

# What you said you wanted

## Housing and development

Your survey responses make it clear that housing development has become a major concern for many people in Newquay and surrounding villages and hamlets. The NNP will set boundaries around the Town, Whipsiderry and Tregurrian. Development outside these boundaries will not be supported (including between Newquay and Quintrell Downs).

**CLIFF TOP DEVELOPMENT** The Plan proposes that the coast at Newquay is designated as a Coastal Change Management Area. Any development of a residential or permanent nature **will not be supported** anywhere near the coastal erosion line identified in the latest research on the Shoreline Management Plan.

In addition, new development proposals that are considered to have a detrimental impact on views of the local townscape, skyline or landscape, due to their height, scale or location **will not be supported**. This will safeguard some of our most cherished natural landscape from inappropriate development and keep local people and visitors safe.

**PARKING** New residential and commercial developments will be required to provide appropriate levels of off-street parking to reduce the pressure on our streets.

**GARDEN GRABBING** Recent attempts at building within gardens of existing properties in prominent locations has concerned many of you. Locations identified as being particularly sensitive by you were: the Gannel Estuary, Porth, Pentire and Lusty Glaze.

The NPP will only support applications where there is ample space and the development will not have a significant negative impact on the character and appearance of the surrounding area.



## A smarter, more welcoming town centre that we can all be proud of

As one of the the leading holiday destinations in the South West, Newquay very much depends on visitors to fuel our economy. Whilst welcoming tourism, the Neighbourhood Plan will seek to prevent further loss of the historic character of Newquay town centre through support for a future town centre conservation area.



■ Proposals for restoration or repair of the historic character and appearance will be supported.

■ Demolition of structures or removal of trees that detract from the remaining historic character will not be supported.



*“Development proposals that are detrimental to views of the local townscape, skyline or landscape will not be supported.”*



**SHOPFRONTS AND SIGNAGE** In our recent survey, **you** highlighted the poor design quality of many of the shopfronts and signage in the town centre as a major concern. You also said that too much of the historic fabric of the town is being hidden from view by clutter.

**In response** we are aiming to improve the look of the town centre by insisting that any proposals for new shopfront or signage complies fully with the principles set out in the Newquay Shopfront Design Guide.

In this way, our historic town centre will gradually be recovered from poor design and unnecessary clutter, whilst revealing more of the historic fabric. We have many impressive buildings that should be celebrated.

## Infrastructure and leisure facilities



Newquay is often thought of as a playground for visitors but our permanent residents must not be forgotten. We, after all, are the people who live and work here.

**PROTECTING OUR LEISURE FACILITIES** Newquay is blessed with excellent range of open spaces and leisure facilities. The Neighbourhood Plan would aim to protect open air facilities such as the golf course and bowling green, non-designated playing fields and spaces and children's play facilities from development.

**FOOTPATHS & CYCLEWAYS** The Neighbourhood Plan will support additional cycling and walking routes to improve connectivity within the town. Where possible, new developments will be required to incorporate foot and cycling access to nearby facilities and the town.

**ALLOTMENTS** In order to promote the wellbeing of local residents the Neighbourhood Plan will seek to protect existing allotment sites from development. It will also support the provision of new sites as need arises, provided such new sites are within, adjoining or close to the built up area and can accommodate adequate off-street parking.



## Landscape, Heritage and the Environment

The natural environment of Newquay is one of the most beautiful in Cornwall. We are very fortunate to live here.

**LANDSCAPE** You identified the landscapes of the Headlands, Gannel, the Porth Valley and the coast from Trevelgue Head to Watergate as some of the most precious. These will be protected by the NPP.



Newquay Parish  
The area covered by our plan

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**PROTECTING OUT UNIQUE HERITAGE** Set within this wonderful environment are a number of historical 'jewels' that reflect our rich economic and cultural history. We are fortunate that many of our extant heritage assets from the prehistoric 'cliff castle' on Trevelgue Head to the recently restored Huer's Hut on Towan Head are well protected from direct impact of development by law.

The Neighbourhood development team are determined to go further, in not only protecting the monuments themselves but also their 'settings' from further encroachment by development.



**PROTECTING GREEN SPACES** In addition to the protection of open air leisure facilities and heritage settings, the Neighbourhood Plan team are working on proposals to protect many of the less celebrated green spaces within the town. The spaces that give us all room to breath.

## Safeguarding employment

There is significant pressure within the town for housing sites. The Neighbourhood Plan will look at protecting some sites from change of use. Permission to convert from commercial to residential use will only be permitted where it can be demonstrated that existing commercial use, or another commercial use is not viable.

**FUTURE EMPLOYMENT AND TRAINING** The growth of the town means that new employment opportunities will be needed. Provision of new employment space in the town centre will be permitted provided that adequate off-street parking is part of any proposal. Proposals for new employment space within Newquay will also be supported where they do not have adversely impact the townscape or existing amenities.