

PADSTOW TOWN COUNCIL – PLANNING COMMITTEE: 8 NOVEMBER 2022

Agenda item 6: Cornwall Council consultation on Cornwall Landscape Character Assessment and Areas of Great Landscape Value (AGLV) review

Updated

1. Reply From Cornwall Council

- 1.1 Following Support Officer contacting Cornwall Council as per point 4.2 in the agenda report, a reply was given that:
The revised character assessment will not reference adopted NDPs as this is an ever changing list which can be found on the Cornwall Council interactive mapping. The Cornwall Character Areas will however take relevant landscape material from adopted landscape evidence based documents relating to landscape value and pressures and forces for change on the landscape. These descriptions will complement the feedback from the public consultation events and the consultation portal.
- 1.2 They did not give any further indication on whether further opportunity will be given on this review.
- 1.3 They did provide examples of what they require:

By way of a couple of examples if you want to highlight the importance of:

- a. isolated small hamlets and small settlements, then tell us about the importance of the landscape between these settlements
- b. public rights of way or trails, then tell us who uses them, how popular are they, with locals or with visitors, does this change through the year?
- c. key habitats for wildlife and plants, where are they and why are they important, especially if they are not designated
- d. heritage features, how extensive are the features, are they unique to your area, or part of a wider industrial landscape, have they been conserved, do people visit them?

We need to know

- a. why you value the features you can see on a map
- b. what parts of your landscape, or landscape features are threatened by what and why
- c. what parts of your landscape do we need to celebrate and conserve and enhance, for instance habitats, woodland, footpaths, undeveloped skylines, historic field patterns.....

2. Updated NDP extract

- 2.1 Support Officer has continued with extracting points Committee may want to consider submitting to consultation, Support Officer is still unsure of the document's limits, as it seems very broad, so has tried to pick up several points from the NDP. Attached is an update of Appendix 2 of the agenda papers.

Updated appendix 2

Comments which relate to Padstow Parish Neighbourhood Plan 2018-2030

General comments

1. Within the NDP we note Landscape Character Areas within the parish as
 - LCA 19 Trevoze Head and Coastal Plateau and
 - LCA 34 Camel Estuary

The current local policies in the Management Plan for these areas require the protection and enhancement of important habitats and species, maintaining the quiet character of the area, minimising the impact of tourism, reducing light pollution and resisting intrusive development, which the NDP is fully supportive of. (Section 7.15 of NDP refers)

2. Much of our parish is part of Cornwall AONB which provides a positive approach to protecting the much-valued landscape of the AONB. (section 7.13 of NDP refers)

Important/Valuable

1. The NPPF gives parish and town councils the right to designate small local recreation and amenity areas that are of particular importance to the community as local green spaces and give them protection in the Neighbourhood plan. Local Green Spaces:
 - Dennis Cove Lake Area
 - Land at Downstream Close
 - Gateway Site (at junction of B3176 & A389)
 - The Green, Porthmissen Beach
 - The Lawns Play & Recreation Area
 - Lodenek Avenue Play Area
 - Pellew Close Play Area (a)
 - Pellew Close Play Area (b)
 - Allotments adj. Plantation
 - The Plantation
 - Land of Polpennic Drive/Soldon Close
 - Land at Porthilly View
 - Rope Walk Allotments
 - Land at Junction of Treverbyn Road and Egerton Road
 - Walled Garden at St Saviours
 - Wheal Jubilee Parc(Policy No PAD5 – Local Green Spaces pg 29-33 of NDP refers and provides more details on each location if required.)
2. Our parish contains several sensitive ecological and geological areas, which include three sites of special scientific interest (SSSI) at Harbour Cover, Stepper Point and along the coast to the northeast, from Trevone almost up to Long carrow Cove. All three SSSIs are designated as special, largely because of their geological value. The neighbourhood area also has three (non-statutory) country wildlife sites:

- Camel Estuary
- Polmark Valley
- Trevone Bay to Stepper Point.

Which, along with other semi-natural habitats, the Cornwall Wildlife Trust advise we should 'avoid' affecting by development. (section 7.7 of NDP refers & map 4 pg22)

3. Padstow Parish has an extensive network of public rights of ways. Some of them serve to link the settlement areas by foot. Their condition and accessibility for those people with mobility problems is variable. The improvement and enhancement of public rights of way will generally be supported (section 7.21 – Policy no PAD2)
4. Development proposals will generally be supported within the Settlement Area Boundaries as per Policy No PAD6 Settlement Area Boundaries and Treceus Industrial Estate should be protected as a key employment area. (Policy No PAD6 Settlement Area Boundaries & PAD17 Treceus Industrial Estate)

Landscape Changes

1. Most of the parish area is flood zone 1 (low risk), but in coastal and estuary locations and along the main drainage courses the risk is higher. The town of Padstow remains vulnerable to tidal surges and storms, despite a new harbour wall being built in 2006. (section 7.11 of NDP refers)
2. Padstow is of constant interest to developers because of the buoyancy of the property market. Policy no PAD6 Settlement area boundaries & PAD7 Development adjoining Padstow's settlement area boundary, are to allow a modest number of new dwellings over the plan period. Its to allow a house building programme that works primarily for the benefit of the local residents, the sustainability of the Parish and safeguards the landscape character of the area. (Policy no PAD6 & Pad7 with section 8.29 of NDP)
3. Part of the Padstow settlement area lies within the 'Padstow Critical Drainage Area' (CDA) – any development within this area must be designed to reduce any harmful downstream impacts and minimise run-off from the site. Part of the northern Padstow settlement boundary is in the fluvial flood zone. Any development in the flood zone, including infill, should be supported by a site-specific flood risk assessment in accordance with the requirement of NPPF. (section 8.35 of the NDP)

