

PP10 Wadebridge and Padstow Community Network Area

Introduction

13.0 The Wadebridge and Padstow Community Network Area covers the parishes of Egloshayle, Padstow, St Breock, St Endellion, St Ervan, St Eval, St Issey, St Kew, St Mabyn, St Merryn, St Minver Highlands, St Minver Lowlands, St Tudy and Wadebridge.

Key facts

Population 2007: **20,500**

Dwellings 2010: **11,659** (4.6% Cornwall)

Past housing build rates 1991-2010: **1,743**

Housing need (preferred area) 2012: **392** (Bands A-D) plus **645** (Band E) equates to 3.4% and 4.4% of Cornwall total respectively

Existing housing commitments 2010-2012: **775**

Wadebridge employees estimate (2011): Full time: **1,983** Part-time: **1,563**

Padstow employees estimate (2011): Full time: **985** Part-time: **722**

Objectives

13.1 Specific objectives to be addressed in planning for the Wadebridge and Padstow Community Network Area, include:

Objective 1 – Housing

Identify the level and location of new growth. Provide suitable types of housing to meet a variety of needs enable the delivery of affordable housing particularly when considering the impact of a high percentage of second homes.

Objective 2 – Employment

Promote better quality jobs to create a more balanced economy.

Objective 3 – Shops and Services

Protect and support enhancements to local shops, facilities and services.

Objective 4 – Environment

Protect the various national and international designations; ensuring development does not have a negative impact on these areas. Consider coastal, tidal and fluvial flooding issues.

Objective 5 – Infrastructure

Improve access to healthcare provision particularly in the rural areas and promote public transport links to rural villages. Support and develop ICT infrastructure.

Development Strategy

13.2 A regeneration approach will enable Wadebridge to achieve balanced housing and economic growth linked with infrastructure improvements, whilst protecting, regenerating and enhancing its local service role, its unique qualities, character and the historic built and natural environment.

13.3 The network area contains the two key settlements of Wadebridge and Padstow, and these act as the local service centres to the many smaller settlements surrounding them. Larger villages in the area include St Merryn, Rock and Port Isaac whereas smaller villages include St Minver and St Tudy.

13.4 This is an area with an important maritime heritage. Padstow was historically north Cornwall's main port and this remains both a working port and a tourist attraction. Estuarine quays and landing places along the Camel

estuary contrast with the porths and beaches of the western area, and the fishing and industrial porths of the Port Isaac area.

13.5 In recent years Wadebridge has developed into a pioneer of sustainable tourism, being a popular location for access to the Camel trail cycle route. The town has a population of 6,600.

13.6 Padstow is a popular second home location, but retains a strong community identity. Particular challenges for these towns and for the CNA in general include ensuring that a supply of affordable housing is available, reducing the impact of second home ownership and increasing access to local services and facilities.

Employment

13.7 The provision of around 4,000qm of B1a office accommodation and 4,000sqm of new industrial space has been identified. This has the potential of accommodating 300 jobs in the CNA over the plan period.

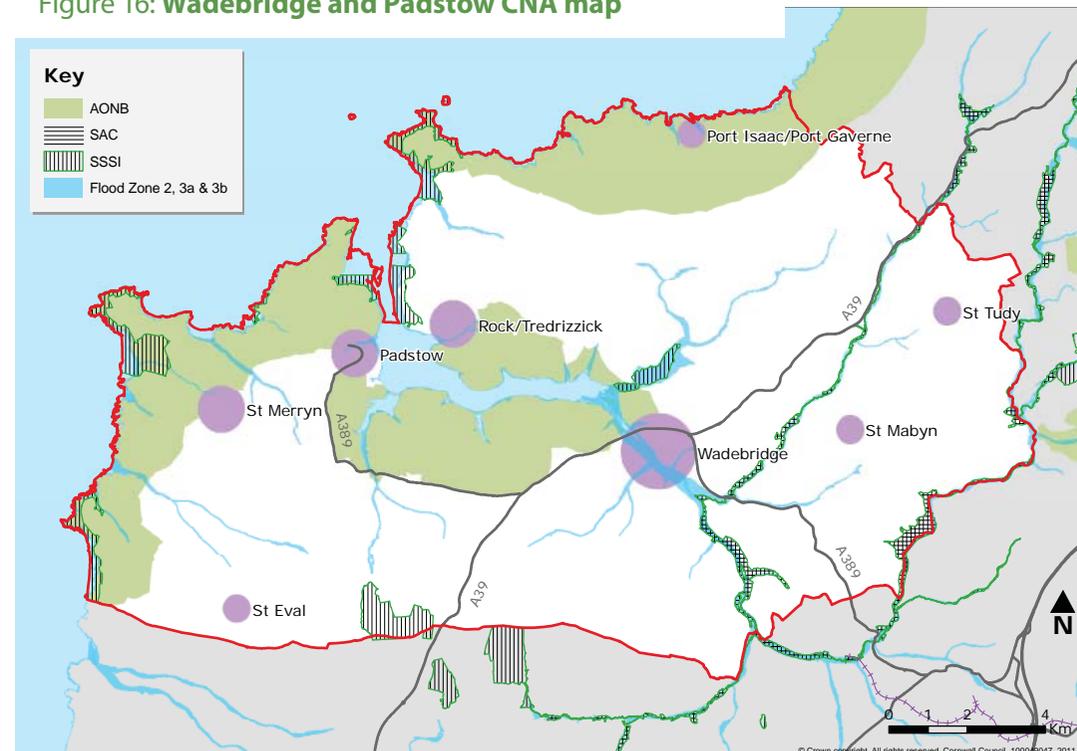
Housing Requirements

13.8 The Community Network Area should plan for around 1,700 dwellings (about 85 dwellings per year) over the period between 2010 and 2030..

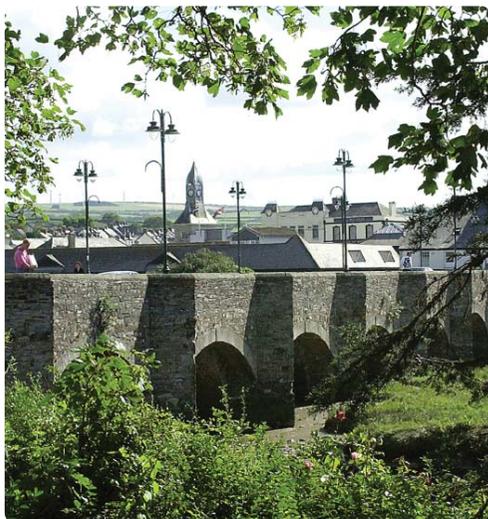
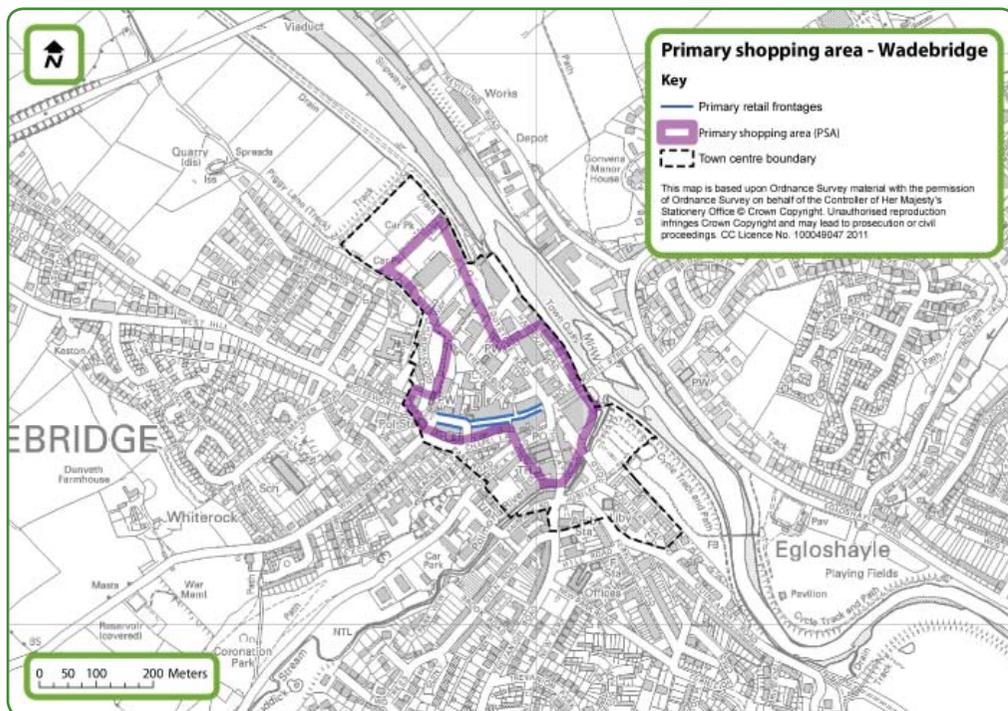
13.9 As the main settlement with good employment and transport provision, Wadebridge will be required to accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

13.10 A Neighbourhood Development Order is being developed for St Eval to lead change in that area.

Figure 16: Wadebridge and Padstow CNA map



» In recent years Wadebridge has developed into a pioneer of sustainable tourism



Policy PP10: Wadebridge and Padstow CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Wadebridge can be satisfied:

- a) The protection of the vitality and viability of Wadebridge town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within

the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;

- b) The provision of around 4,000qm of B1a office accommodation and 4,000sqm of Industrial space has been identified. This has the potential of accommodating 300 jobs in the CNA over the plan period;
- c) The provision of around 800 dwellings in the period up to 2030;
- d) Reduction of the need to travel through the creation of balanced communities and prioritisation of sustainable transport measures to reduce congestion.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a) The provision of around 900 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature

and scale appropriate to the needs, character, role and services available of the settlement;

- b) Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c) Development should deliver community benefits in the form of affordable housing for local people to balance the high number of holiday homes in the area and contributions to requirements for facilities, services and infrastructure identified locally.