded in perpetuity, there is only one chance to get this right. Whilst future car use will necessarily reduce, this is not something that lack of provision will drive, therefore realistic approach should be taken. Consideration should also be given to sustainable parking design that can form part of a sustainable solution and certainly not add to post development run off issues, necessitating additional SW attenuation and therefore additional intrusive construction work and potential damage to natural groundwater movement. Surface water management is becoming more critical as global warming worsens and climate change progresses and to prevent creating an unmanageable legacy, we must consider the use of less impactful materials and design. Poltair Homes	Urges recognition of the need for 'sustainable parking design' including surface water management.	314
	SECTION 11 Local Economy and Tourism		
63	For a great many years there has been the desire to encourage business development that provides all year-round local employment. The provision of out of season events has increased employment hugely giving employment right up to Christmas. The only down period now is January and February when businesses like to refurbish and decorate. This hopefully will be the trend in future years as well.	Makes the point that the tourism period has now extended such that all year-round employment is now more common.	315
70	When Tesco applied for planning permission it was pointed out that the bustling retail outlets in town would not be able to compete. This has come to pass so we no longer have butchers, greengrocers, wool shops, newsagents, electrical retailers etc. I suppose it's called progress. Thank goodness for Spar.	Alleges that the Tesco development has had a negative impact on the town centre.	316
80	Para. 11.4 – whilst warehousing is not desirable, allowing deliveries to Treceus rather than the old part of town would stop the congestion caused by delivery from large vehicles. In other words deliveries could be made to a warehouse in the industrial estate then deliveries redistributed into the town using a much smaller vehicle.	Suggest a method to obviate the need for large vehicles to enter the old town	317
	POLICY PAD16		
16	I firmly believe that this area needs to diversify so that it depends less on tourism and encourages more permanent employment. For this to happen more industrial units need to be built. Treceus is very successful but it is overcrowded and there is always a shortage of available units. More industrial space is required. I remember seeing that part of the plan for the new phase 3 housing development at Hawkers Reach Padstow was an inclusion for industrial units. This part of the scheme seems to have been forgotten in recent discussions. I would seriously hope that the plan for more units is still very much alive and will be part of any planning condition given to this development.	Supports provision of more industrial space	318

40	Needs updating having regard to the changes to the UCO. Cornwall Council Development Management	Calls for the policy to be updated, to take account of the new Use Class Orders	319
	Could be read to allow new businesses in the countryside so long as they are a conversion. Nothing that seems to resist long-term changes from light industry to other uses under the new UCO. Cornwall Council Development Management	Cautions that policy would allow new businesses in the countryside through conversion, which could ultimately be converted to other uses.	320
40	Is 'Brownfield' definition consistent with PPG? Cornwall Council Development Management	Seeks definition of "brownfield"	321
40	update references to use class B1 to reflect the new use class order. Cornwall Council NDP Team	Points out that Use Class Order was changed in Sept 2020.	322
68	There is a lack of industrial units in the parish of Padstow and if there is to be more housing, in order to have all year-round employment it is essential for there to be potential industrial units of all sizes. There is much that is positive in the NDP on housing and too little on industry. Obj. 12A is fine in theory but more positive detail is needed in the paragraphs under PAD16 and 17. Reading this part of the NDP struck me as negative. More thought should be given to this before the Plan is finalised.	Does not feel that PAD16 and PAD17 go far enough in supporting industrial development.	323
81	In the longer term it will be necessary to move on from treating the symptoms to curing the disease. An environment and infrastructure that offered a range of additional types of employment presenting a variety of career opportunities for local permanent residents, would stabilise the necessity for young people to move away. Clearly, local influence in this change is going to be limited although, Policy PAD16, 17 and 18 point in the right direction. However, to achieve such broad and fundamental change would mean enlisting the driving force of not just Cornwall Council but the UK Government. In this, the conduit must be our local MP.	Calls for a joined-up action by agencies to create more local jobs.	324
95	The pandemic has caused many to reconsider where they need to be based to work. The greater provision of commercial office and workshop space may enable people with residences in the area to move businesses to Padstow from elsewhere and even start new businesses here. Such developments would be likely to offer employment opportunities for other members of the community.	Supports further industrial and business development.	325
	POLICY PAD17		
31	I agree with the items relating to Treceus, and we need to ensure we keep the businesses that are there stay there, especially the larger ones.	Expresses support for policy	326
40	Update references to use class B1 to reflect the new use class order. Cornwall Council NDP Team	Points out that Use Class Order was changed in Sept 2020.	327
50	Would like to raise the serious issues we now have with parking on the estate. New business activities near us have required a greater number of workers, which is good news, but with that comes huge parking issues. These are now encroaching onto our premises and hindering the movement of industrial vehicles such as heavy goods vehicles. Not only blocking some access points but posing a real concern about safety on the public road, cars on pavements etc. There is also a concern if this continues then access for emergency vehicles may be compromised.	Points out the inadequacies in parking provision and facilities on the Treceus Industrial Estate.	328

	Overall the facilities on the estate are poor and if the council wishes to attract new business and retain current business (should expansion be required), then we believe the future of the estate requires an in-depth discussion. We are happy to be involved in this process. TJ Books	Suggests there should be 'in-depth' discussions on how to improve the Estate	
88	It is essential that Padstow look to broaden the employment opportunities in the town and also encourage the inception and growth of local enterprise through providing some suitable incubator type units and smaller in units so that employment is retained within the town. We would entirely support the proposed policy to extend the industrial estate however it must be noted the industrial units are not attractive and so they should be kept back from the main roads, screening with trees is unlikely to provide enough cover to avoid an unsightly elevation which will detract from the entrance to Padstow. One of the tests to determine if an extension to the industrial estate should be considered should relate to visual impact. Also any new industrial estate facility must be better designed and allow for the movement of large vehicles with parking for sufficient vehicles for staff in the industrial units. It should also encourage smaller units for more local businesses, in addition to supporting larger business and the expansion of existing users of the estate. Access is also critical and the access to any extension should be designed with large vehicles in mind and demonstrate connectivity to the town for pedestrians and cyclists. The proposed policy identifies in condition (test) 1 proposals would be resisted where there was an unacceptable environmental impact. This is a nebulous statement and could lead to subjectivity influencing any proposals brought forward. Poltair Homes	Supports policy in principle but calls for more specificity in the policy to ensure the Estate is attractive to businesses and functions properly and proves attractive to new tenants if it is extended.	329
	It remains our contention that the expansion of the Industrial estate should be on the north side, where the visual impact would be less in relation to the gateway entrance to the town and have equal environmental impact than an extension on the south side. The proposed policy should be clearer and identify the land to the north as a preferred option. Poltair Homes	States preference for the Industrial Estate to be extended on its north side.	330
97	We agree with development of the Treceus Industrial Estate, and with the 3 caveats noted, however, can there be a way for the Council to pro-actively encourage inward investment and/or grant funding for new businesses to improve the quality of employment? For example, making use of the superfast broadband network, relatively low-cost premises/land and access to a growing population.	Supports the policy calls for the Town council to help stimulate investment at the Treceus Industrial Estate.	331
100	A modest quality extension to Treceus Industrial Estate could enable new local start-up and established businesses to form a base in the immediate locality and encourage other businesses to re-locate, creating year-round employment.	Supports a modest extension to the Treceus Industrial Estate	332
100	A modest quality extension to Treceus Industrial Estate could enable new local start-up and established businesses to form a base in the immediate locality and encourage other businesses to re-locate, creating year-round employment.	Supports a modest extension of the Treceus Industrial Estate	333
	POLICY PAD18		
24	Prohibit street trading i.e. tattoos, braids etc from harbour area. Safety issues etc.	Objects to certain types of street trading in the harbour area	334
40	Should really identify how the economically viable test is passed – is this through a period of marketing for commercial uses? How long? 9 Months? Does commercial holiday letting count as a 'commercial unit'. Cornwall Council Development Management	Suggests a time-based viability test is included in the policy.	335

40	Does commercial holiday letting count as a 'commercial unit'. Cornwall Council Development Management	Questions whether Holiday-lets are regarded as commercial units.	336
47	Is this tested as per CLP policy 5 i.e. 9 months marketing? Cornwall Council Area 5 Team	Suggests that lack of economic viability should accord with LP policy 5	337
47	Final para' also needs consideration as to what it really means. Is storage employment use in the opinion of the NP group? Cornwall Council Area 5 Team	Asks whether shop storage is included in the definition of "employment use"	338
71	Padstow Town Centre - An observation in relation to retail and commercial development where shop frontages are concerned – there are now a large number of very large and not particularly attractive signs above the majority of the shops surrounding the Harbour, in particular. Standing at the Custom House corner, it does spoil that harbour view. Are there any constraints on such signs?	Criticises signage on many of the town centre shops. Asks if more control can be applied.	339
88	It is critical that the town centre provide a vibrant and varied environment that is not solely dependent on tourism but encourages visitors all year. It is important to retain the appearance and protect the historic nature of the shop frontages around the town, but this should be balanced with the needs of the kind of business that will help to retain the vibrancy. Many town centres in Cornwall have become dominated by charity and coffees shops, proposals for new developments of these types should be considered carefully so that over supply does not become an issue. Small, locally based, viable and appropriate business should always be encouraged to occupy vacant units, often rate levels discourage this and consideration should be given to ensure that this is not a barrier to new business as it has become in other towns. Poltair Homes	Calls for limitations on charity and coffees shops	340
	POLICY PAD19		
40	In spatial terms would such development need to be within a settlement as per PAD6? Is there an accessibility test? If in the countryside it is pretty hard, to argue that such development would have no adverse impact on the landscape at all (required under part 3) Cornwall Council Development Management	Queries scope of policy and applicability of criterion 3)	341
47	Subject to meeting the 4 tests is the NP team saying tourism can be located anywhere (i.e. beyond settlement boundaries)? Cornwall Council Area 5 Team	Queries area scope of policy	342
47	Para. 11.22 – strange definition that provides a loophole via pre-book-only sites. Cornwall Council Area 5 Team	Identifies a potential loophole in the policy	343
71	Good quality tourism development will only be achieved by limiting or controlling the mass levels of tourists that visit every year. The visitor experience at present cannot be good and the possibility of creating a negative experience is probably very high. The impact on local residents of such mass tourism, whilst supporting a degree of employment, causes a great deal of noise and nuisance on a daily basis making normal day to day life challenging.	Bemoans the impact of the large number of tourists on local residents and visitors.	344
80	Para 11.20 – Can we have a big sign at 4 turnings saying how many car spaces are available; a bit like they do in Truro? I know this relies on information being fed back and is not easy to maintain but it would help to control car numbers in the town.	Suggests method of managing traffic and parking	345

88	Development of new tourism-based facilities must be considered in the light of the impacts that they may have in terms of infrastructure pressure, on roads and public facilities. Poltair Homes	Asks that policy takes account of constraints of the highway infrastructure.	346
88	Development that extends the typical holiday season and attract visitors during non-traditional times should be encouraged. Poltair Homes	Wishes to see facilities that attract visitors at non-traditional times encouraged.	347
SECTION 12 Community Wellbeing			
46	While I think a good start has been made to improve facilities for recreation in town, I hope improvements at Jubilee Park are being considered. It is a wonderful area in the wrong place. It has no houses overlooking it and is too isolated. For parents to consider letting their children use it unsupervised, it needs CCTV and vandal-proof toilets. With both of these installed, it would then be used for more community events, as the Rainyfields community field was before it was sadly sold.	Calls for anti-vandal measures including CCTV at Jubilee Park	348
49	There no longer seems to be a bin at George's Well beach, there is a sign that it has been temporarily removed because of improvements on the path, but they were finished weeks ago. A bin further along the path would be great, maybe on Tregirls beach or near the beach, it would save a lot of rubbish being disposed of in the dunes at the back of the beach.	Calls for additional litter bins alongside coastal paths	349
86	On a personal note let us keep the guide hut on site!	Wants to protect the Guide Hut	350
89	Leisure activities including sailing, open water swimming, paddle boarding are increasing in popularity on the Camel Estuary, how can this be encouraged? Should there be better access to the water? Slipways on the Padstow side of estuary are very steep. Padstow Sailing Club	Calls for better access to the estuary water	351
95	Development of the skate park in Padstow was an excellent initiative by the Council. However, the parish of Padstow should benefit from the provision of more outdoor and indoor facilities for sports and recreation. It is poor that at present you have to travel to Wadebridge to enjoy such facilities. In normal times the council, as one of the wealthier ones in the UK, may consider directing future income to such provision. The plan seems to pass the need for future provision onto private investment. Surely the solution should rest with the council both for the provision of indoor and outdoor facilities.	Emphasises the need for more local outdoor and indoor facilities for sports and recreation.	352
109	I do note that various references to community-based recycling initiatives have a hollow ring since all local recycling points, other than those at municipal recycling centres, have been removed by Cornwall Council.	Bemoans the loss of local recycling points	353
Policy PAD20			
47	Doesn't appear to define what is actually needed. Cornwall Council Area 5 Team	Points out that Plan does not make reference to specific infrastructure needs	354
87	para 12.6 identifies a local concern regarding the capacity of the sewage system to accommodate new development. This is particularly important given the importance of the SAC, bathing waters and shellfish waters in the parish, as well as the surface water flood risk. A policy could be included that: " <i>There must be sufficient consented sewage treatment capacity to ensure no adverse impact on bathing water quality, shellfish waters or protected habitats.</i> " See Policies HR1, HR2, HR3 and BE2, BE13 in the Falmouth Neighbourhood Development Plan for an adopted example. Cornwall Council, Environment Service	Wants a criterion regarding " <i>sufficient consented sewage treatment</i> " included.	355

88	Major development should not only run in tandem with the delivery of infrastructure, but major development should also lead the delivery of infrastructure, rarely will funding be available otherwise. New development should demonstrate how it not only does not increase pressure on infrastructure, but it helps deliver new amenities and improve the life and well-being for the residents of the town. Poltair Homes	Suggests new development should demonstrate not only how it does not increase pressure on infrastructure but helps deliver new amenities and improve the life.	356
	Policy PAD21		
40	As the NDP does not identify an area suitable for wind turbines, as required by para 154b, footnote 49 of the NPPF, no wind turbine development can be considered within the parish, so the reference to wind turbines in 12.12 is redundant. If you do wish to support wind turbines the NDP could identify an area (e.g. outside the AONB, with reference to the Renewable Energy SPD guidance on siting and design) but this would have to be evidenced and included for the Regulation 14 consultation. Cornwall Council NDP Team	Suggests that para. 12.12 could be deleted if the Plan does not identify an area where they would be supported subject to criteria	357
109	The Plan is silent on land considered suitable for non-domestic power generation. I consider that it should explicitly say that no such land is suitable within the Parish, including associated maritime areas.	Calls for statement that no such land is suitable renewable energy production within the Parish	358
	Policy PAD22		
91	There is no specific mention in the plan regarding medical and dental services. The practice has been at capacity since 2006. I have actively looked to expand the practice by relocating in the town or the outskirts. Local estate agents, developers and PTC have been asked about suitable properties/sites but to no avail. Parking difficulties and disabled access are a major concern for our patients. A search of our exiting patient database shows that over 50% of our patients come from outside the town. We have a long waiting list for new patients (both private and NHS). Premises with four surgeries with onsite parking would mean we could address the dental needs of the community. Padstow Dental Practice	Sets out problems in satisfying local demand and need for a new surgery.	359
96	The churches are part of the 'fabric', the story and heritage, of the communities they serve. For example, Padstow as a town literally grew up around the church. They are (and will be) integral to the attraction of the place (for the local community as well as for visitors and indirectly for tourism and local businesses). The churches will continue to provide community venues for the wellbeing of the community, including access to music, arts, culture and spiritual wellbeing. The churches are for those with or without a defined faith. Churches are also where people of all ages and social strata connect, which after the past year seems like an essential component for our communities. We are particularly interested in ensuring that there is access to 'spiritual' resources as part of the wellbeing section of the plan, as well and ensuring the infrastructure (e.g. transport links, parking, signage) allow people to access the churches. We would like the plan to ensure that all aspects of 'access' are reviewed to encourage accessibility to church facilities. This is not because we want special treatment; rather, we want all people to be able to have access to a community resource and space that has enormous value. Some relatively modest improvements that will significantly improve access include: improved access from public parking areas, well maintained routes onto church premises, a review of public signage, and free parking on Sunday mornings and for key festivals.	Note interest in improving access and accessibility to church facilities.	360

	As a PCC we wish to continue a strong tradition of building a collaborative and constructive relationship with the Town Council. We look forward to being able to support the Town Council in its civic function and support all its aspirations to serve the community, as well as plan and prepare for the next generations. Parochial Church Council		
	Policy PAD23		
87	Add a policy to discourage the use of AstroTurf to avoid microplastic pollution of water courses. Cornwall Council, Environment Service	Wants criterion added that discourages the use of Astroturf	361
97	MUGA: Development is very much needed with an all-weather surface, and ideally the social club and/or the community centre for youth activities and support services.	Calls for a local MUGA	362
	Policy PAD24		
97	It is very good to see this statement and supporting clauses. Young people do need more in our town, and engaging them in consultation is a good proposal	Supports policy	363
	SECTION 13 Monitoring		