

Newquay Neighbourhood Plan
Housing Workshop
4th Feb 2016

Notes:

Context

- Cornwall local Plan has 4400 set as a housing target for Newquay *and Quintrell Downs* (this is an important distinction to make as Quintrell is not within Newquay parish) for the life of the Local Plan (2010-2013). Taking into account homes already built and those with approved planning the remaining target is 1049. However there are further sites awaiting a planning decision which would provide a total of 1765 houses.
- Newquay is unique in Cornwall in terms of already almost meeting housing targets for the life of the plan. Although it should be noted that these are target numbers and could be exceeded – the number is not a ‘limit’ on the number of housing to be built. Instead the NNP will need to manage development in other ways including through Landscape considerations or development boundaries.

Risks for consideration

- Without a 5 year land supply (which will be shown in the Local Plan once adopted) the housing policies of a NP are not as robust. This is a low likelihood risk but should be considered by the group as other policies may need to compensate to help shape development for example robust environment and landscape policies.

Priorities for Newquay

- The group discussed what the likely priorities for the parish would be in terms of housing (all to be tested and consulted on) and suggest the following:
 - Development boundaries in place to prevent distinct areas (eg Tregurrian / Watergate / Newquay town) merging. Keeping green areas between the settlements
 - Houses of Multiple Occupation policy to prevent high levels of HMO in certain areas.
 - Design to be considered in terms of size, amenity space
 - Coastline to be protected from inappropriate development

Actions:

- Overlay Duchy masterplan to understand where future development is proposed (to start to inform boundary) in addition review any other landowner proposals.
- Review how Falmouth are dealing with HMO
- Progress a stage 2 LLCA to address settlement sensitivity (to help inform boundary) in conjunction with the LLCA Stage 1 landscape work
- Research how coastline can be protected through planning policy.