

Padstow Parish Neighbourhood Plan Consultation Statement

**Padstow Town Council
July 2021**

Consultation Statement - Padstow Parish Neighbourhood Plan

Contents:

		page:
	Preface	3
	Part 1 Community Consultation	
1	Background to Consultation	4
2	Summary of Approach	5
3	Equality and Inclusivity	6
4	Initial Community Consultation	6
5	Community Engagement 2014	7
6	Community Survey 2015	8
7	Housing Needs Survey	11
8	Aims and Objectives Consultation	12
9	Business Surveys and Consultation	14
10	Young Peoples' Survey	16
11	Community Survey 2018	17
12	1 st Draft Plan Consultation 2019	18
13	Regulation 14 (Pre-Submission) Consultation 2021	20
14	Conclusions	21
	Part 2 Statutory and Strategic Consultees	
1	Introduction	146
2	Summary of Approach	146
3	Neighbourhood Area Designation	146
4	Evidence Gathering	147
5	1 st Draft Plan – Informal Consultation	148
6	Sustainability	148
7	Regulation 14 (Pre-submission) Consultation	149
8	Conclusions	150

Appendices:

Part 1 Community Consultation Appendices:		page:
1	Application for Neighbourhood Area Designation Oct 2012	22
2	Area Designation Application Notice – Cornwall Council November 2012	23
3	Steering Group Terms of Reference	24
4	Initial Community Consultation Publicity 2012	26
5	Initial Community Questionnaire 2012	28
6	Initial Community Questionnaire Feedback	30
7	Consultation Key Messages June 2014	32
8	Call for Volunteers – Padstow Council November 2014	33
9	Publicity for Community Questionnaire / Call for Volunteers – Padstow Town Council May 2015	34
10	Community Questionnaire – Padstow Town Council May 2015	35
11	Housing Needs Survey Letter Template and Survey Introduction, Cornwall Council 2017	40
12	Letter to Local Groups and Organisations, Padstow Town Council, November 2017	42
13	Poster Aims and Objectives Consultation Padstow Town Council February 2018	43
14	Business Consultation Event Invitation Padstow Town Council April 2018	44
15	Industrial Estate Tenants’ Survey Padstow Town Council July 2018	45
16	Youth Survey Report 2018	48
17	Community Survey Letter Padstow Town Council 2018	50
18	Community Survey Questionnaire Padstow Town Council 2018	52
19	Consultation Publicity, 1st Version of the Neighbourhood Plan, Padstow Town Council 2019	58
20	Web Notice, 1st Version of the Neighbourhood Plan, Padstow Town Council 2019	59
21	Community Response to 1st Consultation Version of the Padstow Parish Neighbourhood Plan	60
22	Cornwall Live Article and Notice 29th January 2021	81
23	Regulation 14 Notice February 2021	83
24	Leaflet to Local Households and Businesses, February 2021	84
25	Reg. 14 Consultation Form, February 2021	87
26	Lists of Reg. 14 Community-based Consultees	88
27	Reg. 14 Consultation Community Response	91
Part 2 Consultation with Statutory and Strategic Consultees Appendices:		
A	Cornwall Council Neighbourhood Area Designation Report and Letter 2013	151
B	Letter to Stakeholders and Strategic Bodies, Padstow Town Council, November 2017	153
C	Initial Stakeholders and Strategic Bodies List, November 2017	154
D	Cornwall Council Comments on 1st draft Version of Neighbourhood Plan, April 2019	155
E	Cornwall Wildlife Trust Comments on 1st draft Version of Neighbourhood Plan, April 2019	159
F	SEA/HRA Screening Opinion, Cornwall Council, October 2020	160
G	Statutory Agencies Response to the SEA/HRA Screening 2020	161
H	Statutory and Strategic Stakeholders List for Reg.14 Consultation, January 2021	163
I	Reg.14 Consultation, Statutory and Strategic Stakeholders Response, May 2021	165

Preface

This Consultation Statement has been prepared by the Padstow Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

[Part 1 of this Consultation Statement](#) (from page 3) summarises all statutory and non-statutory consultation undertaken with the community in developing the Padstow Parish Neighbourhood Plan.

The aims of the Padstow Parish Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation to ‘connect’ with the local community and ensure that the Plan, as it developed, would be informed by the views of local people and other stakeholders
- ensure that consultation events and drop-in sessions enabled people to ‘have their say’ and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely read media

[Part 2 of this Consultation Statement](#) (from page 146) summarises all statutory and non-statutory consultation, undertaken in developing the Padstow Parish Neighbourhood Plan, with those bodies we have identified as statutory or strategic consultees.

Our purpose was to:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of the Regulations

Part 1: Community Consultation Statement

Padstow Town Council has been keen to ensure that the Padstow Parish Neighbourhood Plan is a community-led document. The Padstow Neighbourhood Plan Steering Group was established from Town Council representatives.

The brief for the Padstow Neighbourhood Plan Steering Group¹, in preparing the Plan, included reaching all parts of the Parish and engaging with the widest range of people and group as possible.

Consultation was led by the Steering Group, with assistance from members of a Working Group and the support of officers of the Town Council, following an agreed programme, conforming to the regulations, and based on guidelines and good practice from elsewhere.

The key consultation events and surveys that took place were at the following stages in the neighbourhood planning process:

Padstow Parish Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Plan Area Designation	Nov –Dec 2012	An opportunity for interested parties to comment or object on the proposed designation
Initial Community Consultation	Oct 2012	What is a NP, and do we want one?
Call for Volunteers	May 2014	Wil, you help?
Public Meeting	Nov 2014	Do you want a NP? Will you help?
Progress Meeting	May 2015	NP up-date and call for volunteers
Community Survey	May – Jun 2015	Community aspirations
Stakeholder Consultation	Oct 2017	Make early contact with local groups and organisations and increase awareness in the NP
Housing Needs Survey	Jan – Mar 2018	Establish the scale and nature of local housing need
Aims and Objectives Consultation	Feb 2018	Share draft aims and objectives for the NP with community and invite reaction and comment
Business Surveys	Apr – May 2018	Share draft aims and objectives with sector and encourage local business participation in plan-making
Young Peoples’ Engagement	May – June 2018	Encourage an interest amongst young people in the future of their home area
Community Survey	Autumn 2018	Establish community opinion to inform various aspects of policy development and content
1st Draft Plan Consultation	Jul -Sep 2019	To share a first version of the NP on an informal basis with the community to report back and seek comment
Regulation 14 Consultation	Jan – Apr 2021	To share the draft NP with local persons, stakeholders and interest groups for comment

1. Background to Consultation on Neighbourhood Plan

In June 2012 Padstow Town Council agreed to set up a ‘working group’ of four town councillors, plus two members of the Padstow and Trevone Community Action Group (PaTcaG), to move the Neighbourhood Development Plan forward.

In August 2012 the Working Group prepared an application to Cornwall Council on behalf of Padstow Town Council for the parish area of Padstow to be designated as a neighbourhood area for neighbourhood planning purposes.

In February 2013 the Town Council resolved to commence work on the preparation of a Neighbourhood plan. To guide the work it decided to establish a Neighbourhood Development Plan Working Group

¹ Initially termed ‘the Working Group’

drawn from full Council membership, not just the Planning Committee. A first set of terms of reference for the Group was agreed by the Town Council in September 2013.

The Working Group was re-titled Steering Group in May 2016 to better reflect the Group's role in driving/steering the process at the same time as its membership was reconstituted and it was made a formal sub-committee of the Town Council. At the same time the Town Council agreed to recruit members of the community to become members of a working group who would develop the Plan and, in doing so, ensure the community at large was fully informed and involved in neighbourhood planning.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation. The Town Council and its Steering Group has sought continuously to keep the local community aware and actively interested to ensure the Plan reflects their views and wishes. We remained in close contact with Cornwall Council regarding the development of the Plan and appreciated their advice, support and encouragement in this regard.

In preparing the Padstow Parish Neighbourhood Plan, the Steering Group has sought to ensure that residents and other stakeholders including local authorities, interest groups, landowners, businesses, service agencies and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved. To make available information, minutes and notices, and update residents and stakeholders on the progress of the Plan an early decision was taken to make documents available on the Town Council website.

2. Summary of Consultation Approach to Engage the Community

Several key community consultation stages were identified during the early stages of getting organised. They were set as key milestones in the Project Plan. The Steering Group was keen to ensure that:

- each consultation stage was carefully planned for
- the community at large understood when and why they were being consulted

Aside from the highly programmed and organised consultation 'events', the Steering Group has been keen to facilitate a continuous two-way dialogue between the planning group and the community at large. This has been achieved by a range of means, modes and methods:

Communication and Feedback Methods:
Public exhibitions, meetings and events
Articles and Notices in 'Local Eyes' and St Petroc's News
Town Council Website, with dedicated NP pages
Social Media – Facebook page
Local newsletters and noticeboards
Community questionnaire and surveys
Steering group sessions and open meetings
Workshop events, exhibitions and drop-in sessions
Surveys and discussions with local businesses
Directly contacting wider-than-local organisations and agencies
Word of mouth by Town Councillors
Consultation 'windows'
Correspondence

3. Equality and Inclusivity

We understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation, or trade union affiliation. We made efforts to reach those in the Parish that others have traditionally found hard to reach and hard to hear. We delivered information on more than one occasion to all dwelling units in the area.

4. Initial Community Consultation

In January 2012, it was agreed by the Town Council to explore forming a working group with 'PaTcaG'² and take advice from Cornwall Council. In June 2012 following a presentation at the Annual Town Meeting (April 2012) it was agreed by the Town Council to form a Working Group comprising town councillors along with two members of PaTcaG to *"move the Neighbourhood Development Plan forward"*.

The Working Group agreed to undertake two consultations with the community to gather important information and opinions and establish early community engagement with the Neighbourhood Plan. A Housing Needs Survey was set up in conjunction with Cornwall Council to take place in September and October 2012. The Survey form included publicity about the Plan and the first community consultation on planning-related matters.

4.1 Who was consulted?

Two initial public consultations dates were set in mid-October – one in Trevone Village Hall and one in the Padstow Institute Hall. The format of the events was agreed, with 'post-its' used as a way of highlighting land and issues etc on maps. A questionnaire was devised.

The event was publicised by posters (10 posters for Trevone and 30 for Padstow); and two banners were displayed.

4.2 What they said

A summary of the post-it comments and answers to the questionnaires was prepared by the Working Group (See Appendix 6).

The respondents to the questionnaire provided a range of thoughts and ideas in response the following questions:

- Which areas should be protected?
- Areas for more development, if so what development?
- Which local green spaces/heritage should be protected?
- What is your vision for the future?

4.3 How the issues and concerns were responded

The results of the consultation were reported to the Town Council. In December 2012 the Town Council's meeting also considered the results of the 2012 Housing Needs survey and agreed that *"a meeting with Cornwall Council should be arranged in the New Year to look further at the implications of a Neighbourhood Development Plan and decide on the way forward"*.

² PaTcaG = Padstow and Trevone Community Action Group

5. Community Engagement 2014

In 2014, on the advice of the Working Group, the Town Council agreed to canvas community opinion regarding the Neighbourhood Plan. It was done to:

- make local people aware of the intention to prepare a neighbourhood plan
- help identify the key issues and opportunities
- recruit more volunteer helpers i.e. members of the Working Group

On behalf of the Town Council the Working Group held several sessions to find the right path to sustained community involvement in the Plan.

In April 2014 at the Annual Town Meeting, there was a neighbourhood plan presentation. Interest questionnaires were handed out, seeking volunteers to assist. It asked how much time they could offer and their key skills. There were only a few volunteers.

Between June and September 2014 Working Group meetings took place, which considered the next steps that could be taken to engage with community. Suggestions included key messages to include on the website and ideas for an engagement session to see if people actually wanted a neighbourhood plan for Padstow.

At its meeting in June 2014 the Working Group agreed that the next stage of community consultation should involve:

- Local drop-ins, one in Trevone and One in Padstow.
- Local organisations/business NP seminar
- Key messages along with questionnaire to be updated on Council website (once it had been developed further) and Facebook.
- Photoshop images of possible development futures
- Post Office/Tesco and any other businesses to be asked to have a NP 'post-box' in store
- Media coverage (to be developed)

In September 2014 Town Councillors met with those persons who had registered an interest (at the Annual Meeting in April 2014) in volunteering to help with NDP. The purpose of the meeting was *"outlining where we were today, aspirations moving forward and details of the engagement session"*.

In October 2014 an Engagement Session was held to ascertain community appetite for NDP, because not many interested persons had volunteered at the Annual Town Meeting. 101 persons attended the session, which included presentation and asked for more people to complete a questionnaire asking:

- Would you like an NDP to be developed for Padstow and Trevone?
- If yes would you be involved?
- If yes what level of involvement can you commit to, what qualities and expertise do you bring?

Following the meeting, questionnaires were made available alongside drop-boxes at several locations:
Spar, Post Office, Tesco
Council Offices at Treceus Industrial Estate
Letter box at Station House

A deadline of 18th November 2014 was set so that responses could be taken to the Town Council for a decision on the future of the Padstow NDP.

In November 2014 all 'registered' volunteers written to and advised that the Town Council had decided to progress and prepare a Neighbourhood Plan for the Parish area of Padstow.

6. Community Survey, September 2015

Padstow Parish Community Survey 2015	
Date(s)	May - June 2015
Method(s)	Questionnaire
Publicity	Posters, leaflets, website, social media
Delivery	By post
Response Method	Paper copy of questionnaire Email
Return Options	Drop-boxes at: Farm Shop Trevone Boots, Padstow Padstow Library Council Offices at Treceus Industrial Estate Letter box Station House
Respondents (Nos.)	182

6.1 Who was consulted?

It was agreed to send a questionnaire by post to every household in the Parish. A freepost envelope was included. Return post boxes were also provided in key areas, in order that people may post them there:

- Trevone Farm Shop
- Padstow Boots
- Padstow Library
- Town Council Offices

Approximately 2,500 survey forms were delivered. 182 completed forms were received back. Some came from persons who were thought to be resident beyond the parish boundary. Only 158 survey forms were analysed. The analysis indicated that the views of those aged under 45 were under-represented in the results.

6.2 What they said

In September 2015 the Working Group received a report and analysis of the Survey. It included:

- A statistical analysis of the responses to Q3 on the Questionnaire (The importance to the responder of the 17 items listed)
- A list of comments received to Q1 (What do you love about living, working or visiting the Padstow & Trevone area?)
- A list of comments received to Q2 (What do you think could be improved about the Padstow & Trevone area?)
- A list of comments received in the box marked "Please state any other topics you feel should be covered."

A set of 'wordclouds' were subsequently produced to show pictorially what people had said about key topics, and what their priorities are.

The survey threw up many ideas about the best way to ensure that any further development of the area is appropriate. Inevitably, some of the views were conflicting. Some people want to “*keep Padstow as it is*” not wanting Padstow “*to be spoilt further*”. In contrast others felt that “*Padstow needs dragging into our relevant times*” and wish to retain the idyllic look but create a current and exciting area through new development. These differing observations summed up the task faced when preparing a Neighbourhood Development Plan for the Padstow area.

Regarding ‘Other Topics’ that the community thought should be under consideration by the NP Steering Group, there were several topics that drew multiple comments and suggestions:

Protection of AONB – most respondents wished to see adequate protection for the countryside and coastline.

Second Home-owners – a topic which attracted many comments, the vast majority from people concerned about the proliferation of second homes.

Housing Issues- six people mentioned the importance of affordable housing for locals.

Infrastructure - several people stressed the importance of ensuring that there is sufficient local infrastructure to support further developments. This included references to medical, leisure, education, library and sewerage facilities and job prospects. In terms of leisure a public swimming pool, sports facilities and more recreation for local children/families are mentioned.

Jobs: the message was clearly, retain and increase local job opportunities.

Shops - there were many comments about the shopping centre of Padstow. Several making the point that there were too many tourist-focussed shops and there should be more shops to meet the everyday needs of residents. The lack of adequate banking facilities was mentioned, with the suggestion that another ATM is needed.

Transport - four people want better public transport and bus services. Cycle routes were mentioned by several. Cyclists were not always regarded positively.

Parking – several people expressed concerns about parking issues especially in high season and the need to give residents priority parking.

Clearance of Rubbish - a few people were concerned about rubbish collection, litter clearance and dog mess.

Renewable Energy - several concerns were raised about the growth of wind farms and solar farms whilst recognising the need for renewable energy sources.

Recycling - a couple of people advocate more recycling opportunities.

Street Traders - two people raised the issue of inappropriate street trading.

6.3 How the issues and concerns were responded to

In May 2016, the Working Group considered a report on the Questionnaire. It outlined results from the questionnaire sent to all households. There was a general discussion on the results. There was surprise that housing was not in the top six matters of concern, but this could be attributed to the low response rate, in particular the under 45s. Mention was made as to whether more information could be put on social media to engage the under 45s. It was felt that this alone would not address more people to respond. There were concerns about how this data would be captured and processed.

Although the information was considered helpful, it was felt that response to the questionnaire overall was low. The Lead Member of the Working Group made comment that whilst this information and data was useful, subsequent questionnaires and engagement would pick up further public opinion.

Concerning an Engagement Plan, the Lead Member considered that this would develop throughout the process.

7. Housing Needs Survey

Padstow Parish Housing Needs Survey	
Date(s)	January – March 2018
Method(s)	Questionnaire
Publicity	Website
Delivery	Letter to 1,488 addresses in the Parish
Response Method	Online questionnaire Paper copy of questionnaire
Respondents (Nos.)	208 of which 188 were ‘completed’

7.1 Who was consulted?

The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Padstow Town Council. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council. The survey format was in accordance with the Council’s model questionnaire (see Appendix 11). Topics within the survey included:

- Whether the respondent was in need of affordable housing;
- Whether they were currently living in the Parish;
- The composition of a respondent’s household;
- The type and tenure of their current home, as well as the length of time they had been living in the property;
- Whether their home included any special adaptations;
- Whether any members of the household have had to leave the parish;
- The type of connection the household had with the parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- Whether the respondent is already registered with either Homechoice or Help to Buy South West.

7.2 What they said

The survey data indicated that, as well as the 143 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and those registered with Help to Buy South West seeking to buy an affordable home in the Parish. There were an additional 34 “hidden” households who would like an affordable home but are not currently registered with the Council.

In terms of “demand” for eligible households wishing to live in the Parish, the survey identified 96% of households seeking affordable housing wish to live in the Parish. With regards the Homechoice register, 106 (74%) of the 143 eligible local households stated a preference for living in the Parish.

The surveyed and registered local housing need “*demonstrates with confidence*” that there is an identified local housing need and demand for affordable housing in the Parish. The survey indicates that the local need profile is greater than the Homechoice and Help to Buy South West registers indicated alone.

7.3 How the issues and concerns were responded to

The scale and nature of housing need together with other views expressed in the 2018 Survey³ was taken into account by the Steering Group when devising the policy approach and drafting policies within the Neighbourhood Plan. The information from the survey was also reported to the Town Council.

³ <https://www.cornwall.gov.uk/media/2evi5ycn/padstow-housing-needs-survey-final-report.pdf>

8. Aims and Objectives Consultation

Padstow Parish Neighbourhood Plan NP Aims and Objectives	
Date	22 nd – 26 th February 2018
Method	Drop-in Exhibitions
Publicity	2,000 leaflets distributed to homes Notice in 'Local Eyes' (circulation 7,500) St Petroc's Magazine (circulation 450) 100 leaflets taken home by Primary School pupils Town Council website and social media platforms Email to 35 local community groups
Location	Trevone Village Hall - Thursday 22 Feb - 3pm to 7pm Station House, Padstow (Council Offices) - Saturday 24 Feb - 10am to 2pm Station House, Padstow (Council Offices) - Monday 26 Feb - 10am to 2pm
Event Attendance (Nos.)	Trevone Village Hall 22 Feb – 50 persons signed in Station House, Padstow 24 Feb – 16 persons signed in Station House, Padstow 26 Feb – 33 persons signed in

8.1 Who was consulted?

Following a Workshop session⁴ on aims and objectives, which took place on the 10th January 2018, the Steering Group, at its meeting on the 23rd January 2018, approved a set of draft aims and initial objectives for the Neighbourhood Plan to be shared with the community at large for its consideration and comment.

The purpose of this stage of the community engagement programme was to:

- share a set of draft aims and objectives for the Padstow Neighbourhood Plan
- seek reaction/endorsement of the proposed vision and approach
- explore the themes and priorities for neighbourhood planning policies
- invite suggestions for specific planning policies

The Steering Group decided that the best method to do this was to hold an exhibition to display the draft proposals and allow local people to view them together and share their reaction and responses.

A set of exhibition boards comprising the draft aims on a topic-by-topic basis was the focus of the exhibition. Set alongside them were some initial objectives, that were generated by the Workshop on 10th January 2018. A few snap survey sheets were also included, to up-date our understanding of community opinion on matters that were identified as knowledge gaps whilst gathering the local evidence for the Neighbourhood Plan.

Members of the Steering Group and the Working Group were on hand to encourage members of the public to express agreement or otherwise by using the dots available and to contribute their own thoughts on what should be the objectives of the Neighbourhood Plan and to add any other comments by using the 'post-it' notes.

8.2 What they said

The overall reaction from attendees at the exhibitions was encouraging and positive. Most of the aims were supported, with some suggestions as to how they could be better focussed. The response to the objectives can be summarised on a topic basis as follows:

Natural Environment - The initial objectives focussed on recognising and protecting what is special about the local countryside and natural environment. The reaction to them was very supportive and unambiguous. There was much ambiguity however over the community's regard to the possibility of large-scale renewable energy schemes.

Built Environment and Heritage - The community supported objectives that would apply control over new development to ensure it fits in and contributes positively to the character of the built environment. Defining the settlement boundaries to ensure that development takes place in the right places was also considered important.

⁴ <http://www.padstow-tc.gov.uk/wp-content/uploads/2017/10/Aims-Objectives-Workshop-Report-Jan18-002.pdf>

Housing - The community was supportive of housing development if it addresses local housing needs and priority is given to households with a local connection. There was some desire to see limitations on the growth of second homes in the area. Whatever new housing is built, it was clear that it should be to a high standard of design and sustainability.

Transport, Traffic and Parking - Traffic and parking are significant issues, particularly in Padstow. The response from the consultation shows there was support for further regulation and control on traffic and heavy vehicles in town, but no clear agreement as to what would be appropriate. Similarly, with parking solutions, people seemed more certain about what they don't want. There was some support for parking schemes that would favour residents. Measures and initiatives that would reduce the need to use the private motor car had support in principle. However, community opinion was clearly divided over the value of encouraging and facilitating the cycle-tourism further and establishing a cycle route from Padstow to Trevone.

Local Economy and Tourism - This topic did not attract a great deal of comment and reaction.

Improvements and a rationalisation of existing industrial and business areas drew the most support.

There was a clear indication that the time was right for a local campaign against one-use plastic.

Community Services, Facilities and Infrastructure - The continued improvement of public services and the availability of public conveniences in the area was of importance to the community.

Leisure and Recreation - The community seemed as keen to maintain and improve what it already has, as provide new recreation facilities and opportunities. It was considered important to minimise the impact of leisure and recreation activity to protect the environment and keep areas like the beaches clean, tidy and fit for all to enjoy.

8.3 How the issues and concerns were responded to

A report of the consultation⁵ with analysis and recommendations was considered by the Steering Group in March 2018. The Steering Group recognised the generally positive reaction to the draft aims and objectives but took account of the several suggestions and objections that had been made. A revised set of Aims and Objectives for the Padstow Parish Neighbourhood Plan was agreed.

⁵ <https://padstow-tc.gov.uk/wp-content/uploads/2018/04/Padstow-NP-AO-Consultation-Report-for-SG14mar18.pdf>

9. Business Surveys and Consultation

At successive meetings during the first three months of 2018, the Steering Group considered how it should carry out a consultation on the aims and objectives of the Neighbourhood Plan with businesses of the Padstow area. It was keen to carry out this consultation at, or around, the same time as a similar consultation was taking place with the community at large.

After due consideration, it was agreed to hold a specific consultation event on Tuesday 17th April 2018 in the Council Chamber at the Council Offices, Station House, Padstow. On display would be exhibition panels showing, topic by topic, a set of working aims and objectives that had emerged from the public engagement sessions that had taken place in February 2018. It was agreed that a short survey of attendees should also be carried out.

9.1 Who was consulted?

The event was arranged as a 'drop-in' type. Businesses were invited to send representatives between either 08:00 – 11:00 or 16:00 – 19:00. Members of the Steering Group and Working Group would be present to assist with information and explanation. Padstow Town Council prepared a list of businesses with the help of members of the Steering Group. The initial list comprised some 197 business names and addresses. A letter of invitation was sent to each business address. Letters were sent to a total of 197 businesses within the Padstow parish area on the 5th or 6th April 2018. The event was promoted on the Town Council's Website.

9.2 What they said

Attendance on the day was disappointing. 22 persons attended across the two sessions on the 17th April 2018, representing some 18 businesses.

Despite the low attendance a good number of points, issues and suggestion were made. The comments made on the topic objectives are summarised in the table below.

<i>Topics</i>	<i>Essential Messages from Local Businesses:</i>
Natural Environment	<ul style="list-style-type: none">• <i>Maintenance of the natural environment and its assets and features is important</i>• <i>The natural environment is a major attractor of visitors</i>
Built Environment and Heritage	<ul style="list-style-type: none">• <i>Don't destroy the character of the area through inappropriate or too much development</i>
Housing	<ul style="list-style-type: none">• <i>Growth of second homes needs to be controlled</i>• <i>More affordable homes would be welcomed</i>
Transport, Traffic and Parking	<ul style="list-style-type: none">• <i>Need measures to improve parking situation for the benefit of the local community</i>
Local Economy and Tourism	<ul style="list-style-type: none">• <i>Improvements to business areas are required</i>• <i>Expansion space for local business should be created</i>
Community Wellbeing	<ul style="list-style-type: none">• <i>Tourist/visitor facilities and opportunities could be improved</i>• <i>There should be more for young people</i>

Business Snap Survey - We asked three questions. The first question asked business representatives what if anything they would change in the local area to improve their business. Reliable parking arrangements was prominent amongst the replies from town centre-based businesses; as was the need for more space and less congestion, so as to be able to operate efficiently and expand if possible. The development of a more all-year round economy also received support. Out-of-town businesses called for better footpath links to their trading areas.

When asked what planning-related actions could help their business, the town centre businesses echoed much of what they said in answer to the first question. Better traffic management, more space

and less congestion are required. The out-of-town businesses suggested that road network improvements were needed.

The third question asked was an open, “have you any other comments?”. The responses from town centre businesses emphasised the need for good quality town centre management and services, including improved parking arrangements for local people. The out-of-town businesses drew attention to the unsatisfactory parking arrangements on the Treceus Industrial Estate.

9.3 How the issues and concerns were responded to

The event response was shared with the Neighbourhood Plan Steering Group in the form of a Summary Report⁶ at its meeting on 25th April 2018. The Steering Group decided that the response received should be shared with all the businesses. It was hoped that by doing so it may stimulate a response from those businesses that were unable to attend the consultation event or additional, more considered comments, from those that did.

A follow-on letter was sent on the 27th April 2018 to 199 business (two more came forward following the sessions on the 17th April 2018). The correspondence included the Neighbourhood Plan’s working set of aims and objectives and a ‘snap survey’ form. This follow-on call for comments was also promoted on the Town Council’s website, both on its lead page and on the neighbourhood planning pages. The deadline for this follow-on consultation was set at Friday 18th May 2018.

Only two further completed survey forms were received by the deadline, together with two emails from business or their representatives setting out in some detail their development/growth ambitions, which will be taken into account as development options are considered.

The additional comments and survey returns were added to the others to provide the single set of consultation and survey responses.

The initial business consultation may not have generated a large number of responses or identified many issues and opportunities that weren’t already known about. It did however:

- Confirm that the business community was generally in accord with the aspirations of the wider community as to how the Padstow area should develop over the next few years.
- Established that traffic and parking-related matters were of concern to the business community.
- Suggested that the local economy and tourism should be a key topic on the agenda for the Neighbourhood Plan.
- Enabled the Town Council to make contact with almost 200 local businesses and make them aware of the Neighbourhood Plan, the process and what it might achieve.
- Generate some interest in neighbourhood planning, which could be built on.
- Challenge both the Neighbourhood Plan Group and the local business community to find effective ways to carry out further consultations.

9.4 Treceus Industrial Estate Survey

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

A questionnaire was designed and delivered by hand to every business premises on the Treceus Industrial Estate on the 2nd August 2018. Twenty-four questionnaires were delivered in total. Wherever possible, arrangements were made to collect the completed questionnaire on or before the 16th August 2018. Despite considerable promoting and chasing, it is disappointing to report that only eight completed questionnaires had been received by the end of September 2018. A report⁷ of the survey and its findings were presented to the Steering Group in October 2018.

⁶ <https://padstow-tc.gov.uk/wp-content/uploads/2017/10/PadNP-Business-Consultation-Report-May-2018.pdf>

⁷ <https://padstow-tc.gov.uk/wp-content/uploads/2019/02/Treceus-Industrial-Estate-Survey-Report-Oct18.pdf>

10. Young Peoples' Survey

In 2018 it was agreed to engage with young people in conjunction with Padstow School and Padstow Pre-school.

10.1 Who was consulted

160 surveys were issued to Padstow School and 45 to Padstow Pre-school. A collaborative approach was taken to encourage as many children as possible to respond. The Head of Padstow School offered all entrants one of the school's behaviour merits known as a "Golden Ticket". The Pre-School Manager awarded all entrants a certificate and sticker. The NP Steering Group provided the main incentive by way of a prize draw for each establishment. The winner of the School draw received a £30.00 book voucher and the Pre-school winner received a £20.00 book voucher and soft toy.

The Town Clerk attended a school assembly and pre-school registration on the 21st and 22nd May 2018 respectively. She provided an overview of the survey, its purpose and the prize draw element. Children were encouraged to take the survey's home to consider during May half term and return them to their teachers by the 6th June 2018. Following the closing date the NPSG Chair and the Town Clerk attended each setting to draw a winner at random from each group and award the prizes. The School draw took place during an assembly on 11th June. The Pre-school draw was held during registration on 12th June.

10.2 What they said

29 surveys were returned to Padstow School and 12 to Padstow Pre-School. A report of what was said can be found in Appendix 16. In summary we were told:

What makes Padstow Parish Special: Many respondents listed multiple answers to this question. The most common response related to Community, and included comments regarding things such as May Day, friends, School/Pre-School and Church. The second highest comment was a tie between beaches and local foods.

Is there something that would make Padstow Parish better? This question provided some innovative suggestions not least of which were - more superheroes, more chocolate and dinosaurs. There were also some admirable responses such as working hard, being polite and not littering.

10.3 How the issues and concerns were responded to

The Steering Group considered the report of the survey at its meeting on the 25th July 2018. It agreed to take note of the views of young people when preparing the 1st version of the Neighbourhood Plan. The Town Council was asked to consider ways to broaden and maintain a dialogue with the young people of the Parish.

11. Community Survey 2018

A questionnaire was designed and developed by a task group and agreed by the Steering Group.

Padstow Parish Neighbourhood Plan NP Questionnaire	
Date(s)	September – October 2018
Deliver Method(s)	Questionnaire sent by post to every postal address
Publicity	St Petroc's News Padstow School newsletter Large canvas banner displayed in a prominent position in the Parish. Posters in key places throughout the Parish Posters sent to 14 local groups Members of the Steering Group assisted by a volunteer were stationed at the local Tesco to hand out leaflets and encourage participation. Promotional leaflets at Tesco's checkouts for several days. Leaflets were displayed in the Town Council Offices Leaflets sent home with each child of Padstow School. letter was sent to the local letting agents with a weblink to the questionnaire, asking that it be forwarded to their clients with(second) homes within the Parish. The Survey was further promoted through Council's social media channels.
No. of completed questionnaires returned	523
Return Options	Survey Monkey Freepost return envelope Drop-off facilities at Padstow Town Council Offices, Trevone Farm Shop and Boots Chemist (Padstow).

11.1 Who was consulted?

A questionnaire, (see Appendix 18 to Part 1 of this report), was delivered to every dwelling in the Parish. Whilst many people (40.7% of responses) took advantage of the on-line option to complete the questionnaire, a majority of questionnaires (59.3% of responses) were completed by hand. To facilitate analysis, all completed questionnaires were transferred to 'SurveyMonkey' by the staff team of the Town Council.

11.2 What they said

The questionnaire was sub-divided into topic sections. Many of the questions were 'multiple choice', opinion seeking questions. The counts for each question were converted into percentages for ease of analysis. Several questions were accompanied with a supplementary question, which it was hoped would allow people to explain their answer or express their opinion in more detail. These follow-up questions attracted over 400 answers in many cases. All the written answers were read and considered. They were put together in a document, posted on the website, which set out everything that was said in response to the questionnaire.

11.3 How the issues and concerns were responded

The Steering Group received a report⁸ of Survey in February 2019. The report presented a topic-by-topic analysis of what local people said and drew out the policy implications for the Neighbourhood Plan. Along with a brief summary, the Report included, in some instances, a 'predominant phrase' analysis to help convey the essential messages sent from the community.

⁸ <https://padstow-tc.gov.uk/wp-content/uploads/2019/02/Padstow-Parish-NP-Community-Survey-2018-Report-Feb19.pdf>

12. 1st Draft Plan Consultation 2019

Padstow Town Council agreed that an ‘informal’ community consultation on the first draft version of the Neighbourhood Plan should be carried out, prior to the, more formal, Regulation 14 ‘Pre-Submission’ consultation stage. The Steering Group wanted to ensure that, having converted the aims and objectives into draft policies, it was on right lines as far as the community was concerned.

Padstow Parish Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	July – September 2019
Method(s)	Open invitation to comment on the draft NP Consultation Events at Town Council Offices during July and August 2019
Publicity	Posters Leaflets Web Notice Social Media
Delivery	Online At Town Council Offices Ask for a personal copy
Response Method	In writing either online or sent to Town Council
Respondents (Nos.)	53, making 231 comments on aspects of the draft NP

12.1 Who was consulted?

The purpose of the consultation at this stage was to ensure that the community had an opportunity to comment on the emerging draft policies and a first version of the Plan. The Neighbourhood Plan was up-loaded to the Town Council website and local people were encouraged to consider the 25 draft policies in the Plan.

12.2 What they said

Features of the Consultation Response:

- Most respondents commented on more than one aspect of the Plan
- The following policies did not receive any opposition, only support or positive criticism: PAD1, PAD3, PAD4, PAD5, PAD6, PAD10, PAD13, PAD14, PAD17, PAD20, PAD21, PAD22, PAD24
- The following policies received more comments in support of them than the sum of the critical comments about them: PAD10, PAD12, PAD13, PAD14, PAD15, PAD20, PAD21
- The following policies did not attract any comments relevant to the policy: PAD19, PAD23
- The policy attracting most unconditional support was PAD12
- The policy attracting most opposition or negative comment was PAD11
- Policies PAD5, PAD6 and PAD7 received the most calls and suggestions for amendment

The number of persons criticising or opposing specific policies, or other aspects of the Plan is, in all cases, relatively small (given the size of the population of the area).

The survey response was analysed by a consultant who summarised the community reaction to the 25 draft policies as follows;

No.	Policy Title:	Main Community Reaction (based on the number received and thrust of written responses)
PAD01	Protecting the Natural Environment	Highlight the special character of AONB
PAD02	Public Rights of Way	Extend the policy to include other footpaths
PAD03	Farm Diversification	No problems with purpose of policy
PAD04	Heritage Assets	No problems with policy
PAD05	Local Green Space	Consider adding a further site to the list
PAD06	Settlement Area Boundaries (SAB)	Approach is supported, but the boundaries need adjusting
PAD07	Development Adjoining Padstow's SAB	Concern that policy may threaten AONB area
PAD08	Sustainable Design	Suggestions as to how it might be extended
PAD09	Housing Development	Needs adjusting to ensure past mistakes are avoided
PAD10	Housing Needs and Mix	Recognise there are different types of local housing need

PAD11	Rural Exception Site Development	May lead to housing development in the wrong place
PAD12	Second Homes	Much support, but some concerns about its consequences
PAD13	Local Travel and Safety	Good intentions, but how will it be implemented?
PAD14	Electric Vehicle Charging	Extend the policy to new buildings
PAD15	Public Car Parking Areas	Consider unwanted consequences of more car parks
PAD16	Off-road Parking	Avoid loss of existing off-road parking spaces
PAD17	Business Development	No problems with policy
PAD18	Treccus Industrial Estate	Industrial Estate needs improvements
PAD19	Padstow Town Centre	No problems with policy or designated area
PAD20	Tourism Development	Support for policy position on tourism
PAD21	Community Infrastructure	Community infrastructure needs improvements
PAD22	Community-based Initiatives	No problems with policy intention
PAD23	Community Facilities	No problems with policy
PAD24	Recreation and Sports Facilities	Community views on what is needed will be important
PAD25	Facilities for Young People	Confusion about purpose of policy

12.3 How the issues and concerns were responded to

A Schedule of Responses (see Appendix 21) was considered by the Steering Group at its meeting on the 17th December 2019. It was noted that the response was generally positive. In view of the number and nature of comments to certain policies, it was agreed to refer the comments back to the respective policy task groups to consider what amendments may be appropriate to meet the community's concerns and/or aspirations.

The Steering Group agreed that;

- I. PAD5 be referred to the Local Green Space Task Group to consider in light of consultation responses and report back to NPSG;
- II. PAD 6, PAD 7 and PAD 11 be looked at together by the Development Task Group members to consider in light of consultation responses and report back to NPSG; and
- III. PAD 12 to be referred to relevant task group members to consider in light of consultation responses and report back to NPSG

12.4 Working Group Considerations

The policy task groups, comprising town councillors and volunteers, reconvened 'electronically' (because of the Covid restrictions) during the summer of 2020 and over a period of two months considered the comments made by the community, shared views and agreed a set of recommended amendments to five draft policies, including the deletion of draft policy PAD11 regarding 'rural exception sites'. These recommendations were presented to the Steering Group on 15th September 2020 and accepted. The revised draft Plan was then forwarded to Cornwall Council for a SEA and HRA screening.

On 5th January 2021, the Steering Group agreed to a final set of amendments and the draft Neighbourhood Plan going forward for its formal Regulation 14 consultation which included sharing it again with the community and local stakeholders.

13. Regulation 14 (Pre-Submission Stage) Consultation 2021

Neighbourhood Plan regulations require that a statutory consultation period of six weeks is undertaken by the qualifying body (the Town Council) on the final draft plan prior to its submission to the local planning authority in advance of its statutory Regulation 16 consultation.

The Regulation 14 consultation on the Padstow Parish Neighbourhood Plan ran from the Monday 8th February 2021 until 5:00pm, 18th April 2021. After taking advice from Cornwall Council and considerable deliberation regarding the Covid Health Crisis and the UK being in a period of 'lockdown', the Town Council decided to proceed with the Regulation 14 consultation, taking heed of the Government's advice.

The advice on neighbourhood planning during Covid times was published by the Government in early April 2020. It did not prohibit consultations taking place but cautioned against consulting in a way that would risk people's health. It was decided by the Town Council that consultation could meaningfully and safely be carried out with local people and businesses via individual letters/emails. It was decided that an extended consultation period of 10 weeks should provide plenty of additional time for those that may have been distracted or impeded by the prevailing health restrictions (regarding Covid 19).

The Neighbourhood Plan and supporting documents were made available online. Local correspondence and publicity stressed that the consultation period had been extended from the statutory requirement to give people plenty of time and opportunity to consider the contents of the Plan.

13.1 Who was Consulted?

Regulation 14, of the Neighbourhood Planning (General) Regulations 2012, is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority, the qualifying body (the Town Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work, or carry out business in the neighbourhood area.
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

It was our aim that all the residents and businesses within the parish area would be consulted together with all statutory bodies and a range of strategic organisations. A copy of the Pre-Submission Version of the Padstow Parish Neighbourhood Plan was also sent to the local planning authority, Cornwall Council, for consultation purposes throughout the 'authority', although its planning officers had been consulted prior to the preparation of the Pre-submission Version of the Plan.

13.2 How were they Consulted?

The Town Council publicised the publication of the pre-submission version of the Plan by letter, email, poster, and leaflet. An 'executive' summary of the Plan and details of the consultation (see Appendix 24) were sent by post to 2,253 residential addresses. The 'notice' directed people to an online copy of the Plan. They could also request an individual copy of the Plan. The Padstow Parish website also directed people to the Plan from its home page. The publicity indicated how to respond and made clear the deadline by which representations should be returned.

13.3 What did the Consultees say?

A summary of the responses is set out at Appendix 27. 102 responses were received from individuals and community-based business and organisations. A Schedule of Responses on a topic-by-topic basis was constructed and analysed by the NP Steering Group during May 2021. The response to the Plan and the draft policies within it was overwhelmingly supportive from the community. Minor changes only were considered necessary. A set of recommended changes to the Neighbourhood Plan were agreed (see Appendix 27). The revised Plan was then considered by the Town Council.

14. Conclusions

The level of community consultation and engagement undertaken during the production of the Padstow Parish Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population especially through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan.

The comments received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen for their village.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1 of Part 1

Application for Neighbourhood Area Designation October 2012 - Padstow Parish Neighbourhood Plan

PADSTOW TOWN COUNCIL

Council Offices
Station House
Station Road
PADSTOW
Cornwall
PL28 8DA

Sue Lee
Town Clerk
Email: theclerk@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk
Tel: 01841 532296
Fax: 01841 532171



Application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area.

Padstow Town Council give notice that they wish to make an application under Part 2 (5) (1) of The Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area for The Padstow Parish Neighbourhood Plan.

The application is accompanied in the appendix by a map identifying the area to which the application relates, being the entire parish area of Padstow.

This area is considered appropriate to be designated as a neighbourhood area for the following reasons:

- The parish of Padstow is a distinct area surrounded by sea and has it's own needs in relation to facilities, services and employment.
- The parish will work closely with the neighbouring parish of St Merryn but it was felt the needs of each were diverse and not suited for joint working.

Padstow Town Council is a relevant body for the purposes of section 61G of the 1990 Town and Country Planning Act being the parish councils for the entire area applied for.

Yours sincerely

Sue Lee
Town Clerk
Padstow Town Council

Application for designation of a Neighbourhood Area – Padstow

The Padstow Town Council has applied to Cornwall Council to designate the parish of Padstow as a Neighbourhood Area, in accordance with the Neighbourhood Planning Regulations 2012.

If this designation is made no alternative plan may be designated for that Neighbourhood Area until that designation expires or is withdrawn.

The Council is consulting residents and other interested stakeholders on this application. Consultation will run between 2nd November and 14th December 2012. You can comment by emailing us at cornwallldf@cornwall.gov.uk or send us your response in writing to the address at the bottom of the page.

Copies of the application, which includes a copy of the application letter and a statement that explains how the Town Council and area meet the conditions of Section 61G(2) of the Town And Country Planning Act, 1990 are available to download at www.cornwall.gov.uk Copies of the documents are also available from Cornwall Council at Wadebridge One Stop Shop, Higher Trenant Road, Wadebridge, PL27 6TW

Please make any representations to the Council by 14th December 2012.

If you wish to send your comments in writing please send them to:

The Head of Planning and Regeneration (Neighbourhood Planning)
Cornwall Council,
Circuit House, St Clement Street
Truro, TR1 3GT

**PADSTOW TOWN COUNCIL
NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP**

Terms of Reference

Purpose and Aims

- The main purpose of the Steering Group is to oversee the preparation of the Neighbourhood Development Plan for the civil Parish of Padstow in order that it will then progress to the independent Examination and a successful community referendum and ultimately be adopted by Cornwall Council to become planning policy
- In compiling the plan, to ensure that there has been consideration of the needs of all residents and businesses now and in the future through appropriate consultation and involvement
- The Steering Group will be established for a time-limited period

Objectives

- Manage and coordinate the production of a Neighbourhood Development Plan consistent with government and CC guidelines and taking into account relevant local plans, such as the Parish Plan
- Provide progress reports from time to time to full Council and seek approval to any recommendations (if required)
- Co-ordinate engagement with all of the community, as and when necessary
- Develop a project plan to include detailed timescales for approval by full Council

Decision Making

- Unless the Council decides it wishes to have a matter referred to them the Steering Group has delegated authority from the Council to deliver its plan making functions up to consultation of the Draft Plan
- The Steering Group, if it so wishes, can refer a matter to the Town Council for consideration/decision
- The plan-making process remains the responsibility of the Town Council as the qualifying body. All publications, consultation and communication engagement exercises will be undertaken by or on behalf of the Town Council with appropriate recognition of the Parish Council's position given in all communications associated with the project.
- Submission version of the plan to be approved by Full Council prior to submission.

Working Groups

- The Steering Group may establish working groups, made up of volunteers from the community to aid them in any Neighbourhood Plan related work
- Chairman of the Steering Group, or failing him/her another member of the Steering Group, to Chair the Working Group, to ensure joined up working with the Steering Group.

Finance

- A budget has been approved by full Council in taking forward a Neighbourhood Development Plan. The Group has authority to spend within the budget set, anything over this budget permission to be obtained by full Council.
- All grants and funding will be applied for and held by the Town Council who will ring-fence the funds for Neighbourhood Development work

Membership

- Drawn from Padstow Town Council members (6 appointed)
- Cornwall Councillor (Councillor R Buscombe)

Also:-

- Any member of the community, from time-to-time, in progressing specific areas within the Neighbourhood Development Plan can be called to attend

Meetings

- Meetings to be chaired by the Chairman, appointed by full Council
- Meetings to be held as necessary.
- Agendas to be circulated at least 3 clear days before the meeting but where possible more time will be given
- The Town Council will provide secretarial support for the Steering Group meetings. Minutes shall be made publically available on Padstow Town Council's website.
- Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each Steering Group member as detailed above, will have one vote. Quorum to be 3, but must include at least one Padstow Town Councillor. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote.
- All interests must be declared if being perceived as relevant to any recommendations put forward by the Steering Group, which will be recorded in minutes of the meetings. All members and any person on the Steering Group, from time to time, to follow the Code of Conduct adopted by Padstow Town Council.
- Any donations or assistance made by outside organisations and businesses to be declared and must not influence the plan
- The public can observe the meeting and speak at the Chairman's discretion
- All meetings to be held at Padstow Town Council offices. Dates of future meetings will be made publically available on the Padstow Town Council website.

Working Group

- A Working Group is to be formed, meeting when it feels necessary, to enable specific tasks and pieces of work to be taken forward, reporting back to the Steering Group any issues for consideration on specific aspects of the plan.
- Steering Group to agree Working Group membership which is to be drawn from the community and drawing on individuals' relevant expertise.
- The Terms of reference of the Working Group are to assist the Chairman in carrying out the work/projects determined by the Steering Group.
- Members of the Working Group are to comply with the Council's Code of Conduct.
- The Chairman, or failing him another member of the Steering Group, is to lead the Working Group, to ensure joined up working with the Steering Group.

PADSTOW TOWN COUNCIL

Need **your** help

Please come along to the

Neighbourhood Development Plan Consultation

and tell us

- What areas of the Parish you would like to see protected from development and why?
- Where you feel more housing, shops or other development should be built?
- Which areas should be protected local green spaces and which are special areas of heritage in the parish
- Help to develop a vision for your parish for the future

Padstow Institute Hall

Thursday 18 October

10am-8pm

For more information please contact Sue Lee, Town Clerk on 01841 532296 or email theclerk@padstow-tc.gov.uk

Need **your** help

Please come along to the

Neighbourhood Development Plan Consultation

and tell us

- What areas of the Parish you would like to see protected from development and why?
- Where you feel more housing, shops or other development should be built?
- Which areas should be protected local green spaces and which are special areas of heritage in the parish
- Help to develop a vision for your parish for the future

Trevone Village Hall

Thursday 11 October

10am-8pm

For more information please contact Sue Lee, Town Clerk on 01841 532296 or email theclerk@padstow-tc.gov.uk



PADSTOW TOWN COUNCIL

Neighbourhood Development Plan Consultation

The Town Council has been given powers under the Localism Act 2011 to prepare a Neighbourhood Plan to help shape the parish for the next 20 years and **needs your help**.

What areas of the Parish would you like to see protected from development? Please give reasons why you feel these areas should be protected.

Where do you feel more housing, shops or other development should be built? Please give reasons why you feel these are appropriate spaces and indicate any particular infrastructure you feel is needed in the parish.

Identify and protect local green spaces and heritage in the parish by identifying why it is special - please give clear details of why the area is important and location details

Help to develop a vision for your parish for the future – what is your vision for the future of the parish of Padstow?

Please return to the Town Council Offices
– 5b Treceus Ind Est, PADSTOW, PL28 8RW or
leave in the post box at Station House

Appendix 6 of Part 1

Initial Community Questionnaire Feedback

2012 Consultation Community Feedback				
Areas Protected	More Development	What Development?	Local Green Spaces/Heritage	Vision Future
All coastline from iron bridge to Trevone	Treccus Farm	more recreation space and parking - residents parking in old town	Plantation (a green lung) & green land adjoining - PB est, Deer Park, Chapel Stile field and headland	more light industry Treccus Ind est
All land to N of town to Trevone and beyond	outskirts Padstow & for local people	More shops - useful ones not clothes	Well Parc fields/Old Farmhouse lower field	Trevone - community shop/transport
AONB field at Trevone with planning for Affordable Housing	any development in Trevone should be bungalows	Increase size of 3 main centres without losing identity - restrictions to the coastal vision	Green area above Ship Hotel/ Crazy Golf - one suggestion - this could be a car park for local people	Benches in Plantation
All areas AONB/SSI	beyond Grenville Rd to P to W rd to S, road past Treccus to W and P to Trevone Rd to N	Affordable Housing close to local transport and services with pavements	AONB land Trevone north to Windmill & beyond Gulland Rock and E towards Bodmin moor	Better controlled traffic flow& street traders allocated pitch
Housing within existing development boundary restricted to replacement only - preserving gardens	S of Sarah's Lane between Sarah's View & Tesco	bigger school	Old walled garden at end St Saviours Lane - major historical interest	Fewer 2nd homes
Limit set for 2nd homes/tax	no one bed units & sufficient parking	bigger doctors & dentist	Gardens	Job creation schemes
Allotments/Plantation	land by Old Vicarage	3/4 bed houses	Wheal Jubilee/Lawn Play area	Improve ind est/extend to S adjoining Green lane
Chapel Stile Field & surround	no further dev - how will infrastructure cope	no more shops	Ancient walls around town should be listed and preserved - St Saviours, Fentoluna, Place hill, Hill St & walled garden	Incentives to develop Treccus in est
no development in old town - already congested - no use of gardens for building	from Tesco to Treator as not old 'Padstow	improved infrastructure	deer park	Regular public transport/ improved sports dev
Fields between Dennis Lane & Sarah's View	From Treccus to cemetery	Trevone- no estates just individual houses	roman burial land behind rocky beach Trevone	Sustainable/resist invasion coffee shops/chains
Land around Tesco & football field	convert tennis courts to indoor sports area	Consider using railway land for wider uses - lift restrictive covenants	Station house developed as heritage centre/art centre	residents parking
No joining of P & T	any new houses need to have parking spaces included		all green belt	local useful shops
No building adjoining Tesco	how will surgery etc cope?		churchyard	keep cars out once car parks full
Place Hill - plus anywhere inside ring rd - Old Padstow and character must remain	issue with council properties with one person living in 3 bed house		slate walls around deer park etc	sustain enough year round residents to support local business and school
Fields beyond Rocky beach Trevone	restrict to Treccus - max 150 houses for locals		Dennis Cover lake	high speed broadband to attract business
Village boundary Trevone needs to be maintained	S Sarah's Lane - between Sarah's View & Trevethan Farm		extend conservation area old town to include more of New St	Cornwall face to face keen tow work with parish if a plan for a hub for local services was considered

any development driven by local need not government directive	Land at Dinas E Sarah's Meadow		Footpaths are often in a poor state	re-invigorate the ind est
End St Saviours Lane on Parc an Garret or adjacent gardens	small shopping arcade at Tesco's		Christian/Pre Christian burial ground Trevone needs to be cleared up and notice erected	no wind turbines
Back of Abbey House	Just Treceus site but not towards Four turnings			all benches in P & T to be similar design
Trevethan Farm	All on outskirts to prevent further congestion and ensure green spaces created within & minimum of 2 parking spaces per property			Eco-friendly/self build community lead building with double storey buildings with lower ground underground
Curchey Ground	In St Merryn			
Anywhere on Trethillick & Crugmeer side of B3276	Along green Lanes at Trevone end - Windmill			
Dennis Farm	Green Lane			
Dennis Hill				
Bens Cafe				
Seaman's mission				
No development Camel trail - beyond sailing club sea cadets - only use area for marine services				
Hawkers Cove development boundary kept				
Sarah's View /Dinas Lane - land adjoining				
W Dobbin Lane to Harlyn Rd				
N Dobbin rd to cliffs				
Empty Purse				
no dev in AONB - old redundant farm building demolished and not converted				
Dave's field - Trevone				
not to knock down small homes and rebuild with mansions				

Why we need an NDP

- 1. An NDP is the only way in which residents can have a say in how their immediate surroundings will be developed.**
 - Without an NDP development will be controlled by Cornwall Council and the government inspectors but they will have a presumption in favour of sustainable development
 - The location and type of development will be in the hands of the local landowners and the developers
- 2. An NDP is the only way in which Local Residents can have a say in what use is made of the land in their vicinity. This includes keeping areas for social and recreational use.**
 - Green sites which are of particular importance to residents can be protected from unwanted development.
 - Recreational facilities (e.g. Playing Fields) can be defined and planning simplified by the use of an NDP
- 3. Type of buildings and design features can be specified by an NDP which may help to conserve the look and feel of areas.**
- 4. The creation of jobs and business development can be fostered by the allocation of land for business development purposes.**
- 5. Social Housing needs can be met by defining within land use the type and proportion of affordable units**
- 6. A higher proportion of the Infrastructure Levy (Roof Tax) will be available for use locally.**
- 7. An NDP will protect our area from exploitation in the event that there is a shortfall in the number of houses built within Cornwall by 2030.**

What it will take to get an NDP

- 1. Commitment! Commitment! Commitment!**
 - A dedicated group of interested and skilled volunteers to produce the NDP and steer it through all the challenges that will lie ahead.
- 2. Two years is the conservative estimate of the time between starting this project and the earliest it will finish**
- 3. A projected cost of circa £20,000 is expected. This will cover the costs associated in getting the evidence we need to complete the plan and the cost of some experts in helping to produce the plan.**
- 4. The interest and help of the majority of residents whose opinions the plan will reflect and represent.**

NDP Needs YOU

Nov 13, 2014 | [Neighbourhood Plan News](#)

There is still time to register your interest in joining the Neighbourhood Development Plan Working Group.

Drop boxes and blank questionnaires can be found in the Spar, Post Office and at Tesco until TUESDAY 18 NOV. Alternatively you can download a questionnaire [here](#).

Don't forget you can also hand in completed questionnaires to the Council Offices at Unit 5b Treceus Industrial Estate or pop them through the door at Station House.

Without enough numbers an NDP will not be possible.

May 28, 2015 | Neighbourhood Plan News

Padstow Town Council has begun to formulate a Neighbourhood Development Plan (NDP) for the Parish of Padstow and Trevone and **community input is vital**. Neighbourhood Planning allows **our community** to shape future development in **our area**

If you live, work and/or own businesses or land in the Parish of Padstow please complete the “Padstow Parish – Neighbourhood Development Plan Questionnaire”.

If you haven't already received one you should receive a postal copy within the next week. Alternatively you can download a copy using the link below. Please only complete one questionnaire. Closing date 5 June 2015.

Volunteering – If you would like to know more about NDPs please contact enquires@padstow-tc.gov.uk To volunteer to help with the project please complete an [Involvement Form](#). **Volunteers currently needed for data entry.**

**Padstow Parish – Neighbourhood Development Plan
Questionnaire**

Important Notice!

This Document is only for residents of Padstow Parish or people who work and/or own businesses or land in the Parish of Padstow.

On the map overleaf the boundary of Padstow Parish is shown in red.

The questionnaire has been delivered to all properties within the PL28 8 postcode irrespective of whether the property lies within the boundary of Padstow Parish or not. If you do not live, work or own a business and/or property within Padstow Parish you should not complete this questionnaire. It may be disposed of, preferably by recycling as paper waste.

WHAT IS THE FUTURE FOR PADSTOW AND TREVONE?

THE NEIGHBOURHOOD DEVELOPMENT PLAN

Padstow Town Council has begun to formulate a Neighbourhood Development Plan (NDP) for the Parish of Padstow in order to ensure that our community can shape the future development of its area. It is essential that as much of the community as possible has an input into this Plan.

This is a real opportunity to have an active say in the future of Padstow and Trevone and we would like to know what you think. Please take the time to fill in this quick survey and let us know your views.

Completed responses

Please complete this survey **by Friday 5 June 2015** and return by any of the following methods:

Email: enquiries@padstow-tc.gov.uk

Post: FREEPOST Padstow NDP Consultation

Hand Delivery at any of the following local "drop offs":

Padstow Town Council Offices

Trevone Farm Shop

Boots Chemist, Padstow

Padstow Library

You can also download a copy of this questionnaire via the Council's website at <http://www.padstow-tc.gov.uk/>

Alternatively, if you or someone you know would prefer to provide answers over the phone, please call Padstow Town Council on 01841 532296. Office hours Monday to Friday.

What is a Neighbourhood Development Plan?

This plan will be adopted as formal planning policy by Cornwall Council. This means that planning decisions in Padstow and Trevone will have to be made in accordance with the NDP.

Moreover, you can help to shape the future of the neighbourhood to ensure it will meet the needs of current and future generations.

Please tell us:

1. What do you love about living, working or visiting the Padstow and Trevone area?

2. What do you think could be improved about the Padstow and Trevone area?

3. The NDP will contain local level planning and land use policies on a range of topics, the Plan can help to safeguard areas of importance locally, if it identifies suitable areas for development. However, at this stage we just want to know what issues are important to the whole community, so we know what to focus on.

Please indicate on a scale of 0 to 5 how important the following topics are to you, 0 being not important and 5 being very important (circle your answer):

Wildlife	0	1	2	3	4	5
Landscape	0	1	2	3	4	5
Historic Environment/Heritage	0	1	2	3	4	5
Open Spaces/Footpaths/Cycleways etc.	0	1	2	3	4	5
Recreation/Leisure Facilities	0	1	2	3	4	5

Community Facilities	0	1	2	3	4	5
Renewable Energy	0	1	2	3	4	5
Building Design & Sustainability	0	1	2	3	4	5
Housing Numbers, Type & Affordability	0	1	2	3	4	5
Location of development	0	1	2	3	4	5
Second Homes/Holiday Homes	0	1	2	3	4	5
Tourism	0	1	2	3	4	5
Accessibility of Facilities	0	1	2	3	4	5
Public Transport and Roads	0	1	2	3	4	5
Commercial Development	0	1	2	3	4	5
Shopping, Restaurants and Town Centre	0	1	2	3	4	5
School, Education & Skills	0	1	2	3	4	5

Please state any other topics you feel should be covered:

Next Steps

The results will be published online at <http://www.padstow-tc.gov.uk/> in due course.

A copy will be held at the Council Offices, Unit 5b Treceus Industrial Estate, Padstow, Cornwall, PL28 8RW and Padstow Library, The Core Building, The Lawns, Hill Street, Padstow, Cornwall, PL28 8EB

There will be more detailed consultation, please keep an eye out. We also have Facebook and Twitter pages to keep you up to date.

continued over.....

About you

Male ☐ Female ☐

Postcode:

What is the make-up of your Household?

Age group	Under 18	18-25	25-45	45-65	Over 65
Number of People?	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

How many of the above are actively seeking a home in Padstow Parish?

What is your relationship to Padstow/Trevone?
(Please tick all appropriate)

Do you live in the area as:-

Owner Occupier ☐ Renting ☐

Own a holiday home in the Parish ☐

If you work in the area:-

Do you live outside the parish ☐ Are you a business owner? ☐

Do you own any undeveloped or under-used land in the Parish? ☐

For any queries relating to the Neighbourhood Plan, please contact:

Councillor Ian McKey, Lead Member for Neighbourhood Development Plan Working Group or Kathy Pemberton, Town Clerk or Samantha Daly, Council Support Officer
Email: enquiries@padstow-tc.gov.uk Phone: 01841 532296

Thank you for your time

Please tick here if you would like to become more involved in the Plan, and provide contact details. All commitment levels welcome. ☐

*Name

*Address

*Telephone

*Email



Dear Occupier

XXXXXX Parish Housing Need Survey

Cornwall Council and XXXXX Parish are working in partnership to conduct an on-line survey to assess the current affordable housing need and general housing stock in the parish and to help ascertain what type of housing is required in the parish for the future.

You are receiving this notification letter because you currently live within the parish. However if you know anyone else with a local connection to the parish but who currently lives elsewhere and has a need for an affordable home in the parish, please pass on their details and ask them to contact us for information about the survey.

Although we need to collect as much information about housing circumstances as we can, we have tried to keep the survey as short as possible. We would be grateful if you would take a few minutes to complete the on-line survey which is available for you to complete on Cornwall Council's website by visiting:

cornwall.gov.uk/housingneedssurvey

How to access the survey using a search engine e.g. Google:

Alternatively you can search for the on-line housing need survey by entering 'Cornwall Council Housing Needs Survey' into the search bar - this will take you to the 'Current housing need surveys' page where you will find your local survey in the list.

The survey will be open from the XXXXXX for 6 weeks. If you would like some assistance in completing the on-line survey, prefer to complete a paper copy or have any questions, please contact the Affordable Housing Team on 01872 326353 or email affordablehousing@cornwall.gov.uk

The closing date for completion of the survey is XXXXX

Following the closing date, a summary report of the results will be produced and a copy provided to the Parish Council to assist them in determining their future plans.

Thank you in advance for participating.

Please note that your personal details will not be discussed or shared with anyone else.

Housing Needs Survey

Padstow Town Council has instructed Cornwall Council to conduct an online survey to establish the need for affordable housing within Padstow Parish. The purpose of the survey is to help ascertain what the level of need is and what kind of affordable housing local people want. The results of this survey will help inform the Padstow Parish Neighbourhood Plan.

We would be grateful if you would take some time to complete this survey, it should take no more than 5-10 minutes to complete.

The closing date for completion of the survey is XXXXXXXXXXXX.

Please return completed surveys to:

The Affordable Housing Team
Cornwall Council
County Hall
Treyew Road
Truro
TR1 3AY

A report will be produced to show the results and a copy provided to Padstow Town Council. This will help decide on its future plans.

If you have any questions, please contact:

Affordable Housing Team

Tel: 01872 326353

Email: affordablehousing@cornwall.gov.uk

www.cornwall.gov.uk



Appendix 12 of Part 1

Letter to Local Groups and Organisations, Padstow Town Council, November 2017

Dear

Padstow Neighbourhood Plan

Work in preparation of the Neighbourhood Plan is now well under way. It is the Town Council's hope to have a Neighbourhood Plan in place before the end of 2018. I am writing to invite your organisation to contribute to the planning process and be kept informed of progress.

A neighbourhood plan is the prerogative of every town and parish council in England. The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to Cornwall Council's Local Plan. A neighbourhood plan can cover any aspect of future development we deem needs a more local policy putting in place. We can decide to have a wide-ranging set of neighbourhood policies or just deal with one or two matters. Our policies can be detailed or simply set general principles for development.

What is important is that the Neighbourhood Plan for our area reflects the wishes and aspirations of the community. Every adult will have an opportunity to vote for the Plan at a referendum before it becomes a statutory planning document. We also intend to ensure that all those who live or work in the parish area are able to help determine the scope of the Plan and contribute to its preparation via an on-going consultation process over the next 9 months.

We are presently gathering facts and evidence to understand better how our neighbourhood and communities function and what local people think about life in Padstow today and their hopes for the future.

By this letter, we are also inviting every community and voluntary organisation to make a preliminary contribution to the planning process by letting us have your perspective on:

- The condition and value of local community facilities
- Your organisation's needs for different or better accommodation or more space in future?
- What else, if anything is preventing your organisation from functioning as it would wish?
- What you hope we might tackle through the Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter, if possible by the end of November 2017.

It would also help us to keep in touch with you, provide you with notice of up-coming consultation events and canvas your Group's opinion if you would let us have a named contact and email address.

Many thanks in anticipation

YS

**Do you LIVE or WORK in Padstow Parish?
Do you OWN a BUSINESS or PROPERTY in
Padstow Parish?**

YES? We want to hear from YOU!

Call in at a convenient time to one of our NDP
**COMMUNITY CONSULTATION
EVENTS**

Trevone Village Hall
Thursday 22 February 3pm - 7pm

Padstow Town Council Offices
Station House:
Saturday 24 February 10am - 2pm
Monday 26 February 10am - 2pm

The Events Will:

- Provide an update on the progress of **your** Neighbourhood Development Plan
- Invite **your** comments on a draft set of Aims for the Plan
- Invite **your** views on what the policies should focus on

Further info: Padstow Town Council: www.padstow-tc.gov.uk
Email: ndp@padstow-tc.gov.uk Tel: 01841 532 296



PADSTOW TOWN COUNCIL

Station House
Station Road
Padstow
Cornwall
PL28 8DA

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



05 April 2018

Dear Business Operator

Re: Neighbourhood Plan - Business Consultation Sessions – Tuesday 17 April 2018

As you will know, Padstow Town Council has been progressing with a Neighbourhood Development Plan for Padstow Parish. Most recently, we undertook public engagement sessions in February seeking views from the general community on a draft set of Aims and Objectives which had been developed. The outcome of these consultation sessions has now seen a set of working Aims and Objectives with which to continue our progress. We would now like to provide the business community with an opportunity to contribute to the plan. Therefore, we would like **to invite you to one of the following Neighbourhood Plan drop in sessions:**

Date: Tuesday 17 April 2018
Venue: Council Chamber, Council Offices, Station House, Padstow
Times: 8 am - 11 am OR 4 pm - 7 pm

Please note, this is a "drop in" and **you are not expected to stay for the whole slot**. You will be asked to comment on our draft Aims and Objectives and be given an opportunity to share your business aspirations, identify issues and suggest planning policies which could help your business to function better or prosper. Therefore, it's suggested that a member of your team with a general overview would be best placed to attend.

The importance of consultation throughout this whole process cannot be over emphasised. Once completed, the Neighbourhood Plan is a statutory document that must be taken into account when planning authorities consider planning applications. Community wide consultation not only ensures that the Plan for our Parish represents the views of all our residents, but that as a legal document, our Neighbourhood plan can evidence that all stakeholders in the area have been consulted.

Any queries, of course please do not hesitate to contact me. We look forward to seeing you on the 17 April 2018.

With kind regards

Kathy Pemberton
Town Clerk

**Padstow and Trevone Neighbourhood Plan
Trecerus Industrial Estate – Tenant Survey**



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

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

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

Thank you for your time.

THE BUSINESS

1. Contact:

Business Name:

Business Address:

Contact Person:

Email Address:

2. Nature of Business:

--

3. Age of Business:

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

4. Number of Employees:

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

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

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

6. Size of Current Workspace:

Under 93 sqm (1,000 sqft) ☐

94 – 465 sqm (1,000 – 5,000 sqft) ☐

466 – 929 sqm (5001 – 10,000 sqft) ☐

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

SUITABILITY

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

Current premises are likely to be suitable Yes ☐ No ☐

They are likely to become less suitable Yes ☐ No ☐

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

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

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

Current premises are likely to be suitable Yes ☐ No ☐

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

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

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

Under 93 sqm (1,000 sqft) ☐

94 – 465 sqm (1,000 – 5,000 sqft) ☐

466 – 929 sqm (5,001 – 10,000 sqft) ☐

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

Over 1858 sqm (20,000 sqft+) ☐

EMPLOYMENT & SKILLS

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

If yes, please give details:

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

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

Yes ☐ No ☐

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

Yes ☐ No ☐

Appendix 16 of Part 1

Youth Survey Report 2018

NDP Steering Group: 25 July 2018 Agenda Item 6 A) Youth Survey

1. INTRODUCTION

- 1.1 As members will recall from their May meeting, it was agreed that the youth survey would be progressed with Padstow School and Padstow Pre-school only. This was due to a lack of response from either St Merryn School or the Padstow Baby and Toddler Group and a report that the Trevone Baby and Toddler Group no longer met.
- 1.2 160 surveys (appendix 1 and 2) were issued to Padstow School and 45 to Padstow Pre-school. A collaborative approach was taken to encourage as many children as possible to respond. The Head of Padstow School offered all entrants one of the schools behaviour merits known as a "Golden Ticket". The Pre-School Manager awarded all entrants a certificate and sticker. The NDP SG provided the main incentive by way of a prize draw for each establishment. The winner of the School draw received a £30.00 book voucher and the Pre-school winner received a £20.00 book voucher and soft toy. All prizes were purchased from local shops within the town.
- 1.3 The Town Clerk attended a school assembly and pre-school registration on the 21 and 22 May respectively. She provided an overview of the survey, its purpose and the prize draw element. Children were encouraged to take the survey's home to consider during May half term and return them to their teachers by Wednesday 6 June 2018. Following the closing date the NDP SG Chairman and the Town Clerk attended each setting to draw a winner at random from each group and award the prizes. The School draw took place during an assembly on Monday 11 June. The Pre-school draw was held during registration on Tuesday 12 June.

2. SURVEY RESPONSES

- 2.1 29 surveys were returned to Padstow School and 12 to Padstow Pre-School. The raw data responses can be viewed in appendix 3.
- 2.2 *What makes Padstow Parish Special:* Many respondents listed multiple answers to this question. The most common response related to Community and included comments regarding things such as May Day, friends, School/Pre-School and Church. The second highest comment was a tie between beaches and local foods. A summary of comment topics can be seen in the table below:

<i>Comment topic</i>	<i>School</i>	<i>Pre-School</i>	<i>Total</i>
Community	15	3	18
Beaches	6	3	9
Local foods	5	4	9
Green Spaces (eg rec/park/style field)	4	3	7
Harbour	5		5
Fishing	5		5
Home	3	2	5
Boats (inc Ferry and Lifeboat)	1	4	5
Sea life		4	4
Camel Trail		3	3
Town/Shops	2		2
Iron Bridge	1		1
Farming	1		1
Flowers	1		1

Prideaux Place		1	1
Library		1	1
Everything	1		1

- 2.3 *Is there something that would make Padstow Parish better?* This question provided some innovative suggestions not least of which were - more superheroes, more chocolate and dinosaurs. There were also some admirable responses such as working hard, being polite and not littering. The remainder of the comments however, focused largely on recreation and leisure and could be broken down into the following topics:

<i>Comment topic</i>	<i>School</i>	<i>Pre-School</i>	<i>Total</i>
Recreation/park improvements (suggestions included a new park at Pellew Close and more park activities for older children, as well as a general increase in facilities)	9	6	15
Increased sports facilities (comments included requests for a leisure centre [2], swimming pool [7] MUGA, lit football pitch, skate park and trampoline park)	12	2	14
Cinema	3	1	4
Generally more facilities for children (including a toy shop)	3		3
Attitude	2		2
Improvements to toilet facilities	1		1
Electric car facilities	1		1
Reduction in fossil fuel use	1		1
Low car speeds	1		1
Less buildings more fields	1		1
Banks	1		1
Ten pin bowling	1		1
Pavement from Treceus to school	1		1
Indoor play for wet days		1	1
Funfair everyday		1	1
Superheroes		1	1
Fewer seagulls		1	1
Nothing	1		1

- 2.4 *Draw a picture of your favourite place in Padstow Parish:* This question provided a fun element for the children and of course depends in some cases on the interpretation of the drawing. Where labelled or obvious the content is detailed in the appended raw data, the beach and harbour appearing most frequently.
- 2.5 It is pleasing to record that we have established a link with local school pupils, and young people have engaged with the neighbourhood planning process. Our survey has served to demonstrate that young people do have an interest in and an awareness of their local environment, and a child's perspective on what the area has to offer is worthy of consideration. The response will add to the overall 'evidence' of community needs and aspirations, which will influence policies in the neighbourhood plan. It may also have a positive effect on other aspects of the Town Council's planning and work.

Date: 24 September 2018

All Residents Padstow Parish

Dear Resident

Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

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

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

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

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

www.surveymonkey.co.uk/r/padstow1

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

Closing Date to Receive Responses

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

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

Email: ndp@padstow-tc.gov.uk

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

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

Prize Draw

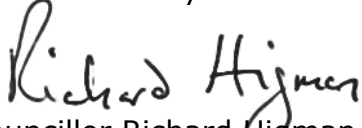
All respondents will be given the choice to enter our NDP Prize Draw. One lucky winner will be drawn at random and will receive a **£50.00 Tesco Gift Card**. The winner will be contacted after the questionnaire closing date.

Further Information

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

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

Yours faithfully



Councillor Richard Higman
Chairman – Padstow Town Council

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

PADSTOW TOWN COUNCIL

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

Email: ndp@padstow-tc.gov.uk
Website: www.padstow-tc.gov.uk

Padstow Parish Neighbourhood Development Plan: Policy Questionnaire

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

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

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

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

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

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

Environment

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

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

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

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

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

Housing

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

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

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

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

For Padstow	Yes		No		Unsure	
For Trevone	Yes		No		Unsure	

Q.6 Do you believe there are specific housing shortages that should be addressed by the Neighbourhood Development Plan?

YES / NO

Q.7 If YES, should this be:

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

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

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

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

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

Q.11 Over a third of dwellings in the parish area are second homes and holiday-lets.

Do you think we should consider restricting the growth in the number of 2nd homes and holiday lets?

YES / NO

Infrastructure

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

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

Traffic and Parking

Q.13 Do any of the following need addressing?

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

Community Services and Facilities

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

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

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

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

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

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

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

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

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

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

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

Padstow Town Centre and Retailing

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

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

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

Business and Jobs

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

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

Q.26 If YES, should this be:

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

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

Sustainability

Q.28 Would you support a local community-owned renewable energy initiative?

YES / NO

Q.29 Do we need to develop more recycling opportunities?

YES / NO

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

Tourism

Q.31 Do you think it is a good idea to encourage more tourism?

YES / NO

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

Other

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

1.

2.

3.

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

1.

2.

3.

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

About Yourself

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

Q.36 Your Age Group:

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

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

YES / NO

Q.38 If YES, where do you live:

Padstow	
Trevone	
Other	

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

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

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

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

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

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

To be detached by the Office

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

Name _____ **Contact Details** _____

☐ I wish to enter the NDP Prize Draw 2018

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

COMMUNITY CONSULTATION

Monday 8 July to Friday 2 August 2019

1st Version of Our Draft Neighbourhood Development Plan is available from Monday 8 July 2019!!!

This is YOUR Plan, we need to hear from YOU so as to shape the future development of our community and local environment.

Please make your views known:

Do you like what you see?

Do you agree with the draft policies?

What improvements could be made to the Plan?

**Without your comments and views,
it won't be YOUR Plan!**

How can I view the Draft Plan and Comment?

Online at www.padstow-tc.gov.uk or if preferred contact or call into the Council Offices to request a hard copy.

You can provide handwritten comments, email them to ndp@padstow-tc.gov.uk or call into one of our consultation events.

CONSULTATION EVENTS

Held at Padstow Town Council Offices, Station House

Monday to Friday (from 8 July to 2 August): 10 am to 4 pm

Tuesday 30 July: 10 am to *6.30 pm

Saturdays: **13 July and **27 July (both 11 am to 2 pm)

NB: *Display will be taken down by 7 pm due to Council meeting

**These dates and times may be subject to change

For further information please visit www.padstow-tc.gov.uk

Email: ndp@padstow-tc.gov.uk Tel: 01841 532 296



NDP Consultation Open

JULY 8, 2019 / LEAVE A COMMENT

COMMUNITY CONSULTATION: Monday 8 July to Friday 2 August 2019

The 1st Version of Our Draft Neighbourhood Development Plan is available!

Visit our [Current Consultation](#) page to view the Plan and participate in the consultation now.

Alternatively call in to on of our consultation events held at the **Padstow Town Council Offices, Station House**

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**These dates and times may be subject to change

If preferred, hard copies of the Draft Plan are available from the Town Council Offices.



Leave a comment

Add Comment

Appendix 21 of Part 1

Community Response to 1st Consultation Version of the Padstow Parish Neighbourhood Plan

No.	Comment	Steering Group Decisions
	General	
G1	I am pleased to see a comprehensive range of policies for the Padstow and Trevone area. The policies seem to highlight the major issues which concern the local community such as second homes, parking and the like.	No change required
G2	All draft policies reflect local desire to maintain the community and local area for maximum benefit.	No change required
G3	The draft policies I feel are very good. Very good in all aspects. The layout and display are first class. Well done Padstow Town Council.	No change required
G4	Compromise breeds corruption - and what a shocking compromise this much acclaimed plan presents! It is something of an absolute disgrace and it would be a very certain disingenuous lie, to refer to it as being 'ours' as a community, as sure as it would be, to claim this has ever been a process of consultation. Just to properly assess our Local Green Space (Policy No. PAD5) - is this plan clutching at straws?	No change required
G5	As for Housing ...the powers that be will not do anything to curb the blight of second homes.... This is no fair or reasonable consultation any more than it may be called a plan.	No change required
G6	I thought the maps were informative BUT did not reproduce very well and the words could not be read when the maps were enlarged on my laptop.	Review maps and improve as necessary
G7	Generally, I think the plan reads well and strikes a good balance between meeting the needs of the community and protecting the environment.	No change required
G8	The 1st draft consultation Plan is a positive document supportive toward proposed further expansion of the town's housing provision, providing it secures sustainable homes that meet local needs especially around affordable housing. We would support that. Tenure, mix and good design represent important objectives of the Plan. Parking is also important, as the Plan recognises that unless there is adequate parking within housing schemes there could be an impact upon the surrounding area. Sustainable housing development is a strong ambition, including moving away from fossil fuel heating systems, adding Electric car charging points to homes and supporting renewable energies, subject to conditions. The Plan acknowledges that the housing targets in the adopted local plan are minimum rather than maximum. This is a stance taken across other parishes and towns in the county. Tourism is recognised as a key economic activity, but residents consulted considered that further significant expansion of the tourist industry was not what Padstow required, preferring to see alternative forms of employment opportunities created. Treceus Industrial estate was the general location where the community felt further expansion would be appropriate, initially overhauling existing facilities. New commercial buildings should not include warehousing or other businesses that generated few employments jobs. Improving Community facilities and services is also an aim of the Plan and concerns about the infrastructure capability within the parish. Poltair Homes & Situ8	No change required
G9	Tone and scope of the report is good.	No change required
G10	Maps would be much more useful if they included scales.	Use a bar scale for all maps
G11	Having read through the draft document, I find there are many ambiguities, sometimes misinterpretation and draft policies that could be misleading and therefore, possibly, contentious.	Note general criticism, ensure pre-submission version is satisfactorily drafted
G12	Once approved, the Plan will be used by Cornwall Council and be referred to at any planning enquiry affecting the Parish. It therefore needs to be a tightly written document, concentrating only on planning issues, and written so that there is no conflict of information or policy within the Plan and with the Cornwall Plan. This is not the case at present.	Note general criticism, ensure pre-submission version is satisfactorily drafted
G13	The whole document should be written using the impersonal pronoun throughout. It will become a formal planning document, part of the Local Cornwall Plan. Once approved, to whom does the 'we' and 'our' refer to: Cornwall Council, Padstow Town Council, the electorate, the council tax payers etc.? In addition, there will be conflict with the remaining 'we', also undefined, in the Cornwall Plan, which can only add to the confusion.	
G14	'Plan', 'Neighbourhood Plan' and 'Padstow Parish Neighbourhood Plan' are used interchangeably to describe the document. I would suggest that the document is defined as 'the Plan' throughout.	Ensure references do not lead to confusion

G15	To the extent that they are needed, pages 38 onwards, including policies PAD 13 to PAD 25 inclusive, relate in practice only to Padstow and should be in a separate section. It must be made very clear that these policies do not apply to the land within the Parish which is within the AONB. Policies PAD 7, PAD 9 and PAD 10 should also be included in this section.	Ensure it is clear what area each of the policies apply to
G16	Very detailed comments are marked up on the relevant page and included as schedule 3 to this document. Items omitted	Take comments into account
G17	Overall, I think it is a sound set of policies and positively prepared	No change required
G18	... there are many instances where subjective language is used: for example (and there are many more) 'thanks to', 'good use', 'of concern', 'require', 'inevitable', 'ironic'. It may be the case that the judgements associated with the use of these descriptors reflect the beliefs held by the limited number of those writing the Plan; whatever the explanation I think such language is unhelpful and quite possibly contrary to the views of many Parishioners. None seems to me to be a necessary part of the Plan. I would suggest that such judgemental wording be removed so as to make the Plan a more factual document.	Note general criticism, ensure pre-submission version is satisfactorily drafted
G19	The Plan frequently uses the term 'we' but it is unclear who exactly is making the subsequent statements; some clarification of both authorship of the Plan and Councillors views on it would assist in understanding its provenance.	Ensure it is made clear that the NP is the community's Plan
G20	The Padstow Parish Maps (1, 2, 3) do not display the full parish. If the entire Parish is not to be shown, then I suggest some statement to that effect would be appropriate.	Review maps and improve as necessary
G21	To my eyes it appears professionally with the usual caveats. What of the acquisitive builders and landowners involved?	No change required
G22	The Plan would seem to be about building, expansion and selling the benefits of tourism.	No change required
G23	I was impressed by the quality of the "Consultation Version 1". I am pleased that the TC has persisted in bringing it to this point.	No change required
G24	The wording of the plan and some of its aspirations seem at odds with a professionally constructed and worded plan. One is left with the view that conclusions may have been arrived at and then the Plan constructed to arrive at those conclusions.	Note general criticism, ensure pre-submission version is satisfactorily drafted
	Foreword	
F1	There is reference to the evidence base which can be viewed by the website link. Through inspection there will be detailed scrutiny of the evidence base for the following policies. Poltair Homes & Situ8	Ensure each policy is sufficiently evidence-based
	Introduction	
I1	Para. 2.6 There is an erroneous reference to Treceus Farm phase 3 and Homes England 'intervention.' That was not the case. Poltair Homes & Situ8	Review and amend para 2.6 for accuracy
	Padstow Today	
PT1	The challenges are also well understood and set out in Chapter 2 with focus rightly on the provision of affordable homes, preserving and protecting jobs, the capacity of health facilities, community buildings, inadequate public open space and recreational areas and as described as the 'matter of most concern to the community' is inadequate road network and traffic congestion. In trying to balance these often competing and conflicting objectives and in the relationship between policy PAD1, PAD7, PAD8, PAD9 and PAD11 I believe there is significant error which could lead to both unsustainable developments being encouraged and, to compound this, unnecessary adverse impacts on the AONB. This would be at odds with para. 8.30 of the plan which states 'we expect the principles of sustainability to pervade all facets at development'. As drafter therefore, I think the plan does not meet the necessary tests required for a Neighbourhood Plan to be 'made'. Having said that with some simple amendments to address these points I would wholeheartedly support the plan.	Note criticism, ensure pre-submission version is satisfactorily drafted
PT2	No figures given for the present size of Padstow or Trevone - population, number of residential and business properties. More specific information on numbers of second homes and the loss of local facilities, Banking, Post offices and Care homes. There have been significant changes over the 30 years that I have been a permanent resident of Trevone and the rate of change is now increasing at an alarming rate. Many simple properties are being knocked down or rebuilt as second homes for wealthy people and are too expensive for locals.	Consider whether additional data would help set the context for the Plan
PT3	This year's building developments have caused significant traffic problems with the roads being choked with contractors' vehicles.	No change required
PT4	Having read the whole Community Consultation Document, I feel the Council has made a good effort at summing up our local needs.	No change required
PT5	Para. 2.3 I'm pleased to see that the report acknowledges the significance of the AONB to the draft policies within the plan and refers to the 'two distinct areas of Padstow and Trevone' within both the ANOB Management Plan and Cornwall Council Landscape	Consider whether it is appropriate to make reference to Cornwall

	<p>Character Study. Re-enforced in paragraph 7.2 and 7.3. Paragraph 8.1 again identifies the substantial difference between the major two settlements, referring to Padstow as a Historic Port and Trevone as a Seaside Village.</p> <p>The significance of the AONB, and that the whole settlement of Trevone is within the AONB, relates to the target figures outlined in paragraph 8.25, 9.6 and 9.26 for new housing, including affordable housing. Cornwall Council's housing statement guidelines allow for reduced targets in the case of parishes which are partly within the AONB in parishes where settlements are within the AONB the baseline for the housing target will be set at zero.</p> <p>Furthermore it is also recognised that as part of the supporting evidence base for the CLP the Examiner directed that Cornwall Council were required to show that the whole of the housing target for the county could be provided for without relying on any house construction within the AONB.</p>	Council's housing statement within the introduction
PT6	It should be stated explicitly that everything up to the PAD 1 policy on page 15 does not form part of the legal NDP for planning purposes. To emphasise this, the heading before policy PAD 1 should start on a new page and I see no point in repeating this heading throughout the document.	Note criticism, ensure pre-submission version is satisfactorily drafted
PT7	The word 'community', in the singular is used many times throughout the document. What is this single community? Is Padstow Town really only one community; are Crugmeer, Treator, Trenio and Trevone really the same community as Padstow? Re paragraph 2.2, can two separate settlements be one community? 'Communities', in the plural, should be used throughout the document.	Note criticism, ensure pre-submission version is satisfactorily drafted
PT8	In several places, the document fails to differentiate between land (including dwellings thereon) which is within and without the Area of Outstanding Natural Beauty ('AONB'). Because of its very nature, any and all policies written for land within the AONB cannot also be applicable to land without and visa-versa. A proper differentiation needs to be made throughout the document.	Note criticism, ensure pre-submission version is satisfactorily drafted
PT9	Para. 2.8, I agree that there should be more recreation areas, but to say that 'The area is under-provided with public open spaces' is incorrect'. What about the walks, cliffs and beaches around Padstow, which a 'townie' from elsewhere would love to be near? How is this paragraph compatible with paragraph 12.1 on page 47?	Review wording of 2.8 in light of the criticism
PT10	I notice reference to the word 'community' in the singular, in Para 3.8, 3.9, 4.3, 4.6 and 4.8. However, in Para 2.3 it refers to two distinct areas of Padstow and Trevone, and elsewhere in the report a significant difference is noted between the two major settlements. I therefore would question the use of 'community' in the singular as this could be misleading.	Note criticism, ensure pre-submission version is satisfactorily drafted
PT11	<p>The seaside village of Trevone lies entirely within the AONB, whereas the town of Padstow lies partially so. This is of significance when considered against Cornwall Council's housing guidelines, which allow for reduced housing targets for parishes which lie partly with the AONB, and a zero target for parishes where the settlement is entirely within, such as Trevone.</p> <p>Within the supporting evidence for the CLP, Cornwall Council was required to demonstrate that the entire housing target for the county could be provided for without relying on any housing being built within the AONB.</p> <p>The policy PAD1 is in danger of weakening the over-riding importance of the AONB status of Trevone. Further, PAD 6 and PAD 7 refer to special circumstances for development of homes in the open countryside, but given that Trevone lies entirely within the AONB, Cornwall Council have no target for such settlements and there needs to be a separate policy for Trevone to acknowledge this zero target</p>	Note criticism, ensure pre-submission version is satisfactorily drafted
The Strategic Context		
SC1	<p>There is however one important aspect which I believe, if not corrected, could lead to unsustainable development and harm to the AONB.</p> <p>The AONB of course reflects the exceptionally high quality of the landscape and environment of about 2/3s of the parish area. It is also the main reason why the area is so attractive to visitors, resulting in the obvious pressures that this creates but also the huge benefits socially and economically. As mentioned in para 2.3 of the plan "the countryside remains one of the parish's greatest assets that can be enjoyed but must be protected".</p> <p>This balance is I believe correctly and eloquently expressed in the Town Council's Position Statement as summarised in para 3.8 but not so reflected in the draft plan....</p>	No specific change required as a result of this comment. Consider specific concerns regarding the AONB under the various policy headings.
SC2	I support the Padstow Town Council policy statement.	No change required
SC3	<p>Para. 3.8 should refer to communities. Padstow and Trevone communities are so different, as indeed is Traitor. I would say that Padstow itself has more than one community.</p> <p>The same applies to the first bullet point in 3.9, 4.3, 4.6 and 4.8. The second reference to community in 4.8 could read 'to achieve the communities' consensus.</p> <p>Please amend so as not to end a sentence with a preposition!</p>	Note criticism, ensure pre-submission version is satisfactorily drafted

SC4	There is reference to the local plan strategic policies that if an NDP has not been adopted within two years of the local plan November 2016 the council will undertake the necessary site allocations documents to support the delivery of the target set out in the local plan. Are you sure that this relates to Padstow? Poltair Homes & Situ8	Check relevance of this reference to the LPA's position
SC5	Transport Paragraph 3.8 - PTC Policies, acknowledges that "travelling within the area must become less stressful and safer." This is particularly relevant when considering the difficulties for residence in Trevone accessing social infrastructure in Padstow (Doctor, School, supermarket etc) where the rural road B3276 has no pavements for pedestrians, and the only partial footpath from Trevone into Padstow is not accessible to many and uses some single track road. Because of the lack of transport, Trevone is unsuitable for affordable housing.	No change required
SC6	Much of the document refers to matters which are either not the subject of planning control or are repetitive of national or Cornwall Council policies. The document, as a consequence, is far too long and thus not nearly so user friendly as it should be. All these sections should be deleted from the Neighbourhood Development Plan ('NDP').	Note general criticism, ensure pre-submission version is satisfactorily drafted
SC7	In paragraph 3.2, the statement about development is incorrect unless it refers also to paragraph 11 b) i of the NPPF.	Check reference to NPPF
SC8	Paragraph 3.9 is very derogatory to second homeowners and visitors, who provide the livelihood of many residents. I expect that many do not agree with it. This is an assertion, and I (as part of the 'we'?) object to being included with it.	Review wording of para. 3.9
SC9	No reference is made throughout the document to North Cornwall DC's retained policy ENV 1. This is pertinent for the continued protection of the AONB.	Consider whether it is necessary to refer to North Cornwall DC's retained policy ENV 1
SC10	I quite accept that we must plan very carefully for the future and have the strength and will to say no when there is sufficient doubt or concern. Stealth will not go down well in Padstow	No change required
SC11	Para. 3.9. The wording is at best unfortunate. If used in a plan elsewhere in the country it may be considered outrageous as population movements into an area may not only from other parts of the country. As the young from Padstow, and Cornwall in general, should rightly be given every opportunity to develop their careers and lives here or elsewhere, so newcomers to the Padstow Parish should be considered exactly the same as those that were born and have grown up here. They would not be here if it was not for those from the Padstow Parish being happy to sell their land and properties to them.	Review wording of para. 3.9
Purpose of the NP		
PP1	Change is not easy. It would be valuable to get youth perspective. Is this consultation allowing young people the opportunity to express views? They are the ones who will live with the outcome or more out of area.	Refer suggestion to Town Council
PP2	Para. 4.3: In relation to Trevone and its environs, I am not aware of any measures to support the assertion that 'we have consulted widely ...' I would therefore contend that the current statement is misleading unless some convincing evidence to the contrary is provided.	Ensure that consultation on the Pre-submission version of the NP is carried out in accordance with Regulation 14.
The Structure of Our Plan		
SP1	It is clear that the Plan is sensitive around existing policies only wishing to introduce new where they strengthen outcomes. This is a good approach. Poltair Homes & Situ8	No change required
Vision, Aims and Objectives		
		No change required
Natural Environment– Topic Overview		
NE1	Very pleased to read in Para 7.3: 'Safeguarding and reinforcing the distinctive character of the countryside are important aims that the Neighbourhood Plan shares with the AONB Management Plan.'	No change required
NE2	Para. 7.5 highlights the importance of agriculture. How can the Plan incentivise organic farming as the most tried and tested method of sustainable farming with maximum soil protection and habitat preservation for wildlife of all sorts?	No change required
NE3	Section 7 makes no reference to the MCZ, which is, in my view, a significant feature of the local environment and of particular relevance to those both wishing to conserve and enhance the seascape and Parishioners whose livelihood depends on the local marine area.	Make reference to MCZ
NE4	We are lucky enough to live in an environment that is more naturally beautiful and less toxic than the UK average; certainly, it's one of the reasons thousands of people choose to holiday here. It is up to all of us to protect this and the Council has an important stewardship responsibility to ensure our children and future generations can hold hope for the same benefits. It would be good for the Council to declare a climate emergency and put in place a definitive strategy and plan to deal with this and execute that plan. We should aim for Padstow to be at least carbon neutral, but ideally carbon positive.	Refer comment to the Town Council

	<p>1. Obj.14B Encourage recycling and renewable energy use: We should actively promote solar, wind, heat and tidal energy, and greywater harvesting, in both existing and future housing and business developments. The Council should create a formal scheme for local residents and business to participate in buying these services. There is a distinct lack of public recycling facilities in the centre of the town. All of the single use plastic bottles, chip boxes, pasty wrappers etc. that individuals use are currently being thrown in the general waste bins. We should provide the type of public recycling bins that other places already have.</p> <p>2. Obj.6B Encourage sustainable housing design and development: I absolutely agree with this. We know Cornwall Council has a target for more homes. If some of these are in Padstow, we should demand they are of the best sustainable design and development.</p> <p>3. Obj.1B Protect and enhance biodiversity; Obj.3B Protect and enhance local green spaces and green infrastructure; Obj.6B Encourage sustainable housing design and development: All of these objectives should drive a clear policy on the current public green spaces. I suggest the need to plant lots of trees to drive carbon sequestration (and help Cornwall Council with the “Cornwall Forest”) and the need to plant areas of wildflowers to improve biodiversity and the preservation of pollinating insects which we heavily rely on for our food chain (plus it should reduce the cost of mowing grass verges etc.). One area could be the “Gateway Site” grassed space at the A389/B3276 junction which would look amazing to people driving into Padstow.</p> <p>I would also encourage a policy for minimising the effect of light pollution. The new builds on the Treceus Farm development emit a lot of light at night-time. One of the benefits of living in Padstow is the dark skies, and the importance of that for wildlife too, so any further development should be with low impact lighting.</p> <p>4. Obj.9B Facilitate electric vehicle charging facilities: I agree with this, I know there are chargers at the Treceus estate garage, provision should also be made available in public car parks, and incentives for residents to install these too.</p> <p>5. Obj.9C Support public and community transport initiatives. It would be helpful to improve the frequency of public transport to Wadebridge. I encourage the Council to support the move to electric buses as soon as possible, both the public bus fleet and the Padstow park & ride. The charging infrastructure in bus stops and depots is already in the UK, I know Cornwall Council are actively looking at this.</p>	
NE6	<p>There is no reference in the NDP to Cornwall and Isles of Scilly Environmental Growth Strategy which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive. We would encourage a reference to be included, with specific reference to Target Outcome 9. Cornwall Wildlife Trust</p>	<p>Include reference to how the NP accords with the Environmental Growth Strategy</p>
PAD1 Protecting the Natural Environment		
PAD1/1	<p>The wording of policy PAD1 does not go as far as the wording in para 1.72 of the NPPF (as quoted at para 7.9 of the draft plan). Given that so much of the parish is covered by AONB, Policy PAD1 should expressly refer to the AONB and the highest level of protection required in the same or more stringent terms than the NPPF. PAD1 also does not reflect the text at para 7.12 which says that proposals will only be supported ‘if it is shown that there will be no adverse effect on areas and habitats recognised by Cornwall Wildlife Trust as having ecological geological values’.</p> <p>There should be no harmful effect on the AONB (as stated in relation to PAD3 at para 7.20)</p>	<p>Consider whether policy PAD1 needs to make specific reference to the AONB</p>
PAD1/2	<p>In order to ensure this policy, it is essential that AONB is protected.</p>	<p>Consider whether policy PAD1 needs to make specific reference to the AONB</p>
PAD1/3	<p>There should be scope for “reasonable mitigation” to overcome issues, I would suggest it is added to the policy.</p>	<p>Consider whether the policy should include the caveat that would tolerate development that provides reasonable mitigation</p>
PAD1/4	<p>PAD1 would seem to apply to whole Parish. However, as noted in associated paragraphs, much of the Parish is part of Cornwall’s AONB. It is suggested that the sentiment in the last sentence in 7.11 be included in PAD1 so as to make it clear that PAD1 is not intending to dilute the importance of the plans and policies already adopted in respect of the AONB.</p>	<p>Consider whether policy PAD1 needs to make specific reference to the AONB</p>
	<p>Policy PAD 1 and the related narrative is ill-thought through and weakens the protected nature of the AONB. The policy and narrative fail to differentiate between land within and without the AONB. The policy itself makes no reference to the AONB. Paragraphs 7.12 and 7.14 can only weaken the AONB.</p> <p>Given the NPPF paragraph 172 and the Cornwall Plan's 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.</p>	<p>Consider whether policy PAD1 needs to make specific reference to the AONB</p>

	PAD2 Public Rights of Way	
PAD2/1	The footpath adjacent to the green space which is owned by Cornwall Council needs to be re-classified as a public right of way and needs protection clause to stop any further development in our beautiful town of Padstow. The footpath to be added to map 5 and clearly marked.	Refer comment to the Town Council
PAD2/2	The footpath between Egerton and Treverbyn Road adjacent to 32 Treverbyn Road, which is owned by Cornwall Council to become a designated public right of way. Firstly, on grounds of health and safety as the path provides a safe protected traffic free area to safely cross the busy road junction. Secondly the footpath has been in existence since the area was developed over 60 years ago and has been and still is in regular daily use. As such it should qualify as a designated public right of way. The footpath should be clearly marked with red dots on the map 5 as a protected right of way.	Refer comment to the Town Council
PAD2/3	I would like to see the footpath between the triangle and No 32 Treverbyn Road at the junction of Egerton road and Treverbyn road made into a public right of way due to a health and safety risk and needs to be re-classified as a public right of way and added to Map 5 and clearly marked with red dots. The footpath has been there all my life (70 years) and is walked daily.	Refer comment to the Town Council
PAD2/4	Footpath between Egerton and Treverbyn Road, application to stop this up was we believe turned down by PTC with a view to preserving the footpath in future. We were under the impression that if PTC refused it Cornwall Council would not go further but we have had no reassurance of this. Excellent idea to maintain rights of way and footpaths.	No change required
PAD2/5	7.16 says: Strategic Policy 16 of the Local Plan wants us to provide or enhance active travel networks that support and encourage walking, riding and cycling. ' and I question whether facilitating cycling or riding on public footpaths is good use of public funds, especially given habitat impact (if this is implied in the Plan.) On the other hand, finding ways to make cycling and riding safer on the road network is valuable, perhaps by further limiting road speed limits, improving public transport, and thus discouraging car use. I am concerned to read 7.16 that there is the possibility of causing harm to local ecology, albeit least 'any changes should be done in a way that cause least harm to local ecology'. I am convinced our job is to preserve local ecology.	Review wording for para. 7.16
PAD2/6	Map 5 shows I think two paths that are no longer sign-posted: A section to St Cadoc Farm – this section is not shown on map 9, the Trevone map A section from Padstow farm shop towards Padstow which once cut off a section of the minor road to Prideaux Place.	Refer comment to the Town Council
PAD2/7	What is the purpose of policy PAD2? 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. Paragraph 7.15 is irrelevant to the policy and paragraph 7.16 is a paraphrase of the Cornwall Council policy. The policy should be deleted.	Note objection to the policy in its limited form
	PAD3 Farm Diversification	
PAD3/1	Policy PAD 3 is unexceptional. However, paragraph 7.18 should be amended so that there is differentiation between 'countryside' within and without the AONB. In paragraph 7.20, delete '...there is no harmful effect on the AONB.' and substitute '...and which respects or enhances the character and natural beauty of the AONB.' to reflect the wording of the policy.	Consider relevance of suggested amendment
	Built Environment and Heritage – Topic Overview	
BE1	I haven't spotted anything relating to protecting or promoting the quality of the environment within our built-up areas, particularly in the centre of Padstow. The plan mentions the benefits of a thriving restaurant trade, but doesn't cover the drawbacks: sound pollution, air pollution and waste disposal. The centre of the old town still has residential accommodation within it and bordering it, and the environmental nuisance of restaurant extractors, refrigerator compressors and take-away litter is not mentioned, despite the impact it has on residents and other businesses. The latest craze for wood fired ovens is particularly unfortunate, often creating a rancid/burnt oil smell around the streets and harbour, with the drone of extractor fans ever present. There surely ought to be some sort of planning guideline to cover this. While the visual aspects of the town are, quite rightly, carefully protected, it would seem that anyone can install this sort of equipment without prior consultation. If something is ugly one can look away, but noise and air pollution is harder to ignore.	Note concern consider whether to extend reference to pollution issues and include policy criteria
BE2	Town Council should undertake better gardening of areas within the Town boundary (e. the main A389 opposite the Park & Ride was very badly maintained this year.	Refer comment to the Town Council
BE3	It is a shame the report does not mention the really old aspects of the area. I have seen Time Team on TV excavate bronze age (and earlier) settlements at harbour cove showing the area had visitor and trading contacts with faraway places – such as the	Consider making reference to historic environment

	Mediterranean – and it is disappointing that one clause if not given over to your ancient links. Parkenhead in Trevone has the site of an Iron Age round house.	
	PAD4 Heritage Assets	
PAD4/1	If there is a need to protect local heritage assets, particularly on the 'Padstow schedule of local heritage value', why is this not explicitly referenced in policy PAD 4.	Note comment, no change required
	PAD5 Local Green Space – Refer Comments to Task Group	
PAD5/1	On the map 8 I would like to see the grass triangle at the junction of Treverbyn and Egerton Road designated a 'local green space' or a 'no development area'.	Refer to Task Group
PAD5/2	The comment I would like to make concerning the piece of land which is a triangle of Treverbyn Road and Egerton. Could it become a green area? As a local person who use to take cows down there to graze before the houses were built. It would be good to keep the triangle as it is.	Refer to Task Group
PAD5/3	I wish to comment on a small piece of land in the Treverbyn Road and Egerton road area. May this be a designated area?	Refer to Task Group
PAD5/4	The grass triangle situated at the junction of Egerton and Treverbyn Road should be protected green space for all to use. It has been there in my lifetime for 60+ years. This green space should be designated as a non-development area.	Refer to Task Group
PAD5/5	The grass triangle at the junction of Egerton and Treverbyn Road adjacent to the above footpath should be protected green space for all to enjoy. It adds to the pleasant open landscape of the otherwise built up area and is a characterful part of Old Padstow, having been in existence for over 60 years.	Refer to Task Group
PAD5/6	Island between Egerton and Treverbyn Road is surely a green space which enhances the area and allows for visibility at junction of two roads.	Refer to Task Group
PAD5/7	I would like the green area on the junction between Treverbyn and Egerton Road to remain so and to be designated as a local green space for the enjoyment of Padstonians and visitors alike. It is a site used by the Obbyoss on May Day and also as a landing spot for the Cornwall Air Ambulance. Important for the elderly living in this area.	Refer to Task Group
PAD5/8	Do not get rid of green space as Padstow is now getting over-developed and also second homeowners wanting to extend properties that they buy without any consideration for other people.	No change required
	PAD6 Settlement Area Boundaries – Refer Comments to Task Group	
PAD6/1	Para. 8.18 makes sense: In general, in accordance with policy PAD6, there is a presumption in favour of development within the settlement area boundaries. However, 'strict regulation' is not adequate for countryside area development - surely it should simply not happen at this stage, when most needed housing (all but 53) is already planned for, per para 9.6	Refer to Task Group
PAD6/2	Para. 8.21 Local Plan policy 7 states that "the development of new homes in the open countryside will only be permitted where there are special circumstances" and then shortly thereafter, we read that 'The lack of sufficient development land within the confines of the settlement areas to meet strategic targets or local housing needs is a special circumstance'. This seems like a rather large exception to what is a good policy and will potentially invalidate the good policy.	Refer to Task Group
PAD6/3	This policy is clear and provides unequivocal direction for location of development within settlement area boundaries.	No change required
PAD6/4	Pad6 does not make any specific reference to the AONB which local Trevone residents and visitors alike treasure. I think it should be mentioned and perhaps there should be a separate policy for Trevone to protect the AONB but also ensure appropriate development in that area that will not affect the AONB.	Refer to Task Group
PAD6/5	I am pleased that it is accepted that there should be settlement boundaries for Padstow and the village of Trevone/Windmill ('Trevone'). However, PAD 6 makes no differentiation between Padstow and Trevone. Padstow is without the AONB but contains a conservation area and Trevone is within the AONB. Surely separate policies are needed for these two settlements. In particular, paragraphs 8.18 and 8.19 are incorrect/inappropriate for Trevone.	Refer to Task Group
PAD6/6	For Trevone, it is hard to understand, and no reason given, why the settlement boundary is not the same as the NCDC development boundary. In particular, it is necessary to keep the rural exception site outside the settlement boundary so that 'Rural exception policies' continue to apply to that site. This is illustrated in schedule 2.	Refer to Task Group
PAD6/7	I would like to draw your attention to the anomaly that has occurred with the drawing of the new Trevone and Windmill Settlement Boundary. A certificate of lawfulness was granted on the Black Shed and a large portion of the adjacent land which is connected to Upper Dobbin Lane. The red line curtilage of this was drawn in a completely arbitrary way not recognising any of the 'on the ground' boundary's, there is no boundary along this arbitrary, non-marked line and that leaves a few meters of land in the grand plan completely disconnected from any agricultural land but completely connected to the residential land of Upper Dobbin Lane, this few meters of land have not been included within the settlement boundary.	Refer to Task Group

	<p>May I suggest that for this few meters of land to 'make sense' it should be included within the Trevone and Windmill Settlement Boundary line, acknowledging the 'on the ground' well established old Cornish Stone Hedges and earth boundaries which surround it on all sides other than the absence of boundary which connects it to Upper Dobbin Lane.</p> <p>This would conform with 'Round Off' as precedent, stated in the guidance given by the Secretary of State and the National Policies set by Government, followed by Cornwall County Council and Local Council.</p>	
PAD6/8	It is also noted that the map indicating the Padstow settlement area seems not to include the housing and commercial development discussed at full council on June 25th that already has planning permission.	Refer to Task Group
	PAD7 Development Adjoining Padstow's Settlement Area Boundary – Refer Comments to Task Group	
PAD7/1	<p>The problem arises as a result of confusion enshrined within these three policies and a failure, in my view, to distinguish between development in the countryside outside of the settlement area boundaries (as referred to at 8.18) and development within the AONB within the countryside.</p> <p>Sequentially if only from a landscape and environmental perspective, development should first be supported in those parts of the countryside unconstrained by other policy designations. Only when no suitable location within the countryside can be identified should locations within the AONB be even considered.</p> <p>This sequential approach is reflected in the Local Plan as mentioned at para 8.21 in the context of placement dwellings where 'the guidance recognises that greater scrutiny replacement dwellings proposals will be required within the AONB'. There seems no reason why the Neighbourhood Plan should not similarly reflect this hierarchy.</p> <p>The Neighbourhood Plan has opted for a criteria-based approach to allow for development proposals outside of the settlement boundaries.</p> <p>Of course, this is acceptable in principle but once again the sequential test should be introduced to these criteria.</p> <p>IN practice this would and should reflect the historical and in all realistic terms the likely future direction of growth of Padstow in a westerly direction onto land outside of the AONB.</p> <p>The key problem with the interrelationship between these development policies arises due to what I believe to be the lack of any analysis considering the suitability and sustainability of differing locations for any new housing developments within the parish, even before any environmental constraints are overlain.</p> <p>In practice there are only 2 settlements being Padstow and Trevone and whilst a distinction has been made in the sense that PAD7 only relates to development adjoining Padstow's settlement boundary, in practice given the proviso to the rural exception site development policy at PAD11 that a proportion of market housing may be allowed, there is little distinction.</p> <p>Trevone as identified in the Plan has very limited services and facilities, little employment whilst at the same time having the highest level of environmental protection. Bus services to Padstow and Wadebridge are poor and in all likelihood residents of market and affordable housing will work outside of Trevone, send their children to school outside of Trevone and use the services and facilities outside of Trevone.</p> <p>It is therefore hard to think of the less sustainable location to promote additional development than outside the settlement boundary at Trevone. Policies therefore should be to focus all development at and adjoining Padstow and to the least constrained areas.</p>	Refer to Task Group
PAD7/2	In my opinion, the policy should apply equally to the settlement of Trevone as it does to Padstow. Whilst Trevone is in the AONB, that designation will be given due weight in the balance of considerations and should not therefore preclude development altogether without weighing up the potential benefits. It is unlikely that any more land will come forward in Trevone as an exception site in the Plan Period given the difference in land values between sites that are affordable led and those that are open market led but policy compliant with the amount of affordable housing, therefore by not applying PAD7 to Trevone as well it is denying the village the opportunity to support more community housing and the added benefits that this brings in terms of spend in the local shops and public house. PAD7 already has a clause that ensures any proposed development must not have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB, therefore I feel that the Policy should apply equally to Trevone as it does in Padstow and any prospective housing sites should be assessed on its merits and constraints.	Refer to Task Group
PAD7/3	As stated in para. 8.29 I too am not in favour of any further building on countryside land around Trevone outside the existing settlement area boundary. It is a small rural community and needs to remain so. Locals in Padstow and Trevone, and holiday makers	Refer to Task Group

	<p>enjoy this area for the way it is now and it does not need to grow and bigger. Nor does Padstow which is bursting at the seams in high season!</p> <p>So I am concerned that there appears to be a "Get Out Clause" in Policy No PAD 8 which would allow future development at the discretion of the council.</p>	
PAD7/4	<p>This seems to suggest, paragraph 8.26, that there may be no need for additional land in Padstow; however, paragraph 8.24 would allow for some incremental growth outside the settlement boundary; And that, paragraph 8.29 "land adjoining...Trevone is regarded as 'countryside', being within the ANOB, development proposals will be resisted unless they comply with policies etc..."</p> <p>Therefore, perhaps a preferred development site for Padstow should be investigated and identified.</p>	Refer to Task Group
PAD7/5	<p>PAD6 and PAD 7 refer to 'special circumstances', but as Trevone is wholly within the ANOB, and CC have zero targets for such settlements, these should be rewritten, and Trevone excluded.</p>	Refer to Task Group
PAD7/6	<p>Para. 8.21 refers to CLP P7 highlighting "the development of new homes in the open countryside will only be permitted where there are special circumstances"; and in paragraph 8.22 that "the lack of sufficient development land within the confines of the settlement areas..... is a 'special circumstance' and is addressed by PAD7 and PAD11. But these policies should not override the policies relating to the AONB</p>	Refer to Task Group
PAD7/7	<p>Policy PAD 7 relates to Padstow only and should be in the separate Padstow section. Wherever the policy finally lands up in the document, paragraph 8.29 does not relate to Padstow and should be deleted.</p>	Refer to Task Group
PAD7/8	<p>8.26 "If house building rates do not slow down and continue as in recent years, the twenty-year target could be achieved by 2021."</p> <p>This surely is not a desirable result – it suggests that completions and permissions are being issued too readily and a more measured pace spread over the next eleven years to 2030 is better for the community and its infrastructure.</p>	Refer to Task Group
PAD7/9	<p>Para. 8.29 The exact meaning of the text is not clear (what does "... <i>that are tolerant of specific and fully justified types of development</i>" mean? Presumably this is saying the Council will override the countryside/AONB development restrictions if the proposed plan is for social housing. If so then we have the following views concerning social housing running roughshod over our AONB:</p>	Refer to Task Group
PAD7/10	<p>8.2Sue7 regarding the Community Survey 2018 "... It was plain from the Survey's response that most people would prefer that the growth in housing numbers, over the next 10-15 years is modest. There is a discernible concern however, particularly from Padstow residents, that such a limited target will not achieve the number of affordable homes that are needed ..."</p> <p>Assuming that Trevone residents were of the opposite view to the Padstow residents it would not seem fair or right to burden Trevone's AONB with further development outside its settlement area with additional homes for Padstow residents however worthy their cause for affordable housing as this practice would ultimately destroy Trevone's uniqueness and special character and have an adverse effect on quality of life and tourist numbers. We are not suggesting there is not a case for more affordable homes for Padstow residents but that these should be accommodated within the Padstow boundary; Trevone by its style and character is not a suitable village for further expansion of affordable homes.</p>	Refer to Task Group
PAD7/11	<p>This should not be limited to "<i>residential or mixed-use</i>" which gives the impression that any development must include an element of residential. There could be suitable solely commercial, tourism, retail or leisure proposals that would benefit the Town socially and economically.</p>	Refer to Task Group
PAD7/12	<p>the policy should apply equally to the settlement of Trevone as it does to Padstow. Whilst Trevone is in the AONB, that designation will be taken into consideration in any event and should not therefore preclude development without having due regard to the overriding existing statutory framework.</p> <p>As a home and land owner in Trevone, I would be unlikely to put any land forward as an exception site in the Plan Period given the difference in land values between sites that are affordable led and those that are open market led but policy compliant with the amount of affordable housing. By not applying PAD7 to Trevone as well it is denying the village the opportunity to support more community led housing and the added benefits that this brings to the whole community.</p> <p>PAD7 already has provision to ensure that any proposed development must not have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB.</p> <p>On that basis the Plan should apply equally to Trevone as it does in Padstow and any prospective housing sites should be assessed on their respective merits.</p>	Refer to Task Group
PAD7/13	<p>Strongly object to any development in the out-of-settlement area in the vicinity due north of PL28 8HB. Have they surveyed these outer fields for former mine workings? We were told by a former P-B land agent that this parcel of land would never be built on.</p>	Refer to Task Group

PAD7/14	Padstow must not be allowed to have its boundary joining up with Trevone, Treator of Windmill.	Refer to Task Group
PAD7/15	Area of Outstanding Natural Beauty (AONB) – If this status is to mean anything then the Padstow Parish Neighbourhood Development Plan should clearly state that it will not support any further development on such land – for whatever reason. If that is not the view of the council, then it should have the confidence to say so and the reasons why and draft the plan accordingly. Appreciating that existing developments, even if constructed in what was open AONB – i.e. Porthmissen Close, Trevone has to be marked as within the Trevone existing development. However, it lies bordered on two sides by open fields that are totally within the AONB. The plan allows considerable 'wriggle room' for future developments to be allowed on AONB. The layout of Porthmissen Close allowing road extensions in two places. If the intention is, as would seem to be the case, for any future development plans to be viewed favourably then the council should declare it in the plan.	Refer to Task Group
PAD8 Sustainable Design		
PAD8/1	'Sustainable' and 'sustainable development' are terms used repeatedly and I have found a definition in the plan relating to building approaches, which I applaud (8.31) and wondered to what extent the term includes building for future generations so that families can stay here even when they are less able, and can be supported by their relations/carers in their own residences	Note comment, no change required
PAD8/2	8.31 about sustainability makes excellent sense. I wonder whether it is worth including specific reference to developments that make it easier for elderly people to stay resident in the Parish - extra bedrooms for relatives/other carers, disabled bathroom facilities on the ground floor etc. - and for their offspring to live with them when appropriate.	Consider making relevant reference to lifetime housing in the appropriate place in the NP
PAD8/3	Design standards are an important requirement in new developments according to the Plan and working within the changing policy requirements of the Local Plan. Cornwall Council has declared a Climate emergency and this declaration requires the Council to prepare a report outlining how it can sufficiently reduce carbon emissions through energy and other Council Strategies, plans and contracts to ensure Cornwall works towards carbon neutrality by 2030. Poltair Homes & Situ8	No change required
PAD8/4	Policy PAD 8 is very anodyne. I am not at all certain that this adds to national and Cornwall policies. If it does not, it should be deleted.	Note criticism of draft policy
Housing – Topic Overview		
HO1	More work to be done by the Council and the Housing Associations to maintain the outside of properties to improve their appearance (e.g. Percy Mews)	Refer comment to the Town Council
HO2	Having completed the Development Plan the pace and priorities of implementation will be important. I would like to see priority given to such policies and issue as PAD9, PAD10, and PAD11 to encourage affordable houses for local residents and people with key employment to support the local community.	Refer comment to the Town Council
HO3	Para 9.6 asserts that ' We recognise 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.' I question this and would like to understand why housebuilding would not be complete at some stage? Or is this because of the employment afforded? The rationale is not clear to me and undermines the sensible limits otherwise implied in the Plan.	Note comment, no change required
HO4	Housing figures, including affordable housing requirements, must be based on the current housing numbers attributed to PTC by CC	Up-date housing figures (from CC)
HO5	With regard to housing numbers required to be built within the area of Padstow Town Council ('the Parish'), the figure allocated to the Parish relates only to land not in the AONB. There is no allocation for land within the AONB (see schedule 1 attached; an e-mail from Cornwall Council). In addition, I understand that, at the examination in public of the Cornwall Plan, the Examiner required that Cornwall Council should show that the whole of its housing target could be provided without relying on any housing being constructed in the AONB. Para. 9.6, or indeed a separate one should state that Cornwall Council were required at the examination in public to show that the housing numbers required to be built by the council could be built on land totally outside the AONB. In addition, it should be stated that the housing numbers for the Parish presume that none are built in the AONB.	Review text regarding housing requirements and targets
HO6	The housing figures in this paragraph do not agree with those in paragraph 8.25. They should be conformed with each other, using the latest available figures, which should be as at 31 March 2019.	Up-date housing figures (from CC)
HO7	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 larger ones built. By retaining small bungalows, it would give the more elderly residents the opportunity to 'trade down' their property.	Note comment, no change required
PAD9 Housing Development		

PAD9/1	In favour, but can this be achieved?	No change required
PAD9/2	Para 9.9 references attractive, welcoming and distinctive places to live - to be distinctively Padstonian/Trevonian seems sensible; however, one or two 'distinctive' recent builds are merely extraordinary and rather out of keeping with their surrounds - the three distinctively enormous houses newly built opposite Trevone Farm shop, and the distinctively almost entirely wooden one on Dobbin Road seem out of keeping to me.	Review draft policy in the light of comment
PAD9/3	Policy PAD 9 is only suitable for a proper town and therefore relates to Padstow only and should be included in the Padstow section. No development is expected in Trevone. It should be noted that the Porthmissen development, with its urban pavements and car parking spaces layout, is out of character with Trevone in general.	Note comment
PAD9/4	Furthermore, there seems to be some confusion, or at least risk of confusion between Policy PAD9 which is generally supportive of development proposals, but which does not include the safeguards within PAD1 or indeed PAD11 (noting my comments on PAD11) Given the scale of the outstanding housing requirement /obligation (para 9.6) to meet 53 dwellings (and noting this figure is only a snapshot in time so will increase over the plan period) I feel that it would lead to greater certainty and greater levels of community understanding now and in the future if sufficient land was identified to the west of Padstow to meet this need now. This would avoid an unseemly rush by landowners and developers to take advantage of what otherwise are supportive policies for development on both the edge of Padstow and Trevone. This would lead to, in my view, exacerbation of the problems identified in the plan, unsustainable development and harm to the environment, all contrary to the local plan and to the NPPF.	Note comment
PAD9/5	There is relatively good permeability between different parts of the town at present, but the recent Treceus farm estate does not build on this, so people jump over walls and cut through fences and cross fields etc. This is poor planning that should not be repeated and should be remediated where possible through future phases. I would recommend the following change to PAD9: <i>3) provision of safe and secure pedestrian access within the development, and maximise opportunities for links to other parts of Padstow, such as neighbouring residential areas and Treceus Industrial Estate, to enhance pedestrian safety, accessibility and permeability of the whole town; this must meet the most up-to-date standards for such provision set by the County Highways Authority.</i>	Note criticism of recent developments Review draft policy in the light of comment
PAD9/6	PAD9 seems to be silent on the desirability of access to public transport. The same is true of PAD11. Furthermore, neither policy mentions the need to have ready access to medical facilities, which seem to me to be important (without having to drive there, take a taxi or walk for a few miles!), and schools. I suggest that these policies, if retained, be amended to reflect the requirement to address the desirability of these other infrastructure matters.	Review draft housing policies in the light of comment
PAD10 Housing Needs and Mix		
PAD10/1	Important to recognise "affordable homes" mean that access is open to all. Single, young families, retired, those needing medical support ..etc. Not just 3-bedroom luxury homes. We all, as a community, need to plan for the future, and more.	Note comment, no change required
PAD10/2	Glad to see in paras 9.10 - 9.14 an understanding of actual local needs for smaller, rented and lifetime housing	No change required
PAD10/3	As an aside, it is also worth noting that Padstow Primary School is now at 75% capacity (Metropole Hotel Statutory Consultee Response) and classes are now being amalgamated with the associated loss of jobs / reduced working hours because of the reduced number of pupils. Delivery of affordable housing will help sustain numbers given that many of the residents are young families, therefore we should seek to encourage the delivery of affordable housing rather than unintentionally putting preventative barriers in the way.	Note comment and consider whether it provides additional, relevant evidence (if correct)
PAD10/4	Key-Worker Accommodation A number of businesses in Padstow cater for the tourism industry but housing employees has become a real issue for both the businesses and, where there are staff houses, the neighbouring residents (anti-social behaviour). I therefore feel that a dedicated area for purpose-built staff accommodation that is managed, much in the same way as keyworker or student accommodation is managed, should be considered to remove the anti-social problems that are experienced by local residents. It would also remove the added pressure from businesses seeking to buy local housing on the estates, so that they instead can remain as family homes. In terms of location, I do think that somewhere on the edge of the existing industrial estate at Treceus would be most appropriate so that a suitably sized building could be constructed to meet the needs without looking out of place.	Consider whether to make reference to key worker needs

PAD10/5	This document promotes providing more low-cost properties in the future either as rental or shared ownership scheme new builds of small houses. This is so important to hold on to a sustainable and vibrant permanent community. As far as providing starter homes here in Padstow, perhaps the outstanding 53 properties to be built should be rental or shared ownership scheme properties for local residents' use. As the Treceus Housing Development is already established. perhaps these properties can be built here.	Note comment, no change required
PAD10/6	Policy PAD 10 is also a Padstow only policy as no major developments are allowed or anticipated in the AONB.	Note comment
PAD10/7	9.13 "74% of respondents to the Housing Need Survey 2018 said they supported an affordable housing led development to help meet the needs of local people." We would like the 74% figure broken down to reveal how many of the respondents are resident in Trevone. Assuming this is a low percentage then, the previous comment above under 8.27 applies here.	Note comment, ensure supporting text justifies policy
PAD11 Rural Exception Site Development – Refer Comments to Task Group		
PAD11/1	Housing associations could be encouraged to create a replacement of the Council housing lost to second homes	Refer to Task Group
PAD11/2	I am less clear that para 9.17's suggestion that such housing in Trevone (which would be desirable) should be provided for by 'rural exception site development'. If this is the case, it needs to be a matter for the whole community to decide where this approach would work with least negative impact, not just the Planning offices. It should also be limited to long term rental accommodation since any 'affordable housing' purchase arrangements inevitably seem to convert to unaffordable housing.	Refer to Task Group
PAD11/3	I believe Trevone could easily happen accommodate a second phase to the existing Affordable development to sit alongside the existing development controlled by Ocean Housing in Porthmissen Close, Trevone.	No change required
PAD11/4	Section 5 uses the words 'in perpetuity' – we have had trouble with this in London where a park given to the community 'in perpetuity' now ends with a meaning of 90-year period and is under threat for housing. I notice the words are used elsewhere in your document. My advice is if you mean 'for ever more' – then say that.	Refer to Task Group
PAD11/5	In order to preserve the spirit that small scale affordable schemes are indeed small-scale, I hope that a policy be added stating "any proposal for small-scale affordable schemes be non-contiguous with any previously passed such schemes.	Refer to Task Group
PAD11/6	The list of criteria required to generate support for rural exception sites should be widened to include walking distance to school, to everyday shops, health/doctors, childcare/nursery and other services. Criteria 6 should be expanded to say 'and in all other ways meets the criteria of housing policy PAD9 and PAD7'. The new criteria should be introduced to ensure that development is not promoted in the AONB as for the reason stated above there can be no good reason to do so given availability of land not so protected. As stated above it would be better and ultimately more likely to meet the local needs and to deliver affordable housing on the edge of Padstow. At para 9.18 it is stated that policy PAD11 is consistent with AONB policy MD5. As quoted the policy is not at all consistent with this without amendment.	Refer to Task Group
PAD11/7	Although I have no objection to a small (maximum 15 houses) extension to the present Porthmissen Close estate, I am very worried by the wording of this Policy. Has consideration been given to this wording actually creating a loophole? For example, I understand Beach Road has recently been purchased by a Development Company. This purchase would give access to Dave's Field. All the purchasers have to do is wait until the owners of Dave's Field (now or in years to come) are prepared to sell and if this Policy wording is included in the NDP, there would be difficulties in objecting to planning on that site. I don't think the wording of 4 and 5 is tight enough and the Council would do well to seek specialist legal advice. There are a number of unadopted roads within the Parish, not all leading to such a prime building site, but building on this particular site would be detrimental to the beauty of the area even if it provided some homes for locals.	Refer to Task Group
PAD11/8	The Plan refers to small scale affordable housing schemes. It may be useful to quantify what small is and whether this is appropriate. Policy 9 of the Local Plan state that the primary purpose of development on Exceptions sites is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance. We would suggest that appropriate scale is used instead of small scale. Poltair Homes & Situ8	Refer to Task Group
PAD11/9	A Rural Exception Site policy may be needed to prevent unwanted speculative housing development of any kind in Padstow. But, paragraph 9.17 suggests there may be a need to also identified an exception site for in Trevone. However, the CLP says " the baseline for a housing target within an AONB will be zero", backed by the Examiner; The Housing Needs survey identified that no-one wanted to live in Trevone; PAD 11 says 'an	Refer to Task Group

	exception site needs to be within a reasonable and safe walking distance of an existing settlement', which Trevone is certainly not with no paved area on the B3276. Therefore, Trevone needs to be removed from this Draft policy.	
PAD11/10	PAD 11 may only be needed to prevent speculative development in Padstow, as CLP and ANOB Management Plan consider Trevone to be outside any development area.	Refer to Task Group
PAD11/11	Housing and Housing Development uses data from the 2018 Housing Needs survey and from the Community Consultation in 2018. From a total of 1488 questionnaires only 52 returned related directly to housing needs. One question (Q18) asked where would the household like to live? Of the 44 responses to this question, none wanted to live in Trevone!! Therefore, the AONB must be protected and there should be no housing in the AONB	Refer to Task Group
PAD11/12	Policy PAD 11 is unacceptable as there is no need for it. Rural exception sites are legislated for fully in the Cornwall Plan policy number 9. There is absolutely no need to expand on this policy in the Plan. No-one in the housing survey put Trevone as their first choice for affordable housing and the 'fingering' in paragraph 9.17 of a site in Trevone is also unacceptable. Sub-paragraph 3) of this policy in itself is also unacceptable. It is not for Padstow Town Council, through its NDP, to determine the composition of any community. In other parts of the country this would be called social engineering. This same comment applies also to paragraph 9.17.	Refer to Task Group
PAD11/13	Padstow Town Council appear to be targeting Trevone as a rural exception area (9.17) and will agree to further development adjoining its settlement area using the 'extension' rule to an existing built up area (ref PAD7/1). Although not specified this can only refer to the extension of the Porthmissen estate completed in 2016 and located just down from Windmill on the right-hand side. We strongly object to any such further development of this site as:- 1. It would contravene PAD7/4 i.e. "It does compromise and have an unacceptable adverse impact on the quality of the environment and the special landscape character of the AONB" as it would reduce the amount of agricultural land and increase the already high volume of traffic in Trevone Road. 2. It would adversely affect the unique village character of Trevone and turn it into a town. 3. There is no evidence that "an increase in the number of young families would [also] help support local facilities and services and make Trevone a more sustainable community in the future." (9.17) The residents of the Porthmissen estate keep themselves to themselves and do not seem to support local functions and events. There is one farm shop and one beach shop in Trevone – all other 'local' facilities are in Padstow. 4. It would destroy the qualities that Trevone parishioners' value most about their area (7.1) namely, "Its scenic beauty, countryside, location, wildlife, peacefulness and pace of life." If Padstow Town Council really does value these Natural Environment qualities, then their Extension rule runs counter to preserving and maintaining them and will without doubt destroy them. The Extension rule gives the Council carte blanche to override parishioners' concerns regarding the necessity to preserve Trevone's AONB eg: 7.2 States that Trevone is part of the Cornwall AONB and "being part of the AONB means being protected by the Countryside and Rights of Way Act 2000 'to conserve and enhance its natural beauty'". 8.5 "It is the overwhelming view of the community that incursions into our precious countryside should be strictly limited and controlled." 8.21 "Local plan policy 7 states "the development of new homes in the open countryside will only be permitted where there are special circumstances." 5. It would increase traffic levels that are already at a high and dangerous level. Trevone's parishioners value the exceptional quality of their village and do not want any further extension development outside the settlement area that would turn their rural idyll into an urban sprawl; this cannot be the Council's aim intentionally or otherwise and its priority therefore should be to protect it against any such development.	Refer to Task Group
PAD11/14	9.16 "The number of local households, 176, that was recognised as being in housing need at April 2018 is substantial." How many of the 176 are resident in Trevone? Assuming this is a low percentage then, the previous comment above under 8.27 applies here.	Refer to Task Group
PAD11/15	In summary, Trevone has unique character and its AONB must be protected for future generations and the Council must resist the urge to extend the settlement area to provide further sites for affordable homes development that would be better located within Padstow, or at least outside the AONB, bearing in mind the number already allocated within the Treceus development. The Council are no doubt aware that when five agricultural fields came up for sale in 2017 between Harlyn Road and Trevone Road, over 30 Trevone households felt so	Refer to Task Group

	passionate about protecting the AONB and preventing further development, that they raised the capital to purchase the fields themselves with the sole purpose of preserving their agricultural heritage, natural beauty and the character of Trevone as a village.	
PAD11/16	Paragraph 9.17 suggests that there may need to be a Rural Exception Site within the AONB of Trevone. PAD11 notes that exception sites must be within a reasonable and safe walking distance of an existing settlement. Trevone is not easily accessible as the main B3276 is narrow, has no pavement and is unsafe for pedestrians to walk along. Farm tracks do exist, but these are not accessible as they require climbing over stiles and walking up a steep hill, neither possible for many potential residents within the community. Therefore, Trevone should be excluded from PAD11.	Refer to Task Group
PAD11/17	My concerns about PAD11 fall into two categories PAD11, without item 3, seems to be essentially a paraphrasing of Policy 9 in the Cornwall Local Plan. As such I consider it unnecessary and believe it, and associated paragraphs, should be deleted. Item 3 goes beyond Policy 9. There is no reference provided for what is proposed and no clarification given. Is the 'balanced community' that is referred to be based on age, gender, ethnicity, or what? Many communities have areas within them where some population traits are more common than others and those responsible for planning do not attempt to affect the mix. The adoption of item 3 would effectively give those making planning decisions the remit to make such decisions so as to alter the mix of persons within the community and, it might be argued, could be regarded as bordering, perhaps unintentionally, on some degree of social engineering. This is not something I would support and does not seem an appropriate within a policy for a Neighbourhood Plan.	Refer to Task Group
PAD12 Second Homes – Refer Comments to Task Group		
PAD12/1	I think there has been a lot of careful thought put into these policies, with due regard to protecting the unique and special nature of our town. Particularly glad to note Pad12 re: second homes.	No change required
PAD12/2	Is there a restriction on the size of 'replacement' 1 to 1 buildings? There seem to be several 'replacement' dwellings lately which are decidedly larger than the original building. Also is there a requirement to keep the replacement building in character with the area in which it is situated?	Refer to Task Group
PAD12/3	Support the proposal for local resident housing provision, including a restriction on holiday lets for 2nd homes	Refer to Task Group
PAD12/4	Adopt a St Ives style plan and ban further second homes.	Refer to Task Group
PAD12/5	I support policy PAD12 regarding second homes and aim 7 to prioritise local housing needs.	Refer to Task Group
PAD12/6	I also support policy No 12 – Second homes.	Refer to Task Group
PAD12/7	In favour, but can this be achieved?	Refer to Task Group
PAD12/8	Anything that addresses the balance between 2 nd homes and permanent homes has to be a good thing. We cannot just keep building houses in this beautiful spot, without any control over how they are occupied.	Refer to Task Group
PAD12/9	I think the Plan has been well put together and balances the needs of locals and tourists. It recognises the need to control the number of 2 nd homes and protect the environment.	Refer to Task Group
PAD12/10	Agree with 9.24 to restrict second homes so as to strengthen the community and local economy.	Refer to Task Group
PAD12/11	Re: Adopt a St Ives style plan and ban further second homes. Great Idea.	Refer to Task Group
PAD12/12	Whilst I fully appreciate the thinking behind this policy, the practicalities are that it will frustrate housing delivery, including the much-needed affordable housing. Note the delivery rates of housing in St Ives for the past three years which in May 2016 adopted the same primary residence policy to that proposed in the Padstow NDP. Whilst it is accepted that there is a lag between consent and completions, we are now over three years on from when the policy was adopted and only 6 dwellings to date with the primary residence policy have been completed across all sites / consented schemes in St Ives (and I think two of these were the lifting of a holiday restriction on dwellings that were already built). Given the threshold for affordable housing to be triggered is 10 units, this would indicate that only small-scale schemes of one or two dwellings are being constructed and no affordable housing is being delivered because of the burden placed on development sites with the primary residence policy. Mortgage lending for primary residence housing is limited and where mortgage products are available the interest rates will be higher than standard mortgages so the cost of servicing the debt will be greater to those living in the properties. The uncertainty of sales (because of the primary residence policy) puts off developers from looking at bringing sites forward, and without sites of a certain size that have open market housing cross-subsidising the affordable then no homes are being built for anyone.	Refer to Task Group
PAD12/13	Houses that come under the most pressure from second homeowners are those wanting properties in the older, more quaint parts of the town. The policy does nothing	Refer to Task Group

	to protect the existing housing stock here from being purchased by second / holiday homeowners so pressures will continue from these prospective purchasers. The outskirts of Padstow are not where holiday homeowners want to be - Cornwall Council confirmed that only 2% of the houses on the outskirts are second / holiday homes. I therefore feel strongly that Policy PAD12 will do more damage than good and will prevent any affordable housing from coming forward and will unintentionally put pressure on the existing stock pushing prices even higher and out of reach from those wishing to remain in the local community.	
PAD12/14	9.24 I support this.	Refer to Task Group
PAD12/15	<p>We have sympathy with the problem and the Plan's ambition to favour full time residency, but the LSE report has identified unplanned market consequences. There have been two articles recently which highlight the impact of the second homes policy on St Ives and it has been shown to have a negative impact upon local residents in terms of tilting the open market away from locals.</p> <p>Like many popular Cornish coastal resorts Padstow has succeeded in attracting destination tourism; often visitors are converted into wanting to own a 'small part' of Padstow and become 'accepted' within and by the community through buying a second home. Also, investors are attracted to acquiring holiday let homes because of the potential investment return, measured against an economy where traditional investment returns are currently low.</p> <p>We have sympathy with the problem, from the community's viewpoint, through trying to reduce the demand for second / investment homeownership. The proposed restriction in favour of full-time residency for any new open market homes built is likely to have adverse impact on the market.</p> <p>Our views expressed in relation to this draft policy are made in good faith, using our experience of housebuilding funding, mortgage availability, market economics and buyer's aspirations.</p> <p>We support the principle that new homes should be led by delivering affordable homes / community value.</p> <p>To achieve affordable homes delivery, a balance needs to be struck against some open market housing delivery via s106 Agreements, otherwise affordable homes delivery could stall unless funded through Government grants. Government has greatly reduced grant requiring RP's to use cross subsidy models.</p> <p>Through restricting newly built open market homes, as proposed, without the Neighbourhood Plan having the ability to retrospectively restrict existing housing stock in similar fashion, runs the risk of creating a distorted market. The approach proposed would not deter second home ownership but is likely to increase demand and consequential value of existing unrestricted private homes stock disproportionately.</p> <p>The continuing second home demand focused on a smaller pool of homes could exacerbate the ability for local people to afford homes in the heart of the town. The local community would have no control over this market.</p> <p>The resultant likely increase in the average home price in the uncontrolled parts of the town is likely to increase the average sales values across the wider housing stock further distancing local people from affordability.</p> <p>Ironically, the aim to restrict new homes, if any were built might lag behind in value because of the occupancy restriction, but mortgage companies are less inclined to grant mortgages where there is such a 'market' restriction.</p> <p>One only has to look at restricted affordable homes sales. Local Authorities recognise that first time buyers can only secure a mortgage providing the restriction on occupancy can be lifted if a mortgage company has to take possession following default allowing the property to be sold unrestricted on the open market. Without this 'mortgagee in possession' clause, no mortgages would be available to first time buyers.</p> <p>It is our contention that considering how to help better balance housing market supply and demand is not a black and white answer through simplistic restriction of one sector. The London School of Economics (LSE) recently published report (June 2019) referred to previously, evaluated the impact of such restrictions both in the UK and overseas. St Ives, which trailblazed an occupancy restriction through their NDP according to the report, has suffered unfavourable unplanned consequences and market distortion. We would urge the Padstow Steering Group to consider the report as relevant evidence. We attach a copy.</p> <p>The communities view is understood and the Plan's aim admirable, as we recognise that Padstow leaders are keen to create a vibrant community with housing and consequential wellbeing serving all sectors of local society. However, to achieve would require a raft of policy decisions.</p> <p>We would urge the Padstow Steering Group to brainstorm alternative approaches, which would allow the community to benefit in different ways. It would be wrong for us to guide such a conversation, other than to say that at Treceus Farm we voluntary offered to promote homes for local people for a minimum period before being offered</p>	Refer to Task Group

	to people from outside of Padstow and we prevented any homes being purchased for holiday letting. That has delivered success and has led to over 80 new affordable homes being created. We are grateful to the Steering Group for acknowledging this. Poltair Homes & Situ8	
PAD12/16	I note with interest the proposal to follow St Ives Town Council's initiative to place a residential requirement on new build housing. While this move was applauded by the local residents when it was introduced in St Ives I understand that the unintended consequence has been to bring new housing development to a virtual standstill as developers are unable to build and sell houses at prices that will bring a return on their investment. Older properties in St Ives are now favoured by second home seekers, and there are very few new homes being built and sold at affordable prices to locals. I think Padstow Parish council should take note and proceed with great caution in implementing a similar policy. Have members of the council considered other possible measures to discourage second home purchases that inflate property prices for locals? I am not sure what powers the council has but are there other possible strategies that would not discourage developers? It is a very important matter to keep Padstow as a vibrant living community for young working families	Refer to Task Group
PAD12/17	I also think there are sufficient second homes and holiday-lets in this area and that these should be limited in the future as they have done in St Ives.	Refer to Task Group
PAD12/18	I support in principle policy PAD 12 but am concerned about some of the negative assertions/wording in the following narrative. I attach a marked-up copy of this page. It has to be recalled that it was 'locals' who sold their houses to second homeowners etc in the first place. In addition, in paragraph 9.22, I challenge whether the sustainability of Trevone is compromised by second homeowners. 'White van man' in this area was never out of work through the financial crisis and the community in the village is flourishing.	Refer to Task Group
PAD12/19	On a more positive note, we are fully in agreement to the Council's plan for Second Homes (PAD12) in general and the Principal Residence rule in particular.	Refer to Task Group
PAD12/20	Like most permanent residents, I do strongly oppose the development of second homes and the destruction of the actual fibre of the village of Trevone by them. Really enough is enough. We have more than is ever needed, there is no excuse to build anymore. Lots of them don't fit in, architecturally, with the existing style of properties and lots, especially the wooden ones, just look hideous and stand out horribly. The second home industry brings traffic, both contractors and of course private vehicles. Their nuisance, noise, quantity and pollution that results is not acceptable. Cornwall, we all know, is one of the most popular holiday spots in the UK, we have our fair share of foreign vehicles using our very busy road network too, which adds to the congestion in peak holiday times. Continued building work can only increase this. Consideration should be given to reduce the traffic problems it causes.	Refer to Task Group
PAD12/21	Second homes - Difficult one this. I have huge sympathy with the strength of local feeling about second homes, although I recently saw a news article which suggested that the approach taken in St Ives has not necessarily had the desired effect, and in some instances has been counterproductive. Other options, such as a local tax on second homes, might be worth considering? Prideaux-Brune	Refer to Task Group
PAD12/22	Development of new properties should not be allowed to be used to let as second homes. Homes for locals should be made more affordable.	Refer to Task Group
PAD12/23	2nd Home Ownership -- paras 9.5, 9.22, and 9.23 I found your comments on second home ownership interesting and very relevant. When we purchased our house most of the top end of Church Street was permanently occupied as main residences. Today there are only two houses at the top of Church St which are occupied as principal residences. The other change is that 2nd home ownership has changed. Whilst in the 1980s and 90s the pattern was for houses to be bought for the owner's own use or for their family or immediate friends, the most common sight today at the front door is the black key box and advert for a letting company. The most common approach seems to be to modernise and sanitise the property for letting and the owners to only visit themselves at best a few times in the year. It is no longer a second home but a commercial business and so should perhaps be reclassified as such and a way found to control expansion where it is detrimental to the town's development as a community. The other aspect of ownership in the 1980s was that properties were frequently in very poor condition (ours was dreadful) and it would have been almost completely impossible to obtain a mortgage. We have invested time and funds in restoring and retaining countless old features.	Refer to Task Group

	I would like to see you recognise the difference between the investment/ letting/business second home and those who have worked to see Padstow retain its old character and make their property a “real second home”.. I applaud your proposals to prevent new housing being purchased for second homes but have heard that St Ives have found unexpected adverse consequences by adopting similar restrictive policies. I would suggest that the PPNP team approach the St Ives NP team and see if these proposed policies for Padstow will avoid having similar difficulties.	
PAD12/24	A mate lives in St Ives and there are now no building jobs for locals left because the developers don't make money. It's been a disaster for young local people that need well paid jobs. It's a great idea that has had the opposite effect I think.	Refer to Task Group
	Transport, Travel and Parking – Topic Overview	
TT1	Direct bus service to St Columb would enable direct bus routes to the west, Truro and Newquay.	Refer comment to the Town Council
TT2	The amount of cars, buses & lorries coming into Padstow is getting unbearable now for people who live on the A389, the park & ride buses are so noisy & polluting going backwards and forwards every 10-15 mins with sometimes 4/5 people on big double decker buses which is crazy. All lorries & buses going into the town should use the alternative route away from the school & residents on the B3276 past the cemetery where the noise wouldn't affect anyone. Something has to be done as this situation is only going to get worse with the amount of people visiting Padstow. I'm all for the Park and ride but it has to be set up properly with digital displays on entering Padstow saying how many spaces are actually left in the town to stop cars driving all the way down to only discover there's no spaces so then driving all the way back up to park in the park & ride!! If done properly it will also stop the volume of cars going unnecessarily down to the town. We live in a beautiful place which is slowly being destroyed by unnecessary new builds, pollution, people & traffic. Padstow was once a lovely village.	Note comment Consider whether anything can usefully be added to the introductory text Refer comment to the Town Council
TT3	Road network - I note the comment “Perhaps the matter of most concern to the community is the road network and the several traffic issues”. I agree that traffic management and the roads are a concern. Objective 9A (Improve and extend the footpath network) should include: 1. The need for an official footpath and cycle-path 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. 2. In addition to the critical need address in 1 above, I propose there is a need to extend a footpath and cycle-path to at least Jury Park, if not the Caravan site. 3. 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 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	Note comment The mistakes of Consider whether anything can usefully be added to the introductory text Refer comment to the Town Council
TT3B	4. Road maintenance: This may be a Cornwall Council responsibility, but it would be good to see the Town Council keep the pressure on for updated road surfaces, you will understand why I put forward the state of Grenville Road as an example.	Refer comment to the Town Council
TT4	Parking is a nightmare in Padstow and parking permits should be for homeowners in roads at top of town e.g. Glynn Road, Netherton Road, Dennis Road, Treverbyn Road, Egerton Road.	Refer comment to the Town Council
	PAD13 Local Travel and Safety	
PAD13/1	I think the emphasis should be put on keeping the roads around the harbour safe and accessible. At present there are too many unnecessary obstacles along the side of what is already a narrow road making it difficult to access the North Quay in particular. It is important to remove A-boards and street traders unbelievable when they are sat underneath signs saying ‘no street traders’. These obstacles making it unsafe for public safety.	Refer comment to the Town Council
PAD13/2	Given the acknowledged severe problems with travelling and congestion in the centre of Padstow and in Trevone, this policy should be broadened to include and presumption against development which will exacerbate any such congestion.	Consider whether traffic implications should be further considered in the context of specific development policies
PAD13/3	We would support such a policy as long as it is viable and deliverable. The Plan needs to be flexible in accepting pedestrian / cycle routes as shared surfaces. An electric bike charging point is an interesting proposal. Like public car charging points, they should be located in public areas, such as car parks, although security would be challenging. Poltair Homes & Situ8	Note comment and consider policy implications
PAD13/4	Generally supports facilities for alternative means of transport.	No change required
	PAD14 Electric Vehicle Charging	

PAD14/1	Not just new homes need electric parking points, existing homes need access to such points as well.	Consider extending reference to the need for electric charging points
PAD14/2	We would support and would suggest they should be located in public areas such as pubs and car parks, providing there is accessibility to nearby facilities. Whilst waiting for charging, people will want something to do, hence recommending that they are concentrated near existing facilities. We agree that domestic trickle charging points should be provided in all new homes. Poltair Homes & Situ8	Note comment and consider policy implications
PAD14/3	EV Charging points should be required, not supported, for all new homes and commercial development. Many local authorities are including this in development plans nowadays.	No change required
PAD15 Public Car Parking Areas		
PAD15/1	Car park capacity signage, as used in Newquay, would probably alleviate some of the car roundabout syndrome in the summer, and relieve congestion in the town.	Refer comment to the Town Council
PAD15/2	Also, as a local resident I would like to propose Resident Parking Permits. I know that you are still not guaranteed a space outside your home and a cost would occur but I'm sure this would be acceptable for most people residing in the town. Sincerely hope this issue can be looked at again.	Refer comment to the Town Council
PAD15/3	I am concerned about our car parking. I think if we create more public car parking we will get more visitors in town than we can manage. We have to accept that when the parking is full, the town can't take any more. Resident parking for those living in the centre of town still needs addressing.	Note comment Address concern about negative impact of more parking areas
PAD15/4	I wonder whether electronic monitoring and reporting of parking spaces could be useful at the arrival points to Padstow to prevent people coming into the town centre only to find they must drive straight back out. Might we also limit the central car parks to young families and elderly people and encourage others further develop their health and stamina by parking further away? We could increase the number of loading only bays to advantage. Including off road parking in new developments is sensible.	Refer comment to the Town Council
PAD15/5	I also support the suggestion of real-time car park capacity signage, and it should be on show before the Park and Ride site, in an attempt to stop wasted journeys around town adding to congestion and pollution. Could the Park and Ride buses be a) single-deckers and b) electric/hybrid?	Refer comment to the Town Council
PAD15/6	We all know that the Padstow town centre has very limited parking making the park-and-ride invaluable. However, during some extremely busy times I've seen it closed. Could that please be looked at as it will relieve the need for visitors to drive into town looking for parking.	Refer comment to the Town Council
PAD15/7	... whilst PAD15 entirely supports new car parks, this seems to be the wrong way around and there is a danger that every field around the town will turn into a car park in the summer.	Note comment Address concern about negative impact of more parking areas
PAD15/8	PAD15 and the subsequent paragraphs seem to be somewhat blinkered in that it is silent on measures that may ameliorate the need for further public car parking. I suggest that this policy be amended to include support for such measures.	Note comment
PAD16 Off-road Parking		
PAD16/1	Cars are double parking on both sides of many of our roads i.e. Dennis Road making it impossible to pass and especially emergency vehicles needing to get through. Double-yellow lines should be placed on at least one side.	Refer comment to the Town Council
PAD16/2	There should be an additional limb to this policy where the development proposals result in the loss of private parking would not be supported.	Consider whether policy should be extended to prevent the loss of off-road parking as a result of new development
PAD16/3	This is clearly an important issue that the Plan wishes to contribute to lessen the problem. We would support this. Poltair Homes & Situ8	No change required
PAD16/4	Policy PAD 16 is not needed for Trevone. The reference to Trevone in paragraph 10.11 is a wrong interpretation of the results of the questionnaire and should be deleted. To the question 'Do any of the following need addressing: parking in Trevone, 54% agreed and 46% disagreed. The problem in Trevone is inconsiderate parking in the holiday season and builders' vehicles. This is not a problem to be resolved by new development proposals, particularly as development is not expected in Trevone. The comment about 'free parking space' relates to Padstow only.	Note objection to reference to Trevone
Local Economy and Tourism – Topic Overview		
ET1	The NDP is seeking to broaden the employment opportunities and reduce the reliance on lower paid tourism jobs. We would draw attention to the land to the north of Treceus industrial Estate as a preferred option for expansion of businesses in the town. We would suggest the potential of Newquay Spaceport proposals could offer opportunities for a modern business park in Padstow, allowing it to attract high quality specialist businesses, away from but well positioned to Newquay. To attract, such	Note support for policy and identification of preferred business expansion area

	ambition, if agreed by the community would need to be articulated. Poltair Homes & Situ8	
ET2	Tourism - Speaking as an institution (i.e. Prideaux Place) which depends heavily on Padstow's tourism industry I hope that there will genuinely remain a proactive openness to sensible and sustainable ventures aimed at visitors. Whilst there is understandable wariness from the local community about being invaded each year there is precedent showing that, with changing tastes and fashions, "destination" towns can find that their visitors have moved elsewhere. We should keep our eye on the ball. Prideaux-Brune	Note support for the development of further sustainable tourism
	PAD17 Business Development	
PAD17/1	We consider that this policy is too restrictive as new businesses and expansion of business are not necessarily located adjacent to the settlement boundary of Padstow. Poltair Homes & Situ8	Note objection to policy as being too restrictive
	PAD18 Treceus Industrial Estate	
PAD18/1	Look to improve local employment opportunities that is not tourism related, especially on Treceus Farm Industrial Estate (though its appearance needs to be improved)	No change required
PAD18/2	11.14 shows good thinking about developments on the Treceus Industrial Estate.	No change required
PAD18/3	We agree with the sentiment of this policy but consider that it should be written in a more positive light. A Neighbourhood Plan is a tool for encouraging development in the right place. We recommend you replace the negative language. Poltair Homes & Situ8	Note comment Consider wording of the policy
PAD18/4	I agree that Treceus Industrial Estate is in need of improvement and is of vital importance to our economic growth.	No change required
PAD18/5	Paragraph 11.14 gives some views on the undesirability of 'storage, warehousing and distribution businesses'. No evidence/reference is given for this view as being something that Padstow Parishioners endorse. Nor is anything said about the potential benefits throughout the Parish for new businesses of this type. I suggest that the lack of robust substantiation of the views expressed mean that this paragraph needs to be either properly referenced or else deleted. I would not necessarily view this type of business as undesirable, it would depend on employment created and the leveraging it gave to other businesses.	Note doubts about supporting evidence Review evidence
PAD18/6	Treceus industrial estate should not be over-developed.	Note objection to the policy
	PAD19 Padstow Town Centre	
PAD19/1	Continue to limit 'chain' shops in the Town Centre (e.g. rejecting Costa's bid for the Barclays site)	Refer comment to the Town Council
PAD19/2	Some restrictions should be placed on the traders on the Quay providing tattoos and hair braiding. The queues for these traders block the road and passageway around the Quay. They have now started selling various items which puts them in direct competition with rate paying shops who are at an unfair advantage.	Refer comment to the Town Council
PAD19/3	Nothing addressing the harbour are and its proliferation of street traders appears in the Plan. Many of these traders suggest they offer a service but are simply selling tat. The crowds which gather round them cause obstruction to pedestrians and traffic. Some are now appearing on the bandstand which does have a specific and enhancing purpose. For years now nothing appears to have been done to prevent the numbers of these people who are not apparently paying anything into the local community.	Refer comment to the Town Council
	PAD20 Tourism Development	
PAD20/1	11.23 Excellent summary of objectives for sustainable development in relation to tourists.	No change required
PAD20/2	I feel the policy itself reads fine, but some of the sub-text is perhaps a little negative and may be counter-productive, particularly in respect of local opinion (para 11.21). There is evidently a conflict between local opinion on this matter and being guided by the NPPF and taking a positive plan approach. Given this is a planning document I wonder whether the negative aspect should come out, or some additional text is introduced to emphasise more clearly how this policy will be addressed in a positive manner.	Note comment Review supporting text
PAD20/3	Sub-paragraph 3) of policy PAD 20 is incorrect and needs to be altered to conform with the Cornwall Plan. Policy 23.2a) states that 'Proposals must conserve and enhance the landscape character and natural beauty of the AONB and ...'	Review wording of criterion 3)
	Community Wellbeing– Topic Overview	
CW1	Additionally, I would like to see emphasis being given to PAD23, PAD24, PAD25. Community wellbeing is a vital component of every neighbourhood.	No change required
CW2	There is still a lot of emphasis given to the skate park as per the initial town consultation. Well done on building the skate park but there is little mention of all the youth activities that are currently available e.g. SCC, guides, rowing club, sailing club, surf lifesaving etc.	Consider whether other community facilities in the area need referring to
CW3	Para 12.5 talks of parks and amenity services and the possibility of extending these. It would seem more beneficial to educate people to make the most of the natural environment and its spaces, both to provide adequate outdoor activities and to train up future guardians for the Estuary, beaches, rocks, cliffs etc. This is made clear in para 12.16 but may need to be applied more widely.	No change required

CW4	clause 12.17 – ‘under provision of outdoor sport’ - you do have some good golf courses relatively close – it’s a shame they do not count.	Consider whether other community facilities in the area need referring to
CW5	<p>Recreation facilities</p> <p>It was pleasing to note the Council is aware of the real issues here with the following statement:</p> <p>There are concerns that the physical and social infrastructure needed to ensure the area remains a sustainable place to live, is under strain and vulnerable to a growth in population and visitor levels and changing lifestyles. The capacity of health facilities to cope with future demands is a matter of concern. The area is well-provided with community buildings, but several still require improvement and modernisation. The area is under-provided with public open space and recreation areas, which seems to disadvantage young people. The Town Council has been looking to address this with the recent development of a skate park and considering other recreation facilities, such as a Multi-Use Games Area (MUGA).</p> <p>And that the 2016 study of public open spaces noted “the level of outdoor sports spaces is significantly lower than the average for larger towns in the county.”</p> <p>I commend the Council on the excellent work to deliver the skate park and wholeheartedly agree with the need to develop the courts and area in the Lawns Car Park. My family played on them this week (and the other court was in use too).</p> <p>1. Obj.16A Ensure recreational spaces are sufficient to meet local demands; Obj.16B Support initiatives that provide opportunities for young people: It would be good to have one tennis court and one multi-skills court and both need to be maintained, the current state of the surface is awful and putting people off.</p> <p>I would also encourage support of any improvement to the Jury Park football field for recreational purposes.</p> <p>2. Obj.14A Promote the timely provision of physical and community infrastructure; Obj.15A Support improvements and enhancements to existing community facilities; The green space outside the courts should be protected and should have more public seating areas/benches by the courts so parents/family can let children play whilst being close by. There should also be some more benches around the skate park (one inside too at the top end). A water fountain outside both the courts and the skate park will help children stay hydrated and healthy.</p> <p>3. Obj.14A Promote the timely provision of physical and community infrastructure; Obj.15A Support improvements and enhancements to existing community facilities; The social club building should look better (although this may not be the Council’s responsibility), and I would support the Council’s desire to acquire the library building – my children have used the library extensively for 7 years which has helped their education, and some form of reading provision should be maintained, even if it’s a reduced stock of books with the ability to reserve books in, something we do a lot. Whether or not the library/reading provision happens the building should be a superb hub for community groups, projects and the management of the Lawns sports facilities. I look forward to the next version of the plan, which I hope includes the points I have made here.</p>	Refer comments regarding the Town Council and public assets to the Town Council
CW6	It would be good to see greater concern and preparation for lower income groups and local interests.	Refer comment to the Town Council
CW7	Para. 12.5 There should be a positive statement to improve and further enhance and greater integrate the play area opposite the cemetery. Poltair Homes & Situ8	Refer comment to the Town Council
PAD21 Community Infrastructure		
PAD21/1	I appreciate that housing must be improved and building in marketable areas - such as Padstow and its surrounds - is important. Consideration, however, must be taken into account that the already stretched public services (doctor's surgery, NHS dentist places, banks etc.) are supplemented with the increase in population. I note in section 12.3 that concerns have been raised in the past. As it stands, we already have multiple service provision problems, for the summer increase in population in Padstow - no banks, one inaccessible post office, poorly planned disabled parking provision, and too much access for unregulated hawkers and street traders, making pedestrian access difficult.	Note concern about the adequacy of community infrastructure
PAD21/2	Additional provision for the doctors in particular will be required as the Town expands	Note concern about the adequacy of community infrastructure
PAD21/3	Paras 12.6-8 - worth addressing these points - another good contribution from the Neighbourhood Plan developers.	No change required
PAD21/4	Major development should be able to lead as well as follow in tandem community infrastructure. Many infrastructure projects will be beyond the control of the Plan. Poltair Homes & Situ8	Note comment No change required
PAD21/5	What provision is being made to cope with the expanding population of Padstow in terms of school, surgery, parking? There is plenty of concern about environment, nominally, but no real awareness of green space and human impact.	Note concern about the adequacy of community infrastructure

	PAD22 Community-based Initiatives	
PAD22/1	Para 12.9 references a renewable energy project but does not mandate inclusion e.g. of solar panels on all new builds, use of green roofs, encouragement of geothermal heating where possible, establishment of grey water systems or other initiatives relating to individual developments. I may have missed this but would heartily recommend its inclusion.	Note comment Consider including support for green measures in new development
PAD22/2	We would support this ambition. Poltair Homes & Situ8	No change required
	PAD23 Community Facilities	
		No change required
	PAD24 Recreation and Sports Facilities	
PAD24/1	A leisure centre for Padstow would be a good idea.	Note support for a local leisure centre No change required
PAD24/2	Para 12.17 I hope that there is NO plan to introduce a golf course into Padstow as it must be the most land hungry activity as well as being one of the most elitist sports from which few local residents would ever benefit	Note opposition to golf courses No change required
	PAD25 Facilities for Young People	
PAD25/1	This policy should be expanded to include reference to any such support being conditional on the environmental impacts especially within the AONB to have been demonstrated to meet the requirements of the NPPF in this respect.	Note concern about impact on the environment
PAD25/2	...engagement with the school and recognised local youth organisations.	Consider making reference to engagement with relevant local bodies and organisations
PAD25/3	PAD25 refers to facilities for young people. Why is there not an equivalent policy for other age groups?	Note comment No change required
PAD25/4	Be more supportive of the Sea Cadets such that PTC could contribute to a full-time QM for the unit thereby keeping everything in good order.	Refer comment to the Town Council
	Monitoring the Plan	
MP1	Having completed the Development Plan the pace and priorities of implementation will be important. I would like to see priority given to such policies and issue as PAD9, PAD10, and PAD11 to encourage affordable houses for local residents and people with key employment to support the local community.	Consider whether making reference to the TC's role in implementation
	Glossary	
		No change required

Appendix 22 of Part 1

Cornwall Live Article and Notice 29th January 2021

A north Cornwall seaside town is looking to ban new second homeowners.

Padstow Town Council is getting ready to submit its Parish Neighbourhood Plan.

Neighbourhood plans allow communities to have a say on what they want to see in their towns from skateparks to green spaces, and more importantly where and how many houses can be built and crucially who can buy them.

Padstow has been working on its own NP since 2018 and is about to send its latest iteration to the planning authority - [Cornwall Council](#).

Like [St Ives, which pioneered the move in 2016](#), Padstow is looking to limit the number of second homeowners in the town as a way to stop local residents being priced out of their own town by wealthy outsiders.

The planning restriction comes as while about 2,500 people live in [Padstow](#) all year round, that figure more than doubles during the tourist season. Padstow also receives more than 500,000 day-visitors every year.

In 2017, Padstow was rated by the Halifax Building Society as the fifth least affordable seaside place for properties in England, with an average house price of £423,000. House prices have since gone through the roof with some houses in the historic heart of the town far exceeding £500,000.

A recent survey of residents also revealed that not many local people can actually afford a home over £200,000.

A spokesman for the town council said: "There must be little doubt that Padstow has been one of the primary areas for second-home seekers for many years.

"When we started our neighbourhood plan three years ago more than two thirds of all houses purchased in the PL28 postcode area were for second homes.

"Our own residents have told us that they feel it is very depressing to have so many houses in the town empty for most of the year and have highlighted the very negative effect it has on the community, especially in the winter months.

"St Ives Neighbourhood Plan pioneered the way in which the coastal communities of Cornwall can place a legally enforceable restriction on the sale of new open market dwellings in the interests of sustainability.

"As a result, our proposal for open market housing will only be supported where first and future occupancy occupation is restricted by a legal agreement to ensure that each new dwelling is occupied only as a principal residence."

It means that newcomers to the parish will have to prove the new build property they are trying to purchase is their main residence. Proof needed will include registering to vote in the area or putting children in local schools.

The condition that new homes should be for local residents will also include resale - which means that even when people sell their home, only buyers who want to make it their primary residence will be able to buy.

The town also wants affordable homes to blend in with market value homes on new developments to avoid any ghetto effect.

The NP adds: "While we have no statutory obligation to meet all the local housing needs within the neighbourhood area, we have concluded that it would be wrong not to ensure that all larger housing developments provide as high a proportion of affordable homes as is achievable.

"We continue to favour developments that provide a mix of market housing and housing that is affordable and accessible to local people. Different housing tenures on the same development should

be integrated and relatively indistinguishable from each other. In this way we will achieve more balanced communities.”

As Padstow also attracts its fair share of retirees, the town council is asking that new developments must include homes designed to accommodate older households.

The town council spokesman added: “Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes), our plan will support the provision of a principal residence condition to be applied on all new build housing, other than one-for-one replacement.

“It will bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, thereby strengthening the community and local economy.”

Comments on the neighbourhood plan are being invited from 9am on Monday February 8 for an extended 10-week period closing at midnight on Sunday April 18.

Hard copies of the plan and comment forms are available by post upon request for those without online access. To request a hard copy please contact the Padstow Town Council Offices by leaving a voicemail message on 01841 532296. Alternatively, by email to ndp@padstow-tc.gov.uk

People may comment on the plan by completing a comment form online at <https://padstow-tc.gov.uk/regulation-14-consultation/> and emailing it to ndp@padstow-tc.gov.uk or by completing a paper form and delivering or posting it to NDP, Padstow Town Council, Station House, Station Road, Padstow, PL28 8DA

Padstow Parish Neighbourhood Plan Regulation 14 Public Consultation Notice



In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c), notice is given that a formal pre-submission public consultation on the draft Padstow Parish Neighbourhood Plan will start at **9.00am on Monday 8 February 2021 for a 10 week period.**

About the Plan

The Padstow Parish Neighbourhood Plan (the Plan) has been created through listening to the views of residents and businesses. The Plan will provide a means of guiding, promoting, and enabling sustainable development within the Parish whilst protecting its unique natural and historic environment.

Padstow Town Council invites comments on the draft Plan. All responses received will be considered by the Neighbourhood Plan Steering Group and the Town Council to produce a revised version of the Plan which will then be submitted to the Local Planning Authority for examination by an independent examiner.

Viewing the Draft Plan and Commenting on it

The draft Neighbourhood Plan along with other evidence base documents and a comments form can be found at <http://www.padstow-tc.gov.uk>

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

You may comment on the Plan either by:

- Completing a Comment Form available online at <http://www.padstow-tc.gov.uk> and emailing it to: ndp@padstow-tc.gov.uk
- Completing a paper Comment Form and delivering or posting it to:
NDP, Padstow Town Council, Station House, Station Road, Padstow
PL28 8DA

Alternatively, you may submit your written comments in any form, but you must include your name, organisation (if applicable) and postcode for these to be accepted.

All comments will be publicly available and identifiable by organisation (where applicable).

All comments should be received by **Midnight on Sunday 18 April 2021**. Any person, business or organisation requiring more time to comment in view of the current coronavirus pandemic should inform the Town Clerk in writing as soon as possible.

Padstow Town Council

February 2021

Padstow Parish Neighbourhood Plan Regulation 14 Public Consultation



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

What is the Regulation 14 Consultation?

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

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

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

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



How do I view the draft Plan?

The Executive Summary of the Plan can be found overleaf.

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

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

How do I comment?

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

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

Padstow Parish Neighbourhood Plan 2018 -2030

Executive Summary

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

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

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

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

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

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

Natural Environment

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

Built Environment and Heritage

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

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

Housing

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

Transport, Traffic and Parking

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

Local Economy and Tourism

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

Community Wellbeing

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

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

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

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

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



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

Padstow Parish Neighbourhood Plan (NDP)**Regulation 14 Consultation:****Monday 8 February – Midnight on Sunday 18 April 2021****Pre-Submission Consultation Comment Form:**

The Regulation 14 consultation provides an opportunity for the Padstow Parish Neighbourhood Plan, and supporting documents, to be presented together to statutory consultees and other stakeholders. All comments received will be considered by the NDP Steering Group and the Town Council to produce a revised version of the Plan. A Consultation Statement which will include a summary of all comments received (including respondents names and organisations, if appropriate) and how these were considered, will be made available with the final "Submission Version" of the Plan that will be submitted to Cornwall Council for examination by an independent examiner and published on the Town Council website. **Please record your comments below. Thank you for your support.**

Responding as (tick as appropriate)			
an individual <input type="checkbox"/> on behalf of an organisation <input type="checkbox"/> on behalf of a client <input type="checkbox"/>			
name of organisation/client:			
Your Details (BLOCK capitals)		Organisations Only	
Name:		Name & Job Title:	
Postcode:		Organisation:	
Email:		Address & Postcode:	
Agents Details: (if applicable)		Email:	
Please tell us			
Do you wish to: comment <input type="checkbox"/> support <input type="checkbox"/> object <input type="checkbox"/>			
Is your comment: general <input type="checkbox"/> specific <input type="checkbox"/>			
If your comment is specific, to which Section/Policy does it refer?		Please make your comments here and indicate any changes you are seeking. Additional sheets may be attached to this form:	
We regret we are unable to process anonymous responses, please tick to confirm that you have read and accept the privacy statement below: <input type="checkbox"/>			

Consultation closes: Midnight on Sunday 18 April 2021 Comments received after this time may not be considered. **Comments can be submitted by** returning the Comment Form by: **Email** - ndp@padstow-tc.gov.uk | **Post** - NDP, Padstow Town Council, Council Offices, Station House, Station Road, Padstow PL28 8DA | **Place** - in the black post box at the Town Council Offices | **Online** - <https://padstow-tc.gov.uk/regulation-14-consultation/>

Privacy Statement: The purpose of this consultation is to help develop the Padstow Parish Neighbourhood Plan (NDP). The information you provide on this comment form will be used solely for the use and development of the NDP. Your comments will be shared with third parties and published. Where appropriate, responses from organisations will be published together with the name of the organisation and employee. Any other personal data will not be published but may be shared with third parties for the purpose of collating responses for use. To view Padstow Town Council's General Privacy Notice please visit www.padstow-tc.gov.uk or contact the Town Council offices.

Appendix 26 of Part 1

Lists of Reg. 14 Community-based Consultees

Community Groups and Organisations
Baby Bounce & Story Time
Blue Ribbon Oss Party
Crafternoonies
Old 'n' Goldies
Knit and Natter Group
Memory Café Group
Old Oss Party
Padstow Art Group
Padstow Baby & Toddler Group
Padstow Church Friday Fun Club
Padstow & District Flower Club
Padstow & District Lions Club
Padstow Old Cornwall Society
Padstow Guides District Association
Padstow Kernow Players
Padstow Over 60's Keeping on Your Feet Class
Padstow Probus Club
Padstow Rowing Club
Padstow Sailing Club
Padstow Sea Cadets
Padstow Senior Citizens Club
Padstow Trefoil Guild
Padstow United Football Club
Rotary Club of Padstow
Royal British Legion Padstow Branch
St Petroc Lodge RAOB
Teasers Readers Group
Trevone Women's Institute Group
Trevone Youth Group
Trevone Village Hall
Camel Ramblers

Local Businesses and Community Facilities	
5 Degrees West	Padstow Plumbing Ltd
10 Treverbyn Road	Padstow Pre-School
Abbey Bears	Padstow Reclamation Ltd
Allet Barns Business Centre	Padstow Results Ltd
Althea House Self Catering	Padstow Retail Ltd
Andrew Bray	Padstow Sailing Club
Animal	Padstow School
Ann's Cottage Animal	Padstow Sea Sand
Another Nice Repair	Padstow Shellfish Co. Ltd
Artyfacts	Padstow Social Club
B&B 4 Treverbyn Road	Padstow Tasting Room Ltd
Beach Guardian	Padstow TIC & PATA
Beyond the Sea	Padstow Touring Park
Bibi	Padstow Vintage Rally and Country Fair CIC
Bike Tech Services	Park Homes Padstow Ltd
Bintwo	Pasty Presto
Blue Cedar Homes	Paul Ainsworth at No 6
Blue Wing Gallery	Paul Berrington - Guitar Teacher
Boots UK	Paul West Carpentry and Building Contractor
Briggs Catering	Paws in Padstow Ltd
Bryn Cottage	Pendeen House
Burgers & Fish	Personal Travel Advisors
Cally Croft	Petroc Group Practice
Camel Leisure	PGM Motorcycles
Carey Pension Trustees UK Ltd	Planning For Results Ltd
Cawarden Co. Limited	Poltairhomes
Ceri Wood Designs	Prawn On The Lawn
Charter Boat Hire	Precision Woodwork
Cherry Trees	Prideaux Place
Chip Ahoy	Prideaux-Brune Estate
Christine's Cakes & Catering	Prime Oak (Woodland) Ltd
Cole, Rayment and White	Prospect House
Corner House (Padstow) Limited	Pucelli's Restaurant
Cornish Horizons	PW1 Bar and Café
Cornwall Cabs	Quba Sails Ltd
Cornwall Estates Ltd	Rest A While Tea Garden
Cornwall Storage	Rick Stein Group (The Seafood Restaurant)
Cornwall Wedding Parties	Rocky Point
Crew Clothing	Rojano's in the Square
Curios	Roly's Fudge
Cyntwell	Roselyn B&B
Danser South West Ltd	Saltrock
DCH	Samphire Padstow Management Limited
DGW Sand Co.	Sea Fury Padstow Ltd
Doombarfish	Situ8 Planning Consultancy
Down By The Ferry	SPAR
Easy Clean	St Edmunds House
Emma Kate 2 Fishing Trips	St Petroc's Group Practice
Fireball (Padstow) Ltd	Steve O'Hagan Plant Hire
Floribunda Cornwall	Steve Trevone Driving School
Flotsam & Jetson	Strand House B&B
Freeman Sails Ltd	Stratton Creber Countrywide
G-Cabs	Symply Padstow
Goodey	T C Rogers & Son
Greens Café & Padstow Crazy Golf	T.T Surveys Ltd
Gwyneth's	Tarquin's Gin Shop & School

Harbour Ice Padstow Ltd	Tesco Superstore
Harlyn Surf School	Tetlow King Planning
Hemingford House	Texaco Service Station
Home Improvements	The Aloft Shop
House Management Group	The Bank
Ikandi Media	The Basement
iNails MGBT	The Buttermilk Shop
Iris Smith	The Chough Bakery
J Shoes	The Church in Padstow St Merryn and St Issey
Jackie Stanley	The Clipper Licensed Restaurant
Jackson-Stops & Staff	The Cornish Bakery
Jacob & His Fiery Angel	The Crib Box Café
Jo Downs Glass Designs	The Drang Gallery
Jo Jo's Kitchen	The Flat Roofing Co
Kernow Springs	The Golden Lion
KL Travel Ltd	The Ice Cream Parlour
Mid Cornwall Taxi	The London Inn
Mountain Warehouse Ltd	The National Lobster Hatchery
Mr D Cockram (Workshop Unit 3)	The Old Custom House
Mr F Harris (Workshop Unit 8)	The Old Post Office
Mr Ian Kitto (Mark's Shelter)	The Padstow Studio
Murt's Shellfish	The Padstow Tea Company Ltd
New Generation Photography	The Picture House Galleries
NO Worries T-shirt Printers	The Quay Garage
North Coast Electrical Ltd	The Shipwrights
North Coast Fitness	The Shop Trevone Farm
North Coast Painting & Decorating Service	Thorouggoods
Number Eight	Timpson Locksmiths & Safe Engineers
Padstow and District Community Transport	Tiscali
Padstow Angling Centre	TJ International
Padstow Auto Care	Trail Bike Hire Ltd
Padstow Boatyard	Trespass
Padstow Breaks	Trevisker Garden Centre
Padstow Brewing Company	Virtual Personal Assistants
Padstow Cabs	W J Roberts
Padstow Coffee Company	Weird Fish
Padstow Community Fire Station	Well Parc Hotel
Padstow Consulting Ltd	West House B&B
Padstow Cycle Hire Ltd	Wheal Jubilee Parc Trust
Padstow Dental Practice	White Stuff Ltd
Padstow Distilling Co.	Woodlands Country House
Padstow Farm Shop	WOW Padstow
Padstow Fisheries	
Padstow Garden Machinery	
Padstow Harbour Commissioners	
Padstow Harbour Hotel	
Padstow Heating Ltd	
Padstow Holiday Park	
Padstow Laundry Services	
Padstow Library	
Padstow Ltd	
Padstow Museum	
Padstow Pilot Gig Rowing Club	
Padstow Piskies	

Appendix 27 of Part 1

Reg. 14 Consultation Community Response - April 2021

No.	Substance of Comment:	Interpretation:	SG Recommendation:
	GENERAL		
3	Agreement on all other policies	Expresses support for all the draft policies	No change necessary as a result of this comment.
4	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	No change necessary as a result of this comment.
6	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	No change necessary as a result of this comment.
7	I support the plan.	Expresses support for the NP	No change necessary as a result of this comment.
11	A full and detailed report	Compliments the Plan	No change necessary as a result of this comment.
12	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	No change necessary as a result of this comment.
13	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	No change necessary as a result of this comment.
14	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	No change necessary as a result of this comment.
16	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	Review the draft Plan and amend as necessary in the light of the comments received.
17	I do not like the overall tone of the plan nor the lack of simple language.	Criticises the writing of the Plan	Ensure amendments to the NP are appropriate and easily understood.

19	Although it is a long document, I found it easy reading, which was a pleasant surprise.	Compliments the Plan	No change necessary as a result of this comment.
20	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	No change necessary as a result of this comment.
22	I support this document in full	Supports the Plan	Note support
23	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	No change necessary as a result of this comment.
24	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	No change necessary as a result of this comment.
25	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	Note criticism and take it into account when re-drafting.
26	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	Ensure Basic Condition Statement demonstrates that the policies in the NP are consistent with national and local strategic policies.
27	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	The NP is a statement of agreed planning positions and policies adopted by the Town Council on behalf of all parishioners. No change necessary as a result of this comment.
28	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	Ensure that references to the NP are appropriate and consistent in their application within the document.
29	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.	Include a policy Index at the beginning of the document and make it plain at which section the policies content begins.
30	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.	Review Plan and consider whether it is necessary to further emphasise the fact that there are separate settlements areas and communities.

31	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.	Most policies in the Plan apply to the whole parish area. No change necessary as a result of this comment.
32	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	Note criticism and review terminology on a case-by-case basis.
33	Insert an index before page 16.	Calls for an index of policies	Include a policy Index at the beginning of the document with hyper-links to the policies
34	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.	Most policies in the Plan apply to the whole parish area. No change necessary as a result of this comment.
35	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	Refer offer to Chair of the SG.
36	Thank- you Town Council you all do an excellent job	Offers the TC congratulations	No change necessary as a result of this comment.
38	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	No change necessary as a result of this comment.
39	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	Wants to see more emphasis on renewable energy sources	Not a NP matter. Refer proposal to Town Council.

	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		
40	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	No change necessary as a result of this comment.
41	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.	Take account of comment, when reviewing final draft of the Plan, prior to submission.
42	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	No change necessary as a result of this comment.
43	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	The policies aim to reinforce and localise strategic policies. No change necessary as a result of this comment.
44	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	Note comment. No change required as a result of this comment.
45	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	Include indication in the new policy index, which policies apply only to Padstow town.
46	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	Note support. No change required as a result of this comment.
47	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	No change required as a result of this comment.
49	In many respects I consider that much of the draft reiterates 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	Critical of those policies in the NP that seem to cover matters dealt with in higher level planning documents.	It is beneficial to sometimes reiterate local and national policies. No change required as a result of this comment.

	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.		
50	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.	Ensure maps are of as good a quality as can be achieved.
51	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 recouped by the reduction in time by officials to determine individual planning proposals.	Calls for a full review of the draft Neighbourhood Plan.	Regulation14 consultation and the analysis of its response constitutes a full review of the draft Neighbourhood Plan. Publish document setting out the response from the consultation and how it has affected the contents of the NP.
52	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. 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	Commends the work of the SG	Note comment. No change required as a result of this comment.
53	I should like to acknowledge and support the production and involvement of the Padstow NDP.	Compliments and supports the Plan	No change required as a result of this comment.
	Tick Box Only (no comments)		
	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
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	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
	Indicated Support for the Plan	Supports the Plan	Note support
	COVER		
	FOREWORD		
54	I would challenge the statement that vision and aspirations of the communities have been gathered and interpreted through an extensive process of	Scathing about the extent to which local communities have been consulted.	Several public consultations have been carried out and the Plan

	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.		reflects this fact. Refer comment to Chair of the SG to consider when re-writing the Foreword.
	SECTION 1 Introduction		
	SECTION 2 The Parish of Padstow		
55	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	Note comment. No change necessary as a result of this comment.
56	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	Note comment. No change necessary as a result of this comment.
57	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	Up-date data if possible.
58	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	Up-date data if possible.
59	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.	Note comment. No change necessary as a result of this comment.
60	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"	Amend sentence to read: <i>"This makes a sizeable contribution to providing homes for the 154 households....."</i> .
61	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.	Takes opportunity to call for better connectivity (for pedestrians) between new and recent developments and the town centre and school.	Refer to Town Council for future reference to LPA and developers.
62	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	Expresses concern about promoting Padstow wrongly and to the disadvantage of local people.	No change necessary as a result of this comment. Refer comment to Town Council for further consideration.

	Disneyland...somewhere that people like to visit but has no real substance.		
63	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	Not an NP matter Refer comment to Town Council for further consideration.
64	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	The final sentence states <i>"We need to ensure that this continues to be the case...."</i> The short-term situation does not affect this sentiment. No change necessary as a result of this comment.
65	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	Amend first sentence of para 2.7 to read: <i>"Unemployment may not be a substantial issue...."</i> . Mention promoting non-tourism businesses with higher wages/salaries.
66	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.	Check statements in para. 2.8 to ensure that matters referred to are up to date.
67	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	Refer call to Town Council.
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.	Amend 2.9 to read <i>"... with additional parking offered in fields nearest to the beach."</i>
69	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.	No change necessary as a result of this comment. Refer comment to Town Council for further consideration.
70	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.	Amend para 2.9 to portray the parking situation more accurately in Trevone.
71	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.	Amend 2.9 to read <i>"... with additional parking</i>

			<i>offered in fields nearest to the beach."</i>
	SECTION 3 The Strategic Context		
72	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	Taken into account when drafting Pre-Sub Version. No change necessary as a result of this comment.
74	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	Up-date quotes from Climate Emergency Development Plan Document as necessary.
75	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	Ensure this section reflects the TC's agreed position. Refer comment to Town Council for clarification.
76	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	Delete " <i>as best we can</i> ".
	SECTION 4 The Purpose of the Neighbourhood Plan		
77	Para. 4.2 The Neighbourhood Planning Process – "not breach.... EU obligations", does this condition still apply with Brexit?	Questions reference to EU obligations	A neighbourhood plan must be compatible with EU obligations, as incorporated into UK law, in order to be legally compliant. The wording in para. 4.2 is still one of the basic conditions laid down by statute. No change required as a result of this comment at this time. Check situation and wording prior to submission.
78	Para. 4.2 'not breach, and be otherwise compatible with, EU obligations' No longer relevant so can be deleted.	Questions reference to EU obligations	Check situation and wording prior to submission.
79	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!		At the time of the consultation, the wording in para. 4.2 remains one of the basic conditions laid down by statute. No change required as a result of this comment at this time. Check situation and wording prior to submission.
80	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 be used for several years ahead	No change required as a result of this comment.
81	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	This respondent doubts that comments made previously were taken into account.	The respondent can check online to see how the response to the 1 st consultation draft was treated. The Reg.14

	<p>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.</p>		<p>response and its analysis will also be published. A Consultation Statement covering all facets of consultation will accompany the submitted NP and be checked (against the basic conditions) as part of the examination process.</p>
	SECTION 5 The Structure of the Plan		
	SECTION 6 Aims and Objectives		
83	<p>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.</p> <p>Modern design and materials should not intrude on the traditional settlement.</p>	<p>Supports objective 3A and advocates development that uses local materials such as stone and slate.</p>	<p>Note comments. These matters are covered in the development plan (LP policies 12 and 14). No change to the NP required as a result of this comment.</p>
84	<p>Aim 5 – Establish high standards using traditional materials for exteriors – would be good to see enforced.</p> <p>Padstow Museum and Padstow Old Cornwall Society</p>	<p>Supports Aim 5</p>	<p>No change to the NP required as a result of this comment.</p>
85	<p>Aim 6 to restrict the sale for new housing development for permanent residency only, is difficult to enforce.</p> <p>Padstow Museum and Padstow Old Cornwall Society</p>	<p>Has doubts whether aim 6 can be achieved.</p>	<p>No change to the NP required as a result of this comment.</p>
86	<p>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.</p> <p>Padstow Museum and Padstow Old Cornwall Society</p>	<p>Calls for a joined-up community approach to realising the agreed aims</p>	<p>Refer call to Town Council.</p>
	SECTION 7 Natural Environment		
87	<p>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 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.</p>	<p>Draws attention to a local problem at Trevone</p>	<p>This is not a NP matter. Concerns should be referred to the Town Council, for further consideration.</p>
88	<p>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</p>	<p>Complains about overgrown hedgerows intruding on pavements in several locations</p>	<p>This is not a NP matter. Complaint should be referred to the Town Council, for consideration.</p>

	and a pavement is needed for the volume of pedestrians. Photos – available, for inspection, from Town Council		
89	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	The list in para. 7.1 was taken from the 2015 Survey. However it will not harm to amend para. 7.1 to read: <i>“The qualities that parishioners value most about the area are its scenic beauty, coastline, countryside, location, wildlife, peacefulness and pace of life.”</i>
90	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	Re-word para 7.2 as follows: <i>“Trevone and much of the countryside around Padstow together with the coastline and river estuary....”.</i>
91	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 be cleared from Stile Field area	Refer comment to Town Council. No change to the NP required.
92	Replant with trees the bare patches in the plantation	Suggests a tree planting scheme	Refer suggestion to Town Council. No change to the NP required.
94	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	Issue addressed by policy PAD8 No change necessary as a result of this comment
95	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	No change necessary as a result of this comment
96	Para. 7.9 The Camel Trail extends beyond Bodmin. Current statement needs modification.	Suggests it should be recognised that the Trail extends beyond Bodmin.	Amend para. 7.9
	POLICY PAD1		
100	Para. 7.12 Typo – AONB’s should be AONBS	Points out incorrect punctuation	Remove apostrophe.
101	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.	Calls for deletion of the policy and statement of support for the AONB legislation	The AONB Management Plan is not part of the Development Plan. This policy applies protection to all parts of the countryside whilst recognising that the AONB is subject to Local Plan Policy 23 ‘Natural Environment’. No change necessary as a result of this comment.

	If this policy is not deleted then, as well as amending it to differentiate between land within and without the AONB		
102	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 requirements in the AONB area	Supporting text makes it clear that AONB remains subject to policies in the Local Plan. No change necessary as a result of this comment.
104	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	Suggests the policy should require a net gain in biodiversity on all new development sites	Include an enhancement requirement in a modified policy as follows: <i>"Wherever possible, development should contribute to and enhance the natural and local environment by providing net gains in biodiversity"</i> . Add more about achieving a net gain in biodiversity in the supporting text.
105	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. '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	Suggests that policy should emphasise the need to conserve and enhance the AONB area.	Include an enhancement requirement in a modified policy as follows: <i>"Wherever possible, development should contribute to and enhance the natural and local environment by providing net gains in biodiversity"</i> . Add more about achieving a net gain in biodiversity in the supporting text.
	POLICY PAD2		
106	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).	Points out that rights of way in the town have been fenced off	Policy Pad2 applies to all rights of way. Refer problem to the Town Council for possible action.
107	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.	Makes point about personal safety.	Include reference in the supporting text to acceptable safety measures
108	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.	Calls for policy PAD2 to be deleted	There is no objection or problem raised about the inclusion of this policy by the local planning authority. It reflects the wishes of the community as expressed in various consultations and surveys to both protect and

			enhance, where necessary, the footpath network. No change is necessary as a result of this comment.
109	Make sure rights of way in downtown are preserved as well	Points out that there are rights of way in the town	Policy Pad2 applies to all rights of way. No change is necessary as a result of this comment.
111	Supported Poltair Homes	Supports policy	No change is necessary as a result of this comment.
112	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.	The policy reflects the wishes of the community as expressed in various consultations and surveys to both protect and enhance, where necessary, the footpath network. No change is necessary as a result of this comment.
	POLICY PAD3		
113	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"	This would change the policy significantly from that which has the support of the community. No change required as a result of this comment.
114	Para 7.21 differentiation should be made in this paragraph between 'countryside' within and without the AONB.	Calls for reference to the AONB	Include suitable reference to AONB Management Plan within para. 7.21
115	Para 7.22 I think that the class orders have now changed.	Points out that the Use Class Orders changed in 2020	Review all references to the Use Class Orders and amend if necessary.
116	Para 7.23 as for the policy itself, the wording should be 'conserve and enhance'	Wants the wording to be changed along with the policy wording	No change required, unless the policy wording is changed.
117	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	Difficult to provide examples without implying what may or may not be approved. Each proposal needs to be considered on its own merits, within its own context, against the policies in the Plan. No change required as a result of this comment.
118	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	These are already supported in principle by policies in the NP and by Local Plan Policy 7 'Housing in the Countryside' Include reference to LP Policy 7 in the supporting text.
119	This policy is framed in an extremely broad way. I cannot see that it adds anything at all to existing	Suggests policy should be deleted.	There is no objection or problem raised about the

	policies formulated elsewhere. I suggest that it, and associated paragraphs, are redundant and should be deleted.		inclusion of this policy by the local planning authority. No change is necessary as a result of this comment.
	Section 8 Built Environment and Heritage		
120	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: 1. The ugly structure at 4 Dennis Road 2. Allowing the new home, at the corner of Dennis Rd and Station Rd... People should not be allowed to sell their gardens, and erect silly looking houses. 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.	Comments on past planning decisions and hopes that similar mistakes are not made again.	Note comment. No change required as a result of this comment.
121	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.	Note comment. No change required as a result of this comment.
122	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	The interpretation and distribution of the housing target is a matter for the LPA. Para. 8.6 describes that LPA's role and the need for the Plan to be in conformity with the strategic housing strategy and targets. No change required as a result of this comment.
123	Preserve the old walls that surround much of old Padstow before they disappear	Calls for protection of town walls	Refer concern to Town Council and the Cornwall council Heritage.
	POLICY PAD4		
125	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	The Plan heralds the preparation of the Schedule. This will take some time. No change required as a result of this comment. Refer call to the Town Council.
126	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	Refer queries about the Schedule of Local Heritage Value to the Town Council
127	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.	Refer call to the Town Council.
	POLICY PAD5		

130	<p>The threat of development as a result of blocking in the present footpath between Egerton Rd and Treverbyn Rd. is very real.</p> <p>Also the dangers of moving the footpath, which would cause visibility problems to traffic and pedestrians are all too obvious should building take place.</p>	Supports inclusion of the site at junction of Egerton Rd and Treverbyn Rd to protect existing footpath.	Note support and reasons why. No change necessary as a result of this comment.
131	<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.</p> <p>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.	Note support and reasons why. No change necessary as a result of this comment.
132	<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.</p> <p>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.	Note support and reasons why. No change necessary as a result of this comment.
133	<p>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</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.	Note support and reasons why. No change necessary as a result of this comment.

	area that was not crowded with visitors. We support formalising this arrangement under PAD23.		
134	Bigger signage for 'no cycling' on Stile Field	Calls for better signage on Stile Field	Refer comment to Town Council No change required to NP
135	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.	Refer comment to Town Council No change required as a result of this comment.
136	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	Note support and reasons why. No change necessary as a result of this comment.
137	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	Note support and reasons why. No change necessary as a result of this comment.
138	<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>	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.	Note support and reasons why and include reference in the supporting statement as to the strength of support expressed in the Reg.14 consultation for the designation of the site at the junction of Treverbyn Road and Egerton Road.

	<p>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.</p> <p>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> <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>		
139	<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 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</p>	Accepts designation of the Walled Gardens at St Saviours as a local green space but wishes to see reference to the intention to carry out sensitive commercial (hospitality) activity.	Note owner’s intention; but do not include any criterion in the policy that might put the historic local green space at risk. No change necessary as a result of this comment.
140	<p>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.</p> <p>It has been a Godsend during the pandemic when small groups were allowed to meet.</p> <p>The footpath and green have been a feature ever since the area was developed and should remain so for the future.</p>	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space	Note support and reasons why. No change necessary as a result of this comment.
141	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”	Refer question to Town Council

142	<p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>I have a number of photographs of pedestrians using the pathway at various times, should these be required to illustrate my points</p>	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space	<p>Note support and reasons why.</p> <p>No change necessary as a result of this comment.</p>
143	<p>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.</p>	Supports sites designation of land at Treverbyn Road and Egerton Road as local green space.	<p>Note support and reasons why.</p> <p>No change necessary as a result of this comment.</p>

144	<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.</p> <p>2) It is used as a landing-spot for the air ambulance.</p> <p>3) It gives safe vision on the junction to all traffic using both roads especially in summer when the road becomes exceptionally busy.</p> <p>4) it is a space much used by the immediate community in the recent months of lockdown where lonely people could meet up.</p> <p>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.	<p>Note support and reasons why.</p> <p>No change necessary as a result of this comment.</p>
POLICY PAD6			
145	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.	<p>Note comment.</p> <p>No change required as a result of this comment.</p>
146	<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.	<p>Note comment.</p> <p>No change required as a result of this comment.</p>
147	I wish to object to the proposal that affordable housing is built along Trevone Road. This is an AONB 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	<p>No such proposal is included in the NP.</p> <p>No change required as a result of this comment.</p>
148	<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</p>	Makes the case for a site of 0.46ha at Trevone to be included within the proposed settlement area boundary.	The site in question lies outside the Trevone settlement area boundary as defined in the NP, using agreed criteria that were applied consistently and which purposely draws a tight line around the existing built-up area.

<p>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 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. 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. 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. 		<p>The respondent argues that the site in question should be regarded as an integral part of the settlement. A similar case could be made for many other pieces of land close to Trevone.</p> <p>To include this site would, effectively, be allocating it for development under the terms of PAD6, and it would set a precedent for other rounding-off proposals.</p> <p>No change should be made as a result of this representation.</p>
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<p>5. The development of the site would not alter the development boundary of Trevone, nor extend into the countryside</p> <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.' Evidently, the settlement boundary does not allow for future growth, which is against the essence of the NDP 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'.</p> <p>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>		
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<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 supressing 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.</p> <p>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, concerns exist over the quality of a development due to the constraints of the site and</p>		
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	<p>where inevitably, there would be a compromise on the quality of design and use of materials.</p> <p>Conclusion</p> <p>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>		
149	<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.	Local Plan Policy 3 lists alternative options for delivering new dwellings outside of the main towns. The list is not a mandatory requirement. No change should be made as a result of this representation.
155	<p>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.</p>	Opposed to any development being permitted within the AONB	Note comment. No change required as a result of this comment.
157	<p>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.</p>	Concerned about development on land outside the Padstow settlement area boundary.	Note comment. No change required as a result of this comment.
158	<p>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</p>	Expresses support for the policy and the boundaries as defined in the Plan	Note support. No change required as a result of this comment.

159	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	Include reference to criteria used to define boundaries, with a weblink to the criteria paper, in the supporting text.
160	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.	Not a view shared by others. No change required as a result of this comment.
161	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.	The policy provides support in principle for development within the boundaries subject to compliance with other policies in the development plan, which includes Local Plan policies 3 and 23, which relate to development in the AONB. No change required as a result of this comment.
162	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	Rather than say nothing, para. 8.22 addresses development of new homes in the countryside and reflects support for the LP policy and guidance. No change required as a result of this comment.
163	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.	This suggestion is not shared by others. The settlement area boundary for Trevone in the NP is based on a set of agreed criteria which seeks to constrain development on the edge of the settlement. No change required as a result of this comment.
164	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. 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.	Makes the case for a site to be included within the proposed settlement area boundary.	The site in question lies outside the Padstow settlement area boundary as defined in the NP, using agreed criteria that were applied consistently and which purposely draws a tight line around the existing built-up area. The respondent argues that the site in question offers a logical extension to the settlement area. To include this site within the boundary would, effectively, be allocating it

<p>Given this context, the site is a logical site to help meet the development needs of the town and wider area.</p> <p>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>for development. The site is not precluded from development by the NP. Development proposals would have to satisfy policy PAD7 and other policies in the development plan. No change should be made as a result of this representation.</p>
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<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 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. 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. 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</p>		
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	<p>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>		
167	<p>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.</p>	Supports policy and boundaries as defined	No change required as a result of this comment.
168	<p>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.</p>	Supports the Trevone Settlement boundary, as defined in the NP	No change required as a result of this comment.
169	<p>Settlement Area Boundary/Development Boundary – Map 8 Sarah’s Meadow, PL28 8LX</p> <p>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.</p> <p>Note – Numbers 2 and 3 Sarah’s Meadow, adjacent to South West Water pumping station, are not part of this development.</p>	Points out that Map 8 may not be accurate in describing the boundary of the Sarah’s Meadow site.	Check planning approval and amend settlement area boundary if required to properly describe the extent of the approved development.
Policy PAD7			
170	<p>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?</p>	Opposes any development that may impinge on the setting of Trevone including rural exception site development.	Note comment. No change required as a result of this comment.
171	<p>Objection to any further development of Trevone's AONB</p> <p>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</p>	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	Interprets policy PAD7 as being supportive of development on the edge of Trevone.

	<p>settlement area and would make the following specific points:</p> <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 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 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. <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>		<p>Use supporting text to further emphasise that policy Pad7 relates only to the edge of Padstow town.</p>
178	<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 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 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>Makes the case for no further housing development on the edge of Trevone</p>	<p>Note opposition to further development on the edge of Trevone.</p> <p>Use supporting text to further emphasise that policy Pad7 regarding extension to the settlement area relates <u>only</u> to the edge of Padstow town.</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.		
181	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.	Suggests policy pays insufficient regard to appearance and scale of new developments.	Review criteria in light of comments received.
182	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.	Expresses support for policy focus on Padstow only, and not Trevone.	No change required as a result of this comment.
183	<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 Areas of Natural Beauty (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 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). 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 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. 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 housing development on the edge of Trevone.	<p>Note opposition to further development on the edge of Trevone.</p> <p>Use supporting text to further emphasise that policy Pad7 regarding extension to the settlement area relates <u>only</u> to the edge of Padstow town.</p>
184	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	Supports affordable housing development on the periphery of Trevone.	<p>This is not precluded by policies in the NP and Local Plan.</p> <p>No change required as a result of this comment.</p>

	<p>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>		
185	<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. 	<p>Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.</p>	<p>Interprets policy PAD7 as being supportive of development on the edge of Trevone.</p> <p>Use supporting text to further emphasise that policy Pad7 relates only to the edge of Padstow town.</p>
186	<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, <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 granted. Whilst 'localism' is an</i></p>	<p>Asks for criterion 4) to be amended to remove the requirement of <i>"the support of the local community"</i></p>	<p>Revise criterion 4 as follows:</p> <p><i>"a mix of housing types is provided that is reflective of the most up to date assessment of housing needs"</i>.</p>

	<p><i>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.</i></p> <p><i>.....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:</p> <p><i>4) 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>		
187	<p>PAD 7 relates to land immediately adjoining Padstow and should be in the Padstow section.</p>	<p>Calls for a Padstow section to the Plan</p>	<p>Policy PAD7 applies to the Padstow settlement area only. That’s true. But by focusing future development on land adjoining Padstow it is of significance to Trevone. No change required to the format of the Plan as a result of this comment.</p>
188	<p>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.</p>	<p>Suggests the target for the Parish area should be separately identified.</p>	<p>The LPA currently is satisfied that the CNA target has been met within the CNA area. No change required as a result of this comment.</p>
189	<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 	<p>Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.</p>	<p>Interprets policy PAD7 as being supportive of development on the edge of Trevone. Use supporting text to further emphasise that policy Pad7 relates only to the edge of Padstow town.</p>

	<p>essentially one road in and out and during the summer this already becomes congested and there are no pavements for pedestrians to use.</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 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.</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>		
191	<p>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 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</p>	Suggests an additional criterion regarding design quality.	Policy PAD9 para. 9.8 refers to high quality design and layout. No change required as a result of this comment.
192	<p>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.</p>	Says it is unclear whether policy applies to Trevone.	The policy is titled: 'Development Adjoining Padstow's Settlement Area Boundary'. Use supporting text to emphasise that policy Pad7 relates <u>only</u> to the edge of Padstow town.
193	<p>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)</p> <p>I give my full support for the Padstow Parish Neighbourhood Plan.</p>	Supports policy	No change required as a result of this comment.
194	<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 an 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.</p>	Opposes further development that extends the built-up area of Trevone particularly the extension of the Porthmissen estate.	Interprets policy PAD7 as being supportive of development on the edge of Trevone. Use supporting text to further emphasise that policy Pad7 relates only to the edge of Padstow town.

	<p>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 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.</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 the risk of AONB infringement and consequential irreparable damage if development of scale was to occur on agricultural land.</p>		
195	<p>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'</p>	<p>Says policy should be clearly identified as specific for Padstow only.</p>	<p>The policy is titled: 'Development Adjoining Padstow's Settlement Area Boundary'. Use supporting text to emphasise that policy Pad7 relates <u>only</u> to the edge of Padstow town.</p>
196	<p>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.</p>	<p>Calls for policy PAD7 to apply to Trevone as well as Padstow.</p>	<p>Not a view shared by others. No change required as a result of this comment.</p>
197	<p>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.</p>	<p>Note opinion based on a recollection.</p>	<p>No change necessary as a result of this comment.</p>
198	<p>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.</p>	<p>Points out the thinking behind the Sarah's Lane development.</p>	<p>No change necessary as a result of this comment.</p>
199	<p>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'</p>	<p>Opposes further development that extends the built-up area of Trevone</p>	<p>Interprets policy PAD7 as being supportive of development on the edge of Trevone.</p>

	<p>2. Extending the Portmessen estate would be compounding the problem and contrary to PAD7/3</p> <p>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</p> <p>4. Trevone's character would be adversely affected by another estate being built due to increased traffic and the infrastructure changes caused.</p> <p>5. Further development of this site would be in opposition 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 already supports 12% of its' community in affordable housing.</p> <p>7. Trecarus Farm development currently being built is less than a mile away.</p> <p>8. The council has already reached its strategic housing requirement so there is no justification to build on AONB</p>	particularly the extension of the Porthmessen estate.	Use supporting text to further emphasise that policy Pad7 relates only to the edge of Padstow town.
	POLICY PAD8		
204	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	Note opinion. No change required as a result of this comment.
206	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	Include reference in the supporting text to " <i>strengthening resilience to climate change and coastal change</i> " as one of the purposes of the policy.
208	Policy is commendable as a principle and is supported. Poltair Homes	Supports policy	Note support. No change required as a result of this comment.
209	Is this needed? It is yet again replicating other approved guidance.	Questions whether policy is needed.	Note opinion. No change required as a result of this comment.
210	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.	Policy will add local detail to the strategic policy and signify importance to local community. No change required as a result of this comment.
	SECTION 9 Housing		
211	With regards to housing specifically housing for local residents be they first time buyers or simply local people who have outgrown their 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	Makes the case for a local self-build housing initiative	Suggestion should be referred to Town Council. Consider whether NP should elaborate on the TC position on self-build schemes beyond para. 9.4, and whether this could be reflected in a NP policy.

	<p>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</p> <p>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.</p>		
212	<p>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).</p>	<p>Opposes NP because it advocates the provision of affordable housing in particular</p>	<p>Note opposition to the NP. No change necessary as a result of this comment.</p>
213	<p>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.</p> <p>Housing targets for the area have already been met but if there is any new development it should not be on protected land.</p>	<p>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</p>	<p>Note concern. No change necessary as a result of this comment.</p>
214	<p>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.</p>	<p>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.</p>	<p>Take comment into account when reviewing housing policies.</p>

	<p>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.</p>		
215	<p>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:</p> <ul style="list-style-type: none"> • PAD7 Development Adjoining Padstow’s Settlement Area Boundary <p>1) the site forms a logical extension to the existing built-up area and is not an isolated development in the countryside</p> <ul style="list-style-type: none"> • PAD10 Housing Needs and Mix <p>Padstow Council supports the NPPF (The National Planning Policy Framework – Exception Site Policy) ref sections 9.17 and 9.18.</p> <p>Both these proposals give a green light for further development of Trevone’s AONB at the Porthmissen Close site.</p> <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 	<p>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</p>	<p>Note opposition to further housing development on the edge of Trevone and at Porthmissen Close in particular Consider whether it is necessary to further emphasise that policy Pad7 regarding extension to the settlement area relates <u>only</u> to the edge of Padstow town.</p>

	<p>bought houses in the huge Treceus Farm development.</p> <p>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 –</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p>		
216	<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>	<p>Note view. No change necessary as a result of this comment.</p>
217	<p>Para. 9.5 I would ask the Council to reconsider its intention.</p> <p>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.</p> <p>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.</p>	<p>Doubts the NP will provide sufficient help to meet first-time home seekers.</p>	<p>Note opinion. No change necessary as a result of this comment.</p>
218	<p>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.</p>	<p>Suggests target figure was 277 not 290</p>	<p>Check figures and ensure latest figure is include in the submission Version of the NP.</p>
219	<p>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).</p>	<p>Calls for a new policy protecting existing bungalows and other small dwellings from replacement.</p>	<p>This policy suggestion would be in conflict with strategic planning policies. No change necessary as a result of this comment.</p>
220	<p>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</p>	<p>Advocates a specific site as a future development site</p>	<p>Note comment. No change necessary as a result of this comment.</p>

	<p>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.</p> <p>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.</p>		
	POLICY PAD9		
225	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	The policy applies to all developments of two or more dwelling wherever they are allowed to take place in the parish area. No change necessary as a result of this comment.
227	<p>Supported.</p> <p>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.</p>	<p>Supports policy.</p> <p>Wishes to see developers acknowledged for their infrastructure contribution towards meeting local need.</p>	<p>This suggestion goes beyond the scope of the policy.</p> <p>No change necessary as a result of this comment.</p>
228	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.	Include reference to service infrastructure provision in supporting text.
229	<p>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.</p> <p>Poltair Homes</p>	Asks for more explanation of what is required regarding green infrastructure'	Add further explanation in supporting text.
230	<p>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.</p> <p>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</p>	Emphasises the need to ensure social as well as physical infrastructure is in place and the value of church facilities.	Include reference to social infrastructure provision in supporting text.

	will be for the local community but will also attract visitors. Parochial Church Council		
231	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.	Policy will add local detail to the strategic policy. No change required as a result of this comment.
	POLICY PAD10		
232	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.	In the supporting text emphasise the 'local affordability' issue.
233	We totally agree that more housing affordable for local people is an urgent need	Supports provision of more 'affordable' dwellings	Note support for further provision of 'affordable' dwellings. No change necessary as a result of this comment.
242	Local Housing New Builds: I think all new build housing, in and around Padstow, should be affordable for local people.	Calls for all new dwellings to be 'affordable' to local people	Note preference. No change necessary as a result of this comment.
243	Stop giving council houses to people outside, should all be local.	Objects to social housing be allocated to households that are not local.	Note objection. No change necessary as a result of this comment.
244	Changes Sought: Housing: More affordable housing for locals	Calls for more 'affordable' housing for local people	Note preference. No change necessary as a result of this comment.
245	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	The policy applies to all major housing schemes wherever they are allowed to take place in the parish area. No change necessary as a result of this comment.
246	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.	Suggestion is beyond the scope of the NP. Refer the suggestion to the Town Council for future discussions with CC.
247	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.	Wishes to see the NP preclude the possibility of a further rural exception site development at Trevone	Note comment. No change necessary as a result of this comment.

	<p>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</p> <p>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!</p> <p>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</p>		
248	In my view this adds nothing to existing policies.	Suggests the policy has limited value.	Amend policy in the light of suggestions including those from Cornwall Council.
	POLICY PAD11		
249	Congratulations on banning second home ownership to favour local residents. A fine and desirable move.....	Expresses support for policy	Review policy in the light of comments received and... (Note support expressed by someone who is not resident in the area.)
250	<p>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.</p> <p>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.</p>	Points out the benefits that second-homers have brought to the local economy and job creation	Review policy in the light of comments received and... Take account of point that second homers have generated a considerable amount of local employment.
251	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	Review policy in the light of comments received and... (Note support expressed by someone who is not resident in the area.)
252	<p>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, 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.</p> <p>To make matters worse, some houses in Keswick with a strict Local Occupancy Clause on are flagrantly being used as holiday lets.</p>	Points out that policy will not stop second-home buyers acquiring older properties, to the detriment of local home buyers	Review policy in the light of comments received and... (Take account of point expressed by someone who is not resident in the area that the policy will only apply to new dwellings.)
253	I fully support the NDP particularly the housing in relation to “principal residence” conditions being applied to new dwellings.	Expresses support for policy	Review policy in the light of comments received and... Note support.

254	Emphasis on new properties for residential occupation only and affordable housing for locals.	Expresses support for policy	Review policy in the light of comments received and... Note support.
255	<p>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.</p> <p>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.</p> <p>I am already concerned that many of the Hawkers Reach houses have been purchased as holiday homes and are let in the summer.</p> <p>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.</p>	Expresses support for policy	Review policy in the light of comments received and... Note support.
256	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	Review policy in the light of comments received and... Note support.
257	<p>I don't see what good banning sales of new houses to outsiders will do.</p> <p>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.</p> <p>On the face of it, new settlements at these locations would solve the problem.</p> <p>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.</p> <p>A Neighbourhood Plan can include specific sites for housing although I suppose that the locations are no longer "Exception Sites".</p> <p>These concepts do seem to be a better solution than your proposal for restricting the buyers of new housing.</p>	Advocates exception site development as a better way of serving local housing needs.	Review policy in the light of comments received and... Take account of point that the policy will largely benefit only local households that can afford to buy a new dwelling. (As expressed by someone who is not resident in the area.)

258	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	Review policy in the light of comments received and... Note concern that the policy may lead to an increase in the market price of existing dwellings.
259	More affordable houses for locals needed. Restriction on building second homes.	Expresses support for policy	Review policy in the light of comments received and... Note support.
260	No more second homes. Locals only.	Expresses support for policy	Review policy in the light of comments received and... Note support.
261	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	Review policy in the light of comments received and... Note concern that the policy may lead to an increase in the market price of existing dwellings.
262	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	Review policy in the light of comments received and... Note concern about unforeseen consequences of the policy.
269	I do agree that there should be a limit/ban on housing that is available to buy for non-locals.	Expresses support for policy	Review policy in the light of comments received and... Note support
270	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	Review policy in the light of comments received and... (Note support for policy, which may not have come from a local resident.)
271	“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	Review policy in the light of comments received and... Note concern about definition of local residency
272	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	Review policy in the light of comments received and... Note expressed doubt about dwellings not being sold on to second home buyers.
273	Regarding Policy PAD11, I support the proposal for the Principal Residence Requirement.	Expresses support for policy	Review policy in the light of comments received and... Note support
274	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	Review policy in the light of comments received and... Consider appropriateness of suggestion made.

275	<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.</p> <p>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 values 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. 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	<p>Review policy in the light of comments received and...</p> <p>Take account of the negative and/or unintended consequences that may occur.</p>
276	<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. 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>	Expresses doubts about the efficacy of the policy	<p>Review policy in the light of comments received and...</p> <p>Consider lessons from elsewhere in Cornwall.</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.		
277	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.	Review policy in the light of comments received and... Amend the supporting text to the final policy in the interests of clarity regarding conversions.
278	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	Review policy in the light of comments received and... Take account of the possible consequences as expressed by the respondent.
279	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.	Review policy in the light of comments received and... Take suggestion into account.
280	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.	Review policy in the light of comments received and... Consider impact on existing housing stock.
281	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	Considers the policy will have an unwanted impact on the existing housing stock.	Review policy in the light of comments received and... Consider impact on existing housing stock.

	consults, among others, estate agents in that area relating to price changes on properties.		
282	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	Review policy in the light of comments received and... Take account of reasons for supporting it
283	<p>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.</p> <p>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.</p> <p>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.</p> <p>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 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).</p> <p>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>	Objects to the policy	Review policy in the light of comments received and... Take account of the negative and/or unintended consequences that may occur.

284	<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.	<p>Review policy in the light of comments received and...</p> <p>Take account of the possible impact on the existing housing stock and community.</p>
285	<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.	<p>Review policy in the light of comments received and...</p> <p>Take suggestion into account and relate policy regarding conversions to NP policy PAD3.</p>
SECTION 10 Transport, Traffic and Parking			
286	<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> <p>Make town pedestrianised, dismount bikes into town.</p>	Makes several suggestions regarding improved traffic and parking management	<p>Not NP matters.</p> <p>Suggestions to be referred to the Town Council</p>

	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		
287	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	Not a NP matter. Suggestions to be referred to the Town Council
288	Potholes should be filled in especially at Hawkers cove.	Calls for repair of potholes at a specified location	Not a NP matter. Suggestions to be referred to the Town Council
289	Better control of traffic in summer in the town.	Calls for further traffic control measures in Summer	Not a NP matter. Suggestions to be referred to the Town Council
290	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	Not a NP matter. Suggestions to be referred to the Town Council
291	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	Not a NP matter. Suggestions to be referred to the Town Council
292	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	Not a NP matter. Suggestions to be referred to the Town Council
293	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.	Not a NP matter. Suggestions to be referred to the Town Council
294	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	Calls for additional long-term car parks and identifies potential locations	Refer suggestions to Town Council

	footpath/old road up to the Foyer. They could also make outside Prideaux Place controllable in the same way.		
295	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	Refer suggestion to Town Council
296	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	Cals for a comprehensive traffic management plan	Not a NP matter. Suggestions to be referred to the Town Council
297	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.	Not a NP matter. Suggestions to be referred to the Town Council
298	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.	Not a NP matter. Refer concerns to the Town Council
299	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	Supports the production of a comprehensive traffic management plan.	Not a NP matter. Suggestions to be referred to the Town Council

	town and highlighted the need for comprehensive management of congestion in the town centre/harbour.		
	POLICY PAD12		
300	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.	Policy is supportive in principle to new cycle routes – include reference in supporting text to the value of a safe cycle route between Padstow and Trevone and refer suggestion to Town Council.
301	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	Such a footpath would be consistent with the NP policy. Refer suggestion to Town Council.
302	<p>Local Travel and Safety: Our comments on the 2019 consultation noted that concerns should not just be related to the town centre, notably:</p> <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 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. • 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. 	Identifies specific locations for new footpaths, crossings, and cycle routes.	Refer suggestions to Town Council.
303	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.		No change required as a result of this comment.

	POLICY PAD13		
305	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	Suggests all new homes have capacity and the cabling for EV charging	Include such an aspiration in the supporting text to policy PAD9
	POLICY PAD14		
306	The establishment of an effective park and ride is vital plus restriction of traffic in harbour area	Calls for improved parking and traffic management provision	Not a NP matter. Suggestions to be referred to the Town Council
308	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.	Calls for employment of traffic wardens to enforce parking restrictions during peak periods	Not a NP matter. Suggestions to be referred to the Town Council
	Policy PAD15		
312	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	The purpose of the policy is to ensure on-street parking is not increased as a result of new development. No change required as a result of this comment.
314	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 and 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.	Add further detail and emphasis in the supporting text regarding criterion 4) and the need to minimise flood risk.
	SECTION 11 Local Economy and Tourism		
315	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.	Agrees with para. 11.3 No change required as a result of this comment.
316	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	Alleges that the Tesco development has had a	Note point

	so we no longer have butchers, greengrocers, wool shops, newsagents, electrical retailers etc. I suppose it's called progress. Thank goodness for Spar.	negative impact on the town centre.	
317	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	Refer suggestion to the Town Council.
	POLICY PAD16		
318	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	Note support
323	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.	The NP is a land use plan. Promoting and supporting economic development is beyond the scope of the Plan. Refer comment to Town Council.
324	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.	Promoting and supporting economic development is beyond the scope of the Plan. Refer comment to Town Council.
325	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.	Note comment. No change required as a result of this comment.
	POLICY PAD17		

326	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	Note support
328	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. 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	Points out the inadequacies in parking provision and facilities on the Treceus Industrial Estate. Suggests there should be 'in-depth' discussions on how to improve the Estate	Refer suggestion to the Town Council
329	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.	The policy facilitates improvements to the Industrial Estate and an appropriate expansion. No change required as a result of this comment.
330	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.	Policy does not preclude a suitable expansion of the industrial Estate on its northern side. No change required as a result of this comment.

331	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.	Note support for the policy. Refer suggestion to Town Council
332	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	The NP has chosen not to allocate sites. Such an extension is not precluded by the NP. No change required as a result of this comment.
333	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	No change required as a result of this comment.
POLICY PAD18			
334	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	Not NP matters. Objection to be referred to the Town Council
339	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.	Reference is made to the Cornwall Council Shopfront Design Guide, in para. 11.19. Make greater emphasis on need for good quality design by adding an additional sentence to para. 11.19 as follows: <i>“Street clutter, shop signage and the appearance of many of the shops in the town centre has come in for criticism during consultations.”</i>
340	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	Beyond the scope of the policy that seeks to prevent the loss of shop units rather than particular types of shop. No change required as a result of this comment.
POLICY PAD19			
344	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	Bemoans the impact of the large number of tourists on local residents and visitors.	Note point. No change required as a result of this comment.

	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.		
345	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	Not a NP matter. Refer suggestion to Town Council.
346	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.	‘Issue’ covered by criterion 4) Include reference to capacity issues in supporting text.
347	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.	Note comment. No change required as a result of this comment.
SECTION 12 Community Wellbeing			
348	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	Refer suggestion to Town Council
349	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	Refer suggestion to Town Council
350	On a personal note let us keep the guide hut on site!	Wants to protect the Guide Hut	Refer comment to Town Council
351	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	Refer comment to Town Council
352	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.	The NP can only facilitate provision unless a specific proposal has been formulated. No change required as a result of this comment. Refer comment to Town Council.
353	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	Bemoans the loss of local recycling points	Note complaint. Refer to the Town Council.

	recycling centres, have been removed by Cornwall Council.		
	Policy PAD20		
356	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.	Include suitable reference in the supporting text to infrastructure provision by developers.
	Policy PAD21		
358	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	Without evidence this statement would be difficult to defend. Deleting para. 12 should be sufficient to prevent commercial wind turbines.
	Policy PAD22		
359	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.	Policy PAD20 provides support for an improved surgery in principle. Other policies in the NP provide support for a new build surgery. Refer Practice's difficulties to the Town Council.
360	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	Note interest in improving access and accessibility to church facilities.	Policy Pad20 is supportive of physical improvements to existing facilities. Refer PCC ambitions and intentions to the Town Council.

	<p>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.</p> <p>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.</p> <p>Parochial Church Council</p>		
	Policy PAD23		
362	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	Policy is supportive of such a facility. No change required as a result of this comment. Refer comment to Town Council.
	Policy PAD24		
363	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	Note support.
	SECTION 13 Monitoring		

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the Padstow Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- a) Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- b) Explain how they were consulted
- c) Summarise the main issues and concerns raised by the persons consulted
- d) Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders, other than those that could be described as being a part of our community, in developing the Padstow Parish Neighbourhood Development Plan.

2. Summary of Consultation Approach to Statutory Consultees

The aims of the Padstow Parish Neighbourhood Plan consultation process included:

- to ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- to take fully into account those views and intentions
- meet the requirements of Regulation 14

3. Neighbourhood Area Designation

As a 'relevant body' Padstow Town Council made an application to the local planning authority, Cornwall Council, in October 2012 to have the whole of the parish area designated as a neighbourhood area for neighbourhood planning purposes in accordance with the Neighbourhood Planning (General) Regulations 2012.

The application for designation of the whole of the Padstow town area was advertised for a six-weeks public consultation period between Friday 2nd November and Friday 14th December 2012. No objections were received in respect of the notice. On 11th January 2013 the Portfolio Holder for Housing and Planning determined that *"it is considered that the application for designation of the Padstow Town Council area as a Neighbourhood Area has satisfied the requirements of the Regulations and as no objections have been received the decision to designate it as a Neighbourhood Area should be approved by the Cornwall Council."* (See Appendix A).

4. Evidence Gathering

Feedback and advice had been received by Cornwall Council from statutory bodies when consulted upon the application for Area Designation. The correspondence passed on to us by Cornwall Council from, the Environment Agency, Historic England and Natural England and others can be seen in Appendix B. The views expressed were taken into account during the preparation of the Padstow Parish Neighbourhood Plan.

Whilst developing our evidence-base we engaged with several agencies that we thought had an interest in the Parish and may hold information that could help us in our neighbourhood planning.

We received useful information and guidance from:

- Cornwall Council
- Cornwall Wildlife Trust
- Cornwall AONB
- Community Energy Plus
- Historic England
- Natural England
- OCSI (Oxford Consultants for Social Inclusion)
- Visit Cornwall

We are grateful for the information and guidance we have received.

5. 1st Draft Plan – Informal Consultation

In June 2019, a first version of the Neighbourhood Plan was up-loaded to the Town Council website. Prior to sharing it with the community and local stakeholders, this 1st draft version of the Plan was shared with Cornwall Council to take account of the local planning authority's current position on strategic planning matters and to ensure that the draft Plan and its policies met the basic conditions.

The response we received from Cornwall Council was helpful and generally encouraging. A schedule of comments from the local planning authority was prepared (see Appendix D). It was considered by the Steering Group on the 19th June 2019. Several minor changes to the draft policies, as a result of Cornwall Council's comments were agreed.

6. Sustainability

5.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

Two screening exercises were undertaken to ensure that the emerging Neighbourhood Plan would not have significant environmental impacts or likely significant effects on the protected characteristics of the neighbourhood plan area.

A screening opinion for Strategic Environmental Assessment was issued by Cornwall Council in October 2020 following consultation with the appropriate statutory bodies by the local planning authority.

An email letter was issued by Cornwall Council on 26th October 2020 confirming that a formal Strategic Environmental Assessment would not be required for the Padstow Parish Neighbourhood Plan (Appendix E). A screening opinion for an Appropriate Assessment under the Habitats Regulations was also issued by Cornwall Council during October 2020. Copies of the consultation responses from the statutory bodies (Natural England, Historic England and the Environment Agency) were also attached. See Appendix F.

An up-dated opinion was sought from the local planning authority in June 2021 following preparation of the Submission Version of the Padstow Parish Neighbourhood Plan, which took account of comments received during the Reg. 14 Consultation. Cornwall Council confirmed, in an email received on 5th July 2021, that the amendments made as a result of the Reg 14 consultation were not significant and, in its opinion, a SEA/HRA was unnecessary.

7. Regulation 14 (Pre-Submission Stage) Consultation

Neighbourhood Plan regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the local planning authority in advance of its statutory Regulation 16 consultation.

7.1 Drafting the Neighbourhood Plan

The Neighbourhood Plan's policies were drafted in consultation with Cornwall Council, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework, were aligned to the Local Development Plan and that they were usable in a development management context.

Cornwall Council is also a key statutory consultee under Regulation 14.

7.2 Who else was Consulted?

Regulation 14 is specific about the organisations and stakeholders that must be consulted. The legislation requires that prior to submitting its neighbourhood plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry out business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix H were consulted on the draft Neighbourhood Plan for Padstow Parish, to ensure we complied with the requirements of Schedule 1 of the 2012 Regulations. The Regulation 14 consultation period for the Padstow Parish Neighbourhood Plan was extended to 12 weeks from Monday 8th February 2021 until 18th April 2021. This extended period, it was hoped, would provide sufficient time for the statutory consultees to be able to give the draft Neighbourhood Plan their attention. This proved to be the case.

7.3 How were they Consulted?

The Padstow Parish Neighbourhood Plan was sent to all bodies and organisations on our consultation list, with explanation of what was required for the consultation and the date when responses were required by. Most were sent an email. A few were contacted by post. All consultation responses which received an invalid response message via email were followed up and alternative respondents were obtained. During the course of the consultation the key consultation stakeholders were contacted, on a reminder basis, to enquire whether a response would be made.

7.4 What did the Consultees say?

A summary of the responses received and the Neighbourhood Plan Steering Group's reaction and response to them is set out at Appendix I.

8. Conclusions

In preparing the Padstow Parish Neighbourhood Plan we have made strenuous efforts to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our area.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

Cornwall Council Neighbourhood Area Designation Report and Letter to Padstow Town Council

Cornwall Council

Individual Decision by: **Portfolio Holder for Housing and Planning**

Date: **11 January 2013**

Title: **Designation of Neighbourhood Plan Area for the Padstow Neighbourhood Plan**

Portfolio Holder: **Mark Kaczmarek CC - Housing and Planning**

Divisions Affected: **Padstow**

Relevant Overview And Scrutiny Committee:

Environment and Economy

Key Decision:	N	Approval and clearance obtained:	Y
Urgent Decision:	N	Implementation Date:	TBC
If Key Decision - on Forward Plan?	N/A	If not on Forward Plan – Procedure 15 or 16 used?	N/A

Author: **Robert Lacey** Role: **Principal Development Officer**

Contact: **(01872) 224319** rlacey@cornwall.gov.uk

Recommendations:

1. That the Padstow Neighbourhood Area be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.

1. Executive Summary:

In accordance with the Neighbourhood Planning (General) Regulations 2012 ('The Regulations') any Neighbourhood Plan being produced must be carried out within a Neighbourhood Area the extent of which must be submitted to, publically advertised and consulted on for prescribed period and approved by Cornwall Council.

Called, 23/1 - awaiting to hear back from ✓



Ms S Lee
Clerk To Padstow Town Council
Station House
Station Road
Padstow
Cornwall
PL28 8DA

Your ref:

My ref: RJI/NP/Padstow

Date: 18th January 2013

Dear Ms Lee

Designation of the Padstow Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012

I am pleased to inform you that Cornwall Council has now designated the Padstow Neighbourhood Area in accordance with a decision signed by Cllr Mark Kaczmarek, Portfolio Holder for Planning and Housing on the 11th of January 2013. This follows public consultation by means of local press advertisement and inclusion on the Council's website, which took place between 2nd November and 14th December 2012.

No representations were received as a result of the advertisement of the intention to designate the Neighbourhood Area. Therefore in accordance with Regulation 7 of The Neighbourhood Planning (General) Regulations the area, as set out in the accompanying map, has been designated as a Neighbourhood Area by Cornwall Council for the purpose of creating a Neighbourhood Development Plan for Padstow.

Copies of the decision of the Portfolio Holder for Housing and Planning, the officer report and a plan showing the designated area can be downloaded from our website: www.cornwall.gov.uk

Please do not hesitate to contact me if you wish to discuss this matter further.

Yours sincerely

Robert Lacey
Principal Development Officer
Planning and Regeneration
Tel: (01872) 224319
Email: rlacey@cornwall.gov.uk



INVESTOR IN PEOPLE

Cornwall Council, F3.07 Circuit House,
St Clement Street, Truro, TR1 1GT

Tel: 0300 1234 100 www.cornwall.gov.uk

Appendix B of Part 2

Letter to Stakeholders and Strategic Bodies, Padstow Town Council, November 2017

Dear Sir / Madam,

Padstow Neighbourhood Plan

I am writing to inform you that Padstow Town Council is preparing a neighbourhood plan for the area. As you will be aware, neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area.

We are following a timetable which we hope will see a draft plan ready for submission to Cornwall Council next year. The Town Council is currently developing the evidence base and holding initial 'discussions' with local people, organisations and other key stakeholders and consultees about their views. You can find out more about the neighbourhood plan and process.

In order to help us ensure that we are aware of all issues relevant to the development of neighbourhood plan, we would be grateful if you will contact us (by replying to this email) should you wish to contribute anything at this early stage in the process. This might include:

- informing us of key strategies, plans and programmes (or elements of them which are of relevance to our area) of which you think we should be aware
- telling us what you think the Padstow Neighbourhood Plan should focus on or help to achieve
- any other comments you wish to make to inform the developing neighbourhood plan

We are keen to establish a dialogue with you and would be grateful if you can confirm who the most appropriate contact person is for future correspondence on the neighbourhood plan.

If you do wish to contribute anything at this stage, it would help if you could do so by the end of November 2017 as we would like to finish compiling our initial scoping of the evidence base and key issues to inform the next stage of the process. If you do not wish to contribute at this stage, there will be other opportunities to raise issues with us during the development of the neighbourhood plan and the 'door remains open' should you wish to contact us at any point.

I look forward to hearing from you in due course.

YF

Appendix C of Part 2

Initial Stakeholders and Strategic Bodies List, November 2017

Cornwall and Isles of Scilly Local Economic Partnership
Cornwall AONB
Cornwall Wildlife Trust
CPRE Cornwall
Devon and Cornwall Fire Service
Duchy of Cornwall
Environment Agency
Highways England
Historic England
Marine Management Organisation
Natural England
NHS
South West Water

Appendix D of Part 2

Cornwall Council Comments on 1st draft Version of Neighbourhood Plan, April 2019

Reference page, para. policy	NDP Officer comments	Reason
p.7 – AONB map	Could you add a key?	Clarity and ease of understanding
p.15 – 7.2	Would be useful to include reference to the AONB Management Plan here - http://www.cornwall-aonb.gov.uk/planning	Additional evidence support I note it is referenced later in the NDP
p.19 Policy No. PAD2 Public Rights of Way Public rights of way should be protected from development. Improvements to the existing network of public rights of way will be supported providing their value as wildlife corridors is protected and, if possible, enhanced.	Suggested re-wording <i>Public rights of way must be protected from development, and where a planning proposal affects an existing PRoW appropriate mitigation must be agreed and approved as part of the planning approval process</i>	Adds some robustness to the policy. Mitigation would be likely to be a re-routing of a PRoW or accommodation of the route through a development site. This would be agreed by the Countryside Access team at CC who would be consulted automatically if a development affects a PRoW
p.20 Policy No. PAD3 Farm Diversification Development proposals that enable farm diversification or for changes required for agriculture or land management practices, which respect or enhance the character and natural beauty of the AONB and other areas of countryside, will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.	Suggested re-wording <i>Farm diversification proposals will be supported which respect or enhance the character and natural beauty of the AONB</i>	Simplifies the policy wording and I don't think the final part of the sentence was required
p.22 Policy No. PAD4 Heritage Assets Development proposals affecting locally identified heritage assets will only be supported where they retain and enhance the built character and heritage value of the asset and its setting and acknowledge the role the asset has played in the history of the area.	Suggested rewording <i>"Development proposals affecting designated and non designated heritage assets will only be supported where they retain and reflect the built character and value of the heritage asset and its setting"</i>	Unclear as to what is considered 'locally identified heritage assets' – I understand that a list is being developed but I am unclear if it exists now? Simplified wording. This is a bit of a repeat of Policy 24 CLP

p.23 add this to the list of actions for the community		
<p>p.23</p> <p>Proposals for new development on designated Local Green Spaces will only be supported where they:</p> <ul style="list-style-type: none"> i) are ancillary to the existing recreation or amenity use of the site; and ii) maintain or enhance the existing use and amenity value of the site; and, iii) have no adverse impact on the landscape, habitats or biodiversity of the site or (where unavoidable) satisfactorily mitigate such impact. 	<p>Suggested re-working of last point <i>iii) have no adverse impact on the landscape, habitat or biodiversity of the site or provide a mitigation proposal which is agreed and approved through the planning approval process</i></p>	<p>Adds more robustness</p>
<p>p.28</p> <p>3) is infill and surrounded by existing development; and</p>	<p>This definition of infill development does not reflect the CC guidance on what constitutes infill development, please see following guidance document https://www.cornwall.gov.uk/media/fxebiwus/infill-or-rounding-off-chief-planning-officer-s-advice-note.pdf Suggest rewording <i>3) is considered to be infill development as set out in the Chief Planning Officers Advice Note – Infill and Rounding off</i></p>	<p>Consistency with CC guidance.</p>
<p>Policy PAD9 and PAD10</p>	<p>Do you require this list 1-7 to be delivered for 1 housing proposal? It would be too onerous to ask small developments to deliver. Maybe you could distinguish what is required for smaller developments 1-10 dwellings and then larger developments 10+ houses?</p>	
<p>Policy No. PAD12</p> <p>Second Homes</p> <p>Proposals for open market housing (excluding one for one replacement dwellings) will only be supported where first and future occupancy occupation is restricted by a legal agreement to ensure that each new dwelling is occupied only as a Principal Residence. A principal residence is defined as a dwelling occupied as the resident's sole or main</p>	<p>Census data illustrating how the second homes issue has grown over a period of 10 years would be useful and what are the consequences of this growth in second home ownership on the town and wider community?</p> <p>Worth re-reading the guidance note below to check that the policy is sufficiently justified and to be aware of the possible unintended consequences of this policy.</p> <p>https://www.cornwall.gov.uk/media/nt5c5jcl/principal-residence-policies.pdf</p>	<p>Further justification required.</p>

<p>residence, where the resident spends most of their time when not working away from home.</p> <p>Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.</p>		
<p>9.24 The restriction to Principal Residence occupancy should be secured and retained in perpetuity through the imposition of an appropriate Planning Obligation created and enforceable under Section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation. Owners of homes with a Principal Residence condition should be required to keep proof that they are meeting the obligation or condition and be willing to provide this proof if/when Cornwall Council requests this information. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.</p>	<p>This isn't a policy but the Principle Residence policy will be applied as a planning condition rather than in a Section 106 agreement in most instances.</p>	<p>Inaccurate information</p>
<p>PAD 19 Padstow Town Centre</p> <p>Residential use of accommodation on the upper floors of town centre businesses will be supported provided that such accommodation is not currently in employment use and that the residential use does not adversely affect the viability of any ground floor commercial use.</p>	<p>I understand that Padstow town centre is currently vibrant but there might be some benefits to introducing more accommodation within the town centre location and this part of the policy would restrict that opportunity. First floors could be associated with a shop but used simply as storage – conversion to living accommodation could assist with maintaining the viability of the business whilst also making better use of the space?</p>	<p>Limits the opportunity to introduce first floor living accommodation above ground floor business premises.</p>
<p>p.49</p> <p>Policy No. PAD21 Community Infrastructure</p> <p>Major development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.</p>	<p>I understand the concerns of the community in terms of the provision of infrastructure and the NDP indicates that there is understanding that such provision falls outside of the NDP policies. I wonder whether these concerns could be better reflected as an action in a Community Action Plan? The action could be that the Town Council will lobby local decision makers to ensure that the infrastructure needs are assessed and considered in any future strategic infrastructure project proposals. The NDP survey responses can be used as evidence to support this lobbying.</p>	

	<p>Also it is unlikely that a major development would be sufficiently large enough to provide the sort of infrastructure that Padstow residents are concerned about.</p> <p>For the above reasons I would suggest deleting this policy. Infrastructure projects can be identified in a list as an appendix but please be aware that if the Principle Residence policy is included in the final draft then this will reduce the CIL receipts as the Parish will likely drop a CIL zone. See above link on Principle Residence policy.</p>	
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Appendix E of Part 2

Cornwall Wildlife Trust Comments on 1st draft Version of Neighbourhood Plan, April 2019

No.	Comment	Steering Group Decisions
	Natural Environment– Topic Overview	
NE6	There is no reference in the NDP to Cornwall and Isles of Scilly Environmental Growth Strategy which stresses the need for us to do much more for nature and wildlife than simply minimise losses, we should be providing more opportunities for wildlife and habitats to thrive. We would encourage a reference to be included, with specific reference to Target Outcome 9. Cornwall Wildlife Trust	Include reference to how the NP accords with the Environmental Growth Strategy
	PAD1 Protecting the Natural Environment	
PAD1/5	We support the reference to the preparation of “Sites of Interest” for the Parish. This information is available via the Wildlife Resource Map supplied from the Environmental Records Centre for Cornwall and the Isles of Scilly. Cornwall Wildlife Trust	Refer to CWT support
PAD1/6	It would be useful to add some supporting text for local non-statutory designated sites in line with the Biodiversity Guide. E.g.: <i>non-statutory sites include County Wildlife Sites (CWS), County Geology Sites (CGS), Roadside Verge Audit Biological Sites and Ancient Woodlands: These are of at least county importance for wildlife/geology in Cornwall and are all recognised and given weight through the planning process. Developments which would have an adverse impact on County Wildlife Sites will not be supported by Cornwall Council there are no suitable alternative sites, impacts are unavoidable and there is full provision for habitat re-creation and management.</i> Cornwall Wildlife Trust	Include reference as suggested by CWT
	PAD8 Sustainable Design	
PAD8/5	The recently published St Agnes NDP is a good example of how neighbourhood plans can promote environmentally friendly developments. An extract from the plan’s guidance is provided. It would be beneficial to replicate some of these measures to join up the policies and recommendations being supported across Cornwall. Cornwall Wildlife Trust	Consider whether policy should be extended to cover wildlife enhancing measures



Kathy Pemberton
Padstow Town Clerk
enquiries@padstow-tc.gov.uk
by email

Dear Kathy,

26 October 2020

Padstow Parish Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Padstow Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA.)

As required by the SEA regulations I produced a screening opinion report for the NDP (Pre Strategic Environmental Assessment draft) and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the Padstow Parish NDP is unlikely to have significant effects on the environment or on European Sites and therefore that neither SEA nor HRA is required.

Initially Natural England queried what they saw as undeveloped sites included within the settlement boundary – these were confirmed as sites with extant and implemented planning consent and this, along with reference to the River Camel SAC in the screening report, satisfied their concerns. The screening opinion is now confirmed by the consultation bodies and the full screening report and the responses from the Environment Agency, Natural England and Historic England are attached.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,

Sarah Furley
Group Leader
Neighbourhood Plans
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

cc: S. Daly: ndp@padstow-tc.gov.uk

Appendix G of Part 2

Statutory Agencies Response to the SEA/HRA Screening 2020

Date: 21 October 2020
Our ref: 331061
Your ref: Padstow Neighbourhood Plan SEA/HRA screening



Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY
Sarah Furley
Group Leader Neighbourhood Planning
Cornwall Council

Sarah.furley@cornwall.gov.uk

Dear Sarah

Planning consultation: Padstow Neighbourhood Plan, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA)

Thank you for your consultation on the above dated 02 October 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England welcomes the emerging Neighbourhood Plan and would like to make the following comments.

The settlement boundary for Trevone (Map 9) includes a small undeveloped site in the South west corner. Trevone is with the Cornwall AONB.

The settlement boundary for Padstow (Map 8) includes undeveloped sites to the west of the settlement. Although these sites are not within the AONB, the boundary, at the closest point, is less than 500 metres away. The undeveloped sites could therefore be considered to lie in the setting of this protected landscape.

At this stage we are unable to concur with the conclusion in 5.2 of the SEA screening report (that there will be no significant effects on the environment) because we could find no evidence to support this conclusion. In particular there is no evidence to show that development of the sites referred to above would not have an adverse effect on the landscape and special qualities of the AONB.

Also we advise that the River Camel SAC be included in the screening table on page 6 as it is within 10km of the neighbourhood plan area.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Hi Sarah

Thanks for the info about the sites on the edge of Trevone/Padstow. Would be useful if those implemented/developed sites could be annotated as such on the NDP when it gets published for consultation – just so it's clear. Re river Camel – it is just a case of including it in the HRA as you suggest.

Steph and I are both on leave next week so the earliest we could look at anything formally is the following week.

Carol

Carol Reeder
Lead Adviser
Devon Cornwall & Isles of Scilly Team
Natural England

Dear Sarah

Thank you for your consultation on the SEA Screening Report for the emerging Padstow Neighbourhood Plan, and for the opportunity to have sight of the latter.

On the basis of the draft Plan and especially that it does not propose to allocate sites for development I can confirm that we have no objection to the view that a full SEA is not required.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>



Historic England

Dear Sarah,

Thank you for your consultation providing us with the opportunity to comment in respect of the Padstow Parish Neighbourhood Plan SEA/HRA screening opinion.

In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.

Please note, this is a standard response. If you consider the plan will result in significant environmental effects please reconsult us.

Kind regards

Sarah Squire MRTPI
Sustainable Places – Planning Advisor
Environment Agency – Devon, Cornwall and the Isles of Scilly Area

Appendix H of Part 2

Statutory and Strategic Stakeholders List for Reg.14 Consultation, February 2021

National Organisations
Ancient Monuments Society
Campaign to Protect Rural England
Civil Aviation Authority
Environment Agency - Devon & Cornwall
Forestry Commission
Highways England
Highways Agency
Historic England
Homes England
Regulator of Social Housing
Kaolin and Ball Clay Association (UK)
Marine Management Organisation
National Farmers Union in the SW
National Trust
Natural England
Network Rail
NHS England
Planning Inspectorate
RSPB
Sport England
The Coal Authority
Woodland Trust
Regional Organisations
Coastline Housing Association
Corinthian Land Limited
Devon & Cornwall Housing Association
Devon & Cornwall Police (Architectural Liaison Officer)
Heart of South West Local Enterprise Partnership
Cornwall and Isles of Scilly Growth Hub
Linden Homes South West
Live West
Persimmon Homes Cornwall
West Country Housing Association
County Organisations
Community Energy Plus
Cornwall and Isles of Scilly Local Enterprise Partnership
Cornwall AONB
Cornwall Buildings Preservation Trust
Cornwall Chamber of Commerce & Industry
Cornwall Council
Cornwall Fire and Rescue Service
Cornwall Housing
Cornwall Wildlife Trust
Cornwall Rural Community Council
Duchy of Cornwall
Healthwatch Cornwall
Imerys Minerals Ltd
Kernow Clinical Commissioning Group
Peninsula Community Health
Royal Cornwall Hospital Trust
Transport for Cornwall
Service Providers
Amec
BT

Devon and Cornwall Police
National Grid
O2 Vodafone
OfCom
Sky
South West Water
SSE
Talk Talk
Three Mobile
Virgin
Vodacom
Wales and West Utilities - gas
Western Power Distribution
EE Mobile
EDF Energy
Transport
First Devon and Cornwall
First Great Western
Go Bus
District/CNA Consultees
St Breock Parish Council
St Ervan Parish Council
St Eval Parish Council
St Issey Parish Council
St Merryn Parish Council
St Minver Lowland Parish Council
Wadebridge Town Council
Scott Mann MP
Richard Buscombe County Councillor

Appendix I of Part 2

Reg.14 Consultation, Statutory and Strategic Stakeholders Response, April 2021

No.	Substance of Comment:	Interpretation:	SG Recommendation:
	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. 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>	No change necessary as a result of this comment.
2	<p>It is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF. 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>	No change necessary as a result of this comment.
5	South West Water has no specific comment.	No specific comments to make	No change necessary as a result of this comment.


8	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 elements of the strategic policies of the LP	Review on a policy-by-policy basis, whether it is helpful to repeat/endorse aspects of strategic policies (of the LP)
9	A Policy Index would be useful and would make the document easier to use. Cornwall Council	Suggests a policy index would be helpful	Include a policy index with hyper-links
10	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	Ensure Use Class Order references are up-to-date and relevant
14	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	No change necessary as a result of this comment.
15	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	No change necessary as a result of this comment.
18	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	No change necessary as a result of this comment.
21	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	No change necessary as a result of this comment.
37	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	Ensure all weblinks are up-to-date and working before Plan is submitted.
48	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.	Note congratulations. No change required as a result of this comment.

	COVER		
	FOREWORD		
	SECTION 1 Introduction		
	SECTION 2 The Parish of Padstow		
	SECTION 3 The Strategic Context		
73	<p>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.”</p> <p>Cornwall Council, Environment Service</p>	Suggests objective 4 should be strengthened	These are quoted objectives taken from CNA document. No change required as a result of this comment.
	SECTION 4 The Purpose of the Neighbourhood Plan		
	SECTION 5 The Structure of the Plan		
82	<p>Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Screening –</p> <p>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.</p>	Endorses the conclusions of the SEA and HRA assessments undertaken on the draft Plan	No change required as a result of this comment but recognise that the amended Plan will need to be re-screened by the LPA.
	SECTION 6 Aims and Objectives		
	SECTION 7 Natural Environment - General		
	POLICY PAD1		
97	<p>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?</p> <p>Cornwall Council Development Management</p>	Questions meaning and extent of “no adverse effect on the integrity or continuity of landscape features”	Add further clarification in supporting text.
98	<p>No adverse effect is an extremely high bar that may preclude certain forms of acceptable development. Maybe needs tempering.</p> <p>Cornwall Council Area 5 Team</p>	Suggests that the “no adverse effect” requirement should be tempered	Modify the first sentence to read: “Development proposals will be expected to have no significant adverse effect.....”
99	Although included in the supporting text for this policy, we recommend including reference to Policy 23 of the Cornwall Local Plan (CLP) within	Recommends reference to Local Plan Policy 23 within the policy itself and to the Cornwall’s	Add to the supporting text, more about the relationship between the

	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	Biodiversity Guidance in the supporting text	NP policy and Local Plan Policy 23 and Cornwall's Biodiversity Guidance.
103	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. 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. I support the policies addressing the issue of light pollution. Cornwall Council, Environment Service	Asks for the policy to better align with the Cornwall Environmental Growth Strategy by including a requirement to enhance biodiversity whenever possible	Include an enhancement requirement in a modified policy as follows: <i>"Wherever possible, development should contribute to and enhance the natural and local environment by providing net gains in biodiversity"</i> . Add more about achieving a net gain in biodiversity in the supporting text.
	POLICY PAD2		
110	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 planned for to adapt the coast road and SW Coast Path to coastal change, as identified in the Shoreline Management Plan. 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. Policy could be strengthened as follows: "Public Rights of Way should be protected from development and coastal squeeze." Cornwall Council, Environment Service	Points out potential future problem with 'coastal squeeze'. Suggests additional words for the policy.	Amend policy to read: <i>"Public Rights of Way should be protected from development and coastal squeeze."</i> Include reference to the SMP and a description of what is meant by 'coastal squeeze' in the supporting text and Glossary.
	POLICY PAD3		
	Section 8 Built Environment and Heritage - General		
	POLICY PAD4		

124	would 'preserve' be a better term than 'retain'? Cornwall Council Development Management	Suggests 'preserve' should replace 'retain'	Amend policy to read: <i>Development proposals affecting designated and non-designated heritage assets will only be supported where they preserve and enhance the built character and heritage value.....</i>
	POLICY PAD5		
128	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> "	Private ownership does not preclude a site from being designated as a LGS as long as its value as a green space to the community is established. Review LGS list in the context of comments received on individual sites.
129	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> ".	Review LGS list in the context of comments received on individual sites. Include reference in the supporting statement as to the strength of support expressed in the Reg.14 consultation for the designation of the site at the junction of Treverbyn Road and Egerton Road.
	POLICY PAD6		
150	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. Cornwall Council Affordable Housing	Considers that the settlement area boundaries as so defined will mean small-scale development and affordable dwellings only being delivered on exception sites.	Note comment. No change required as a result of this comment.
151	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. Cornwall Council Development Management	Suggests certain sites on the periphery may meet rounding off criteria and could be included within the defined settlement area	Settlement area boundaries were purposely drawn tight. Policy PAD7 provides an opportunity for development proposals to come forward on suitable sites on the periphery of the Padstow boundary and for each proposal to be assessed on its own merits. No change required as a result of this comment.

152	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. Cornwall Council NDP Team	Raises matter of rounding off and brownfield land adjacent/well related to the settlement	Policy is purposely drawn tight. The matter of brownfield land adjacent/well related to the settlement is addressed by policy PAD7. No change required as a result of this comment.
153	Clarity on para 8.19 in respect to whether CLP Policy 9 RESs accord with the NP e.g. adjacent to Trevone or not? Cornwall Council Area 5 Team	Calls for further clarity regarding rural exception sites adjacent to Trevone	Local Plan Policy 9 'Rural Exceptions Sites' still applies to the whole of the parish area. this is confirmed in para. 9.18 No change required as a result of this comment.
154	Policy is supportive of development inside boundaries. Policy 9 would be applied outside boundary and could also include some rounding off where policy compliant. Cornwall Council Area 5 Team	Correctly interprets policy approach	No change required as a result of this comment.
156	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	Consider whether more up-to-date base maps are available.
165	The Padstow Settlement Area overlaps with the Padstow Critical Drainage Area. 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. 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." 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	Recommends that a criterion 5 be added to the policy regarding the Padstow Critical Drainage Area.	The suggested additional criterion is better included with policy PAD8, which relates to sustainable development. Add an additional criterion to Policy PAD8 as follows: <i>"comply with the critical drainage area guidance, if it is located within the Critical Drainage Area zone."</i> Explain relevance and significance of the critical drainage area in the supporting text.

166	<p>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."</p> <p>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</p>	<p>Recommends re-drafting settlement area boundary for Trevone to exclude any areas within the 100-year coastal erosion line.</p> 	<p>Adjust Trevone settlement area boundary to exclude land within the 100-year coastal erosion line.</p> <p>Explain reason for the application of an additional boundary criterion in the supporting text.</p> <p><i>(Subsequent to SG meeting, the Trevone settlement area boundary was reviewed to ensure it excludes any land shown within the '100-year coastal erosion line' that is not already built on or has planning permission for development. No adjustment of the boundary was found necessary.)</i></p>
Policy PAD7			
172	<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>	<p>Recommends that developers are not required to carry out a housing needs assessment for every development proposal submitted.</p>	<p>Criterion 6 does not require a specific HNS. However recommended that criterion 6 is deleted and housing needs assessments are dealt with by policy PAD10.</p>
173	<p>the local support pre-requisite under 4) probably won't go past the inspector.</p> <p>Cornwall Council Development Management</p>	<p>Has doubts about criterion 4</p>	<p>Revise criterion 4 in policy to read as follows:</p> <p><i>"a mix of dwelling types is provided that is reflective of the most up to date assessment of housing needs;"</i></p> <p>Include reference in the supporting text to consulting with the TC regarding housing types.</p>
174	<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>	<p>Asks for clarification regarding the definition of local housing need</p>	<p>Policy does make reference to Local Plan Policy 8.</p> <p>Include further reference in the supporting text.</p>
175	<p>Does the policy preclude CLP policy 21 sites coming forward?</p> <p>Cornwall Council Development Management</p>	<p>Questions relationship between NP policy and Local Plan Policy 21</p>	<p>Local Plan Policy 21 relates to 'Best use of land and existing buildings'.</p> <p>Policy PAD6 only relates to land within the settlement area boundaries. Other NP</p>

			policies apply to land outside the boundaries. No change required as a result of this comment.
176	Finally what about barn conversions where they are not farm-diversification? Cornwall Council Development Management	Asks whether policy covers barn conversions	Barn conversions on sites adjacent to the settlement area boundary of Padstow would be covered by the policy, as well as other policies in the development plan.
177	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. Cornwall Council NDP Team	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.	Revise criterion 4 in policy to read as follows: <i>“a mix of dwelling types is provided that is reflective of the most up to date assessment of housing needs”</i> Include reference to the HNR in the supporting text.
179	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? Cornwall Council Area 5 Team	Asks for more explanation of local need	Delete <i>“support of the local community”</i> Include reference in the supporting text to consulting with Town Council as well as CC.
180	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? Not sure para. 8.29 that this particularly clarifies the above question. Cornwall Council Area 5 Team	Raises query about criterion 6	Delete criterion 6. Ensure Policy PAD10 addresses housing needs and mixes on new developments.
190	Having no limit on the size of adjoining development seems a risky strategy. Cornwall Council, Environment Service	Points out the risk in not setting limit	Size of development is addressed by policy criteria and in the supporting text. No change required as a result of this comment.
POLICY PAD8			
200	Endorse the sentiment, but difficult to use as a reason for refusal. Cornwall Council Development Management	Has doubts about effectiveness of policy as drafted	Review policy, taking account of all comments received.
201	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	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.	Include an additional criterion in policy PAD8.

	<p>policies i feel they should also be addressed within the Padstow NDP,</p> <p>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>.</p> <p>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.</p> <p>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</p> <p>Devon and Cornwall Police</p>		
202	<p>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....</p> <p>Natural England</p>	Suggests minor amendment to policy and supporting text.	Make reference in the supporting text that the criteria listed is not exhaustive and developers should strive to achieve more and ensure that the development more than exceeds current sustainability requirements/standards.
203	<p>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.</p> <p>Natural England</p>	Suggests including a reference to biodiversity net gain within the policy and reference to LP Policy 23 in the supporting text	Biodiversity net gain is a requirement of Policy PAD1. Local Plan Policy 23 is referred to in the supporting text. No change required as a result of this comment.
205	<p>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.</p> <p>Cornwall Council, Environment Service</p>	Calls for policy to refer to green, open systems wherever possible.	Include reference in the supporting text to a preference for green, open systems wherever possible, and why.
207	<p>PAD8 could promote the use of the Building with Nature Standard. See: About — Building with Nature</p> <p>Cornwall Council, Environment Service</p>	Wants PAD8 to promote the use of the Building with Nature standards	Make reference to the 'Building with Nature User Guide' in the supporting text with weblink.
	SECTION 9 Housing - General		
	POLICY PAD9		

221	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.	Amend first sentence of para. 9.8 to read: <i>“Policy PAD9 applies to all residential development resulting in a net increase of more than one dwelling”.</i>
222	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	Reword criterion 2 to be more relevant to the preference for mixed developments i.e. 2) <i>“a mix of housing types and sizes that meet local needs and demands”.</i>
223	‘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	Include reference in supporting text to adequacy being assessed using either local, or national, approved standards.
224	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	Include reference in supporting text to the relevance of Local Plan policy 25.
226	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.	Include reference in the supporting text to a preference for green, open systems wherever possible, and why.
POLICY PAD10			
234	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’.	Make reference in para. 9.10 to the Padstow HNS 2018 being dated but having had a value during plan preparation in indicating a potential unmet need.
235	Development proposals for major housing schemes should be delivered as a tenure-blind development and meet the National Described Space Standards. Tenure-blind The Ministry of Housing, Communities and Local Government’s National Design Guide, published October 2019, contains the following definition:	Asks that major housing schemes are required to be ‘tenure blind’ and provides a definition for the policy and glossary.	Include reference to tenure blindness in the supporting text and definition in the Glossary.

	<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>		
236	<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>	<p>Concerned that NP policies prevent major housing schemes that provide large numbers of affordable dwellings.</p>	<p>Note point. No change necessary as a result of this comment.</p>
237	<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>	<p>Seeks clarity as to what development is 'covered' by the policy</p>	<p>Make sure it is clear that the policy applies to all housing development of two or more dwellings.</p>
238	<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>	<p>Asks for housing need information to be up-dated.</p>	<p>Up-date information on housing need in para. 9.16.</p>
239	<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: - Policy *: Housing for older people <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> 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. More Information Applicants should refer to the Affordable Housing Supplementary Planning Document</p> <p>Cornwall Council Affordable Housing</p>	<p>Suggests an additional policy, along with design standards, specifically relating to the provision of 'housing for older people'</p>	<p>Little evidence is offered in the way of evidence of need for affordable dwellings for older people. The draft policy as proposed may lead to the provision of specialist dwellings at the expense of affordable family homes. No additional policy is necessary as a result of this comment, but reference should be made in the supporting text about being prepared to meet such needs in an appropriate way if the evidence is clear.</p>
240	<p>is this duplication of 2) of PAD9?</p> <p>Cornwall Council Development Management</p>	<p>Suggests there is duplication of criteria 2 of PAD9.</p>	<p>PAD9 is about achieving a mixed development through design.</p>

			Ensure it is clear that it is policy PAD10 that is about meeting local housing needs.
241 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. Cornwall Council NDP Team	Asks for Plan to recognise that reference to latest HNR is sufficient to justify proposed housing mix	Amend policy to read: <i>"Development proposals for major housing schemes should satisfy an identified local need and meet local demand, based on an up-to-date local housing needs assessment."</i> Amend supporting text to establish relevance of CC's Housing Needs Register as well as an up-to-date local Housing Needs Survey.
	POLICY PAD11		
263	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.	Review policy in the light of comments received and... take account of reference expressed by CC Dev Management.
264	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.	Review policy in the light of comments received and... take account of reference expressed by CC Dev Management.
265	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)	Review policy, having regard of community sustainability using up-to-date evidence, as well as public opinion.
266	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	Review policy in the light of comments received and... Note its limitations.
267	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.	Ensure the Town Council understands the CIL consequence of adopting a policy with a principal residency condition attached to new dwellings.
268	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	Review policy in the light of comments received and... Remove reference to the need for a " <i>legal agreement</i> "; and place emphasis in the supporting text on the

			use of a planning condition.
	SECTION 10 Transport, Traffic and Parking - General		
	POLICY PAD12		
	POLICY PAD13		
304	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	Queries whether standards of provision should be set	As demand is likely to change over the plan period, include reference in supporting text to adequacy being assessed using prevailing local, or national, approved standards
	POLICY PAD14		
307	Delete “ <i>appropriate environmental impact assessments demonstrating</i> ”. Cornwall Council Development Management	Asks that part of criterion 1, requiring “ <i>an appropriate environmental impact assessment</i> ” is deleted	Revise criterion 1 as follows: 1) <i>demonstrating no significant adverse impact on the surrounding natural environment and/or local built environment would occur;</i>
309	I support the policy to minimise flood risk and use permeable surfaces under PAD14 Public Car Parking Areas. Cornwall Council, Environment Service	Supports policy	Note support. No change required as a result of this comment.
	Policy PAD15		
310	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? Cornwall Council Development Management	Identifies an exceptional circumstance not adequately covered by the policy	Add a further criterion to part 2 of the policy as follows: c) <i>in relation to the development site, it is demonstrated that adequate parking will remain on site post-development;</i>
311	what is the ‘informal parking’ exception? Cornwall Council Area 5 Team	Seeks explanation of what is ‘informal parking’	Explain in supporting text what is regarded as informal parking i.e. those areas that are not specifically designated as parking areas
313	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	Add reference to permeable surfaces in the supporting text in the context of criterion 4).
	SECTION 11 Local Economy and Tourism - General		
	POLICY PAD16		
319	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	Ensure references to the Use Class Order are correct.
320	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.	Cautions that policy would allow new businesses in the countryside through conversion, which could ultimately be converted to other uses.	Revise first part of policy to read: “ <i>The regeneration and small-scale expansion of existing business</i> ”

	Cornwall Council Development Management		<i>premises, or the sympathetic conversion of existing buildings within the settlement areas, for light industrial and business uses as identified in class E(g) of the Town and Country Planning (use classes) Order 1987 (as amended), will usually be supported."</i>
321	Is 'Brownfield' definition consistent with PPG? Cornwall Council Development Management	Seeks definition of "brownfield"	Definition is in the Glossary. Cross-reference to Glossary in the supporting text.
322	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.	Ensure references to the Use Class Order are up to date
	POLICY PAD17		
327	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.	Ensure references to the Use Class Order are up to date
	POLICY PAD18		
335	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.	Revise policy criterion 1) to read: <i>1) the use of the premises for these purposes is no longer economically viable and the site has been marketed at a realistic price for a minimum of one year;</i> Include reasoning and explanation in supporting text.
336	Does commercial holiday letting count as a 'commercial unit'. Cornwall Council Development Management	Questions whether Holiday-lets are regarded as commercial units.	Make sure the supporting text makes plain that holiday-lets are <u>not</u> regarded as commercial units.
337	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	Include reference in supporting text to 9 months' marketing being required as per LP policy 5
338	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"	Clarify the position by revising the term as follows: "employment-related use" Add further explanation in the supporting text.
	POLICY PAD19		
341	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)	Policy applies across the whole parish area. Reword criterion 3) as follows: <i>"they do not have a significant adverse impact on the landscape...."</i>

342	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	Policy applies across the whole parish area. Make area scope of policy clearer in the supporting text regarding AONB
343	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	Make plain in the supporting text that the policy does not include tourist accommodation. Amend definition to read; “.. to the public with or without prior booking”.
SECTION 12 Community Wellbeing - General			
Policy PAD20			
354	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	Amend supporting text to provide any relevant update on local infrastructure needs
355	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.	Include suitable reference in the supporting text to sewage treatment, by way of example.
Policy PAD21			
357	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	Delete para 12.12
Policy PAD22			
Policy PAD23			
361	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	Include reference in the supporting text to the inherent problem with AstroTurf and encourage the use of alternative surfaces.
Policy PAD24			
SECTION 13 Monitoring			