



2018 - 2030

VERSION: Pre-Submission Draft (Regulation 14)

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DRAFT version for **"Pre-submission Consultation"**

Comments and representations invited from all interested parties. Please see www.newquayplan.org for details.

Front Page Illustration – Huers Hut?

Contents

Foreword.....	4
1.0 Introduction	4
2.0 About the parish	4
3.0 Non-Technical Summary	5
3.1. The Plan Area	5
3.2. The Plan Period	5
3.3. The Plan Policies.....	6
4.0 Context.....	6
4.1. National Planning Policy Framework	6
4.2. Cornwall Council - Cornwall Local Plan	6
4.3. Newquay Town Plan.....	7
4.4. Newquay Town Framework	7
5.0 The process	8
5.1. Consultation.....	8
5.2. Examination & Referendum – Making the Plan.....	9
6.0 Policy Development	9
7.0 Vision & Objectives	9
8.0 Policies	10
8.1. General Development Principles – ‘G’ Policies	11
8.2. Design principles – ‘D’ Policies.....	16
8.3. Heritage conservation – ‘HC Policies’	22
8.4. Economy and commercial buildings – E policies	25
8.5. Housing – ‘H’ Policies	30
8.6. Infrastructure - ‘I’ policies	34
8.7. Environment and Landscape – ‘EL’ Policies	38
8.8. Coastal Change – ‘CC’ Policies.....	42
8.9. Habitat and Biodiversity – ‘HB’ Policies	47
9 Appendices.....	50
Appendix 1 – Maps	
Appendix 2 - Newquay Character Statement – not yet issued	
Appendix 3 - Newquay Shop Front Appendix	
Appendix 4 – Green Space – not yet issued.....	
Appendix 5 – Valued Landscape – not yet issued	
Appendix 6 – Views & Vistas – not yet issued	

10	Supplementary Documents – not yet issued
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Foreword

To be inserted from steering group / Town Council. Suggested inclusions: NNP about recovery and enhancement, conserving the valued etc.

1.0 Introduction

As part of the Localism Act 2011, Neighbourhood Planning was introduced as a way for local people to influence planning and development within their communities. It sets the legal framework for Neighbourhood Plans and provides that Neighbourhood Plans, once examined and passed at referendum, become part of the statutory planning policy framework and will have the same legal status as the Cornwall Local Plan.

Newquay is experiencing unprecedented housing growth, with over 4000 new homes having been granted planning permission since 2010. It is clear that some developments are significantly more popular with the community than others. Negative responses to development have tended to focus on design, scale and location, with concerns being raised about the height of buildings, the visual impact of 'out of character' developments, the loss or damage to valued views and the pressure development is placing on local infrastructure, including our highly prized natural environment. Recognising the opportunity to influence planning at a local level Newquay Town Council made the decision to undertake a Neighbourhood Plan on 2nd July 2014.

The Newquay Neighbourhood Plan (NNP) has been developed through extensive consultation with local residents, businesses and organisations, led by local volunteers.

The Plan has been championed by Newquay Town Council as the qualifying body and has been prepared by the local community with support from specialist resources.

The Newquay Neighbourhood Plan should be read as a whole and in conjunction with those other policies within the Cornwall Local Plan.

2.0 About the parish

"A large part of what makes the area special is the sense of space, the nearness to natural spaces which contribute greatly to the quality of life." (Quote from survey results)

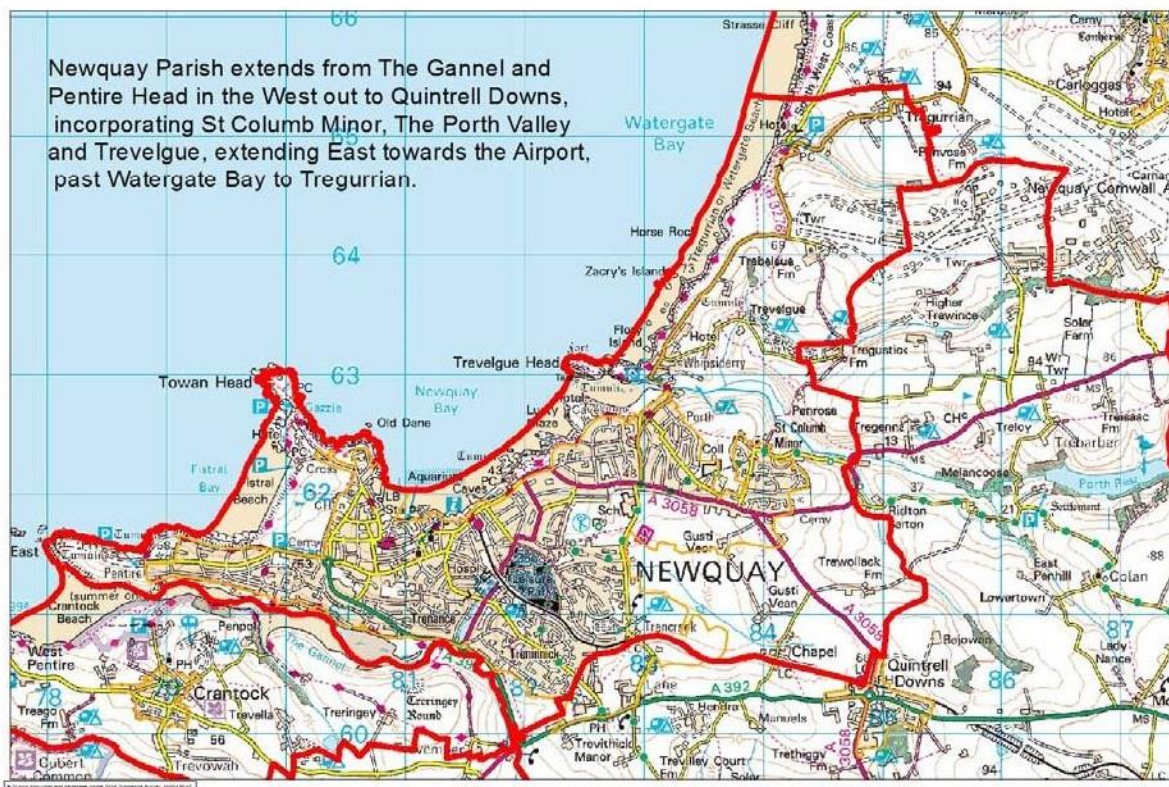
Having started as a fishing village, Newquay has developed over time to become a major tourist resort centred on its beaches, coastline and landscape. Situated on the North Atlantic coast of Cornwall, approximately 20 miles west of Bodmin and 12 miles north of Truro, it is a renowned world surfing destination, hosting the Boardmasters Surf Championships and the National Surf Championships. In addition to the heady excitement of sand and surf, Newquay also boasts the beautiful Gannel estuary and salt marshes, a sheltered, tidal waterway, home to wading birds and fish. Its coastal pathways provide breath-taking views of the Atlantic Ocean. Approximately 22,000

people live permanently in Newquay and this increases to 100,000 in the summer with visitors from all over the world.

3.0 Non-Technical Summary

3.1.The Plan Area

On the 21st July 2014 Newquay Town Council wrote to Cornwall Council to give notice that they wished to make an application under Part 2 Regulation 5 (1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of a Neighbourhood Area for the Newquay Neighbourhood Plan. The proposed area aligns with the parish boundary and therefore falls within the responsibility of the Town Council. The application PA14/00015/NDP was approved by Cornwall Council on the 28th July 2014.



3.2.The Plan Period

The Newquay Neighbourhood Plan period will run from 2018 to 2030 in order to accord with the lifetime of the Cornwall Local Plan. Revisions to the plan may occur in this time if required, for instance if material changes are made to the Cornwall Local Plan. Any revisions will be subject to current planning legislation and guidance at the time.

3.3.The Plan Policies

The Policies of the Newquay Neighbourhood Plan (NNP) will be used in the decision making process for the Local Planning Authority (Cornwall Council).

The NNP policies are, essentially, the views and desires of the community, reflected as closely as possible in planning policy. The NNP policies have 'weight' and will be used by Local Authority Planning Officers when making decisions about planning applications.

The policies contained within the NNP are grouped under the following themes:

- General Development
- Design Principles
- Heritage Conservation
- Economy
- Housing
- Infrastructure
- Environment and Landscape
- Coastal Change Management
- Habitat and Biodiversity

Themes are, in many cases, cross cutting and to that end it is important to note that the plan and its policies are to be read and treated as a whole.

4.0 Context

The NNP sits within a hierarchy of planning policy; National Planning Policy Framework (NPPF); the Cornwall's Local Plan (CLP), which focuses on strategic policies applicable across the County and finally; the NNP. NNP policies must be in conformity with the NPPF and CLP and are intended to provide the local detail to augment the national and Cornwall strategic policies.

4.1.National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out government's planning policies for England and how these are expected to be applied. It is a key part of the government's reforms to make the planning system less complex and more accessible. It covers things like supporting rural economies, protecting Green Belt land and conserving and enhancing the natural environment.

4.2.Cornwall Council - Cornwall Local Plan

The Cornwall Local Plan was adopted in November 2016. It provides a strategic planning policy framework for the county until 2030. It ensures measured, considered and consultative growth and development in the county rather than ad hoc plans that have done little to reflect the needs and wishes of local people, such as where there is a need for new housing, which natural habitats need protecting. It regulates where and when development can take place in Cornwall.

The CLP breaks Cornwall down into Community Network Areas and Newquay Parish sits within the Newquay and St Columb Community Network.

4.3. Newquay Town Plan

“The Newquay Town and Parish Plan project was begun at the beginning of 2009 as a means to establish the view from people living, working and using Newquay as to how they felt about the present state of Newquay and how they would wish to see it develop into the future. It was an initiative driven by local people and organisations. At the core of the plan a major survey was planned, predominantly aimed at those people from the area; residents, businesses, students and visitors. Following a series of events, meetings and discussions establishing the basis for the questionnaire, it was launched in June 2010, available both in paper format and online. The survey closed in September 2010 and had gathered a vast range of information and considerable detail. It demonstrated the peoples’ passion for Newquay and the need to provide a safe, clean environment, where collaborative working and leadership will be at the core of delivering a positive future for the town.

The main elements of the questionnaire centred on a number of key themes; the Environment, Tourism, Crime Disorder and Community Safety, Transport, Education, Community, Health, Housing and a range of Personal Issues. Each of these areas identified key issues. In addition, there was a range of answers crossing a number of themes”.

Although the Town Plan covers aspects that are addressed in the NDP (amongst broader subjects) the key difference is that the NDP is a vehicle by which to take forward in policy and ensure planning decisions are made based on this.

4.4. Newquay Town Framework

The Newquay Town Framework (NTF) produced by Cornwall Council in September 2016 sets out the vision for growth in the area, looking at both urban and rural outlying areas. It was produced in consultation with the public as well as Town and Cornwall Council members.

This document notes that much of Newquay is strongly affected by its seasonality: its population, its housing availability, employment, economy, its infrastructure are all affected by the surge of inhabitants from the residential population of around 22,000 to over 100,000 at the height of the summer season.

The NTF sets out what objectives from the Local Plan will be focused on for the town. These are:

- *Town Centre Regeneration – promote town centre regeneration in Newquay and St Columb Major to enhance the shopping offer and restore heritage assets.*
- *Housing – enable new housing to meet need, particularly affordable housing, and accompanying key infrastructure.*
- *Economy – support the diversification of the economy, with more indigenous business both in Newquay and the rural areas, including delivery of new employment space, up-skilling the workforce and extending the tourist season.*
- *Tourism – maintain and enhance the stock of tourist accommodation and facilities in Newquay to meet the needs of the industry. Extend the tourist season and improve the quality and image of the town.*
- *Night-time economy – Manage the night-time economy of Newquay.*
- *Transport – resolve congestion through traffic management/ parking initiatives and enhance public transportation. Deliver the growth area strategic link road, enhance Newquay train station and improve connectivity between Newquay Cornwall Airport*

and the town. Integrate plans for a seasonal park and ride with town centre regeneration, improving the quality of the visitor experience. Introduce measures to reduce traffic flows through Quintrell Downs and improve connections to trunk roads.

- *Newquay Cornwall Airport – Development of Newquay Cornwall Airport to enhance the local economy, including employment related development at the airport*
- *Environment – protect environmental assets, recognising their contribution to local people's quality of life and their role in underpinning the tourism economy, in particular the undeveloped coast.*
- *Delivery – ensure development reflects the needs and aspirations of the local community, in housing and employment terms – a higher proportion of family housing and better paid jobs.*

5.0 The process

The full process for completing the NP has taken over 3 years and has involved Town Councillors, Cornwall Councillors, local business representatives, residents, community organisations and volunteers, the local schools and services from consultants.

Support for policy drafting was provided by Cornwall Council Neighbourhood Plan Planning Officer.

5.1.Consultation

The essential element of developing the NNP has been community consultation and building a robust evidence base to support the policies. A Consultation Statement will accompany the submitted plan which details the consultation activities undertaken throughout its development and these are summarised here. Different methods of engagement and consultation have been used including;

- Scoping survey
- In depth parish-wide 'Household' survey – posted to every address in the Parish.
- Displays and information at local events (ie Newquay Fish Festival)
- Workshops with residents (Design, Landscape, Environment)
- Business survey
- Presentations to Residents Associations
- Public Consultation events throughout the parish
- Household information leaflet
- Website & social media

Consultation has also been undertaken with adjoining parishes, statutory stakeholders (a full list will be included in the submitted version of the plan) and with Cornwall Council as the Local Planning Authority.

The policies in this document have also been subject to a screening for compliance, via Cornwall Council, with EU regulations concerning Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA). This process has involved consultations with Natural England, English Heritage and the Environment Agency.

In addition to the community engagement and consultation desk research also underpins the policies, taken from statutory and local authority sources.

5.2.Examination & Referendum – Making the Plan.

Once the draft NDP has been consulted upon, and any amendments made, it is formally submitted to Cornwall Council for assessment to ensure it fulfills relevant conditions and to enable it to be publicised and representations invited. The comments and the Plan are then sent to an independent examiner (mutually agreed by Cornwall Council and Newquay Town Council) who will check the Plan to ensure it conforms to legislation, policies, designations and any other relevant documents.

The independent examiner will then recommend if the Plan should a) continue to the referendum stage; b) require amendment before it can proceed to referendum or c) is not in conformity and therefore cannot proceed. If the Plan is successful at examination stage, Cornwall Council will organise the referendum. The Plan will be adopted if the majority of those voting in the referendum support it.

6.0 Policy Development

Robust planning policy development, that has come from the community, has been the goal of the NDP process from the start and this has gone through several iterations and drafts and reflected back to the community at key points to ensure that information and community desire is being appropriately captured in planning policies.

As to be expected, given the process of community consultation and engagement as well as the size of the Parish and settlements, many issues were raised that are not appropriate for a Neighbourhood Plan or those that cannot be achieved via planning policy. These have been considered as 'Community projects' that the Town Council or community groups could take forward in the future as discussed in Policy HC1 and E5.

Similarly some matters that are planning relevant, are sufficiently dealt with through policies in the Cornwall Local Plan or NPPF. For example, Housing Numbers and Allocated Sites are covered in the Cornwall Site Allocations Development Planning Document (DPD).

7.0 Vision & Objectives

“Newquay is a thriving and prosperous Cornish town set in a beautiful and highly valued natural environment of rolling farmland and sweeping coastlines. Residents & visitors alike have access to open spaces and our iconic views all throughout the parish. The town centre is visually appealing, uncluttered and full of character. Sustainable development and transport links that enhance our natural capital and promote green infrastructure are the norm ”. The vision for Newquay 2030.

Each policy of the NNP is accompanied by an objective, summarising what the policy intends to achieve and is reflective (as far as planning law allows) of the community wishes.

Development in Newquay is recognised and planned for in both the Cornwall Local Plan and also the Newquay Town Framework. This Neighbourhood Plan therefore does not seek to duplicate policies

and direction of travel, but add specific development principles that will seek to enhance the development that is due to take place; and set standards and clear guidelines for future development in the parish.

The Local Plan allocates a minimum of 4,400 homes to Newquay and Quintrell Downs. The Neighbourhood Plan only covers the parish of Newquay (with Quintrell Downs falling outside the boundary) however the majority of the 4400 planned fall within the Parish of Newquay. As at publication of the NNP, Newquay and Quintrell Downs are on target to deliver all of the allocated housing requirement and more besides.

Throughout community consultation generally and certainly within the Household survey of 2016, there was general concern about overdevelopment and the impact on green spaces; escalation of flood/drainage issues as well as grave concerns regarding infrastructure and its ability to cope into the future.

Despite being a major settlement in the county, Newquay has a highly valued natural environment and there is a strong view that development must respect and enhance this. This is the overall objective of the NNP – to deliver development that makes life better for residents and does not result in the loss of our beautiful natural environment.

8.0 Policies

The initial phase of policy development was focused on understanding what the community priorities were for each theme. For example, the scoping survey revealed that 'natural environment' was a top priority so the next stage of development was to understand in what way this is a priority and how that could be addressed through planning policy; essentially drawing out the objectives of the NNP, theme by theme.

Cornwall Council Planning Officers, independent specialist support and the Steering Group have supported the drafting of planning policies. Essentially this has been a process of distilling evidence and assessing how to best achieve the objective through planning policy.

The policies of the NNP are not hierarchical, all apply to development in the parish and the Newquay Neighbourhood Plan should be read as a whole.

Each policy has been developed based on evidence provided by the community of Newquay (gathered throughout consultation at public events, workshops and the Household survey) and other statutory evidence documents.

8.1.General Development Principles – ‘G’ Policies

Policies in this section:

G1 Development Boundaries

G2 Development Principles

G3 Building for the Maritime Climate

Associated maps and appendices:

Maps

G1a – NNP Development Boundaries

G1b – Newquay Strategy Map

Context and Explanation for the Formation of ‘G’ Policies:

These policies cover the overarching principles of development; defining the settlements and setting the context for development in the parish.

Map G1b shows the locations of the large scale developments that have been approved in the parish. It is not anticipated that any further large scale development will be needed within the plan period and that this allocated number will be met or exceeded through existing permissions and small scale development within the settlement boundary.

G1 Development Boundaries

Objective

Newquay is a large parish and a major settlement of Cornwall (Newquay town) as well as the smaller hamlet settlements of Tregurrian & Whipsiderry and swathes of rolling and open farmland and coast. The objective of the policy is to;

- a) Provide a clear delineation between defined settlements and open countryside.
- b) To direct sustainable development to the main urban centre of the town and restrict inappropriate development of smaller settlements that lack suitable infrastructure.
- c) To ensure a green gap is maintained between Newquay and Quintrell Downs distinguishing the settlements.

Policy : G1 Development Boundaries

A revised boundary for the town of Newquay is shown on Map G1a, proposals for development and redevelopment within this boundary are supported where they comply with other policies in this plan. Proposals for development outside the settlement boundaries will only be permitted around the Newquay Town boundary to meet a clearly evidenced local need for affordable homes and treated as exception sites led by 100% affordable housing.

New settlement boundaries for the settlements of Tregurrian and Whipsiderry are shown on Map G1a. Development on previously developed land within these boundaries will be supported where such development conforms with other policies in this Plan. Proposals for exception site development at Tregurrian and Whipsiderry will not be supported.

Residential development at Watergate Bay will not be supported.

To preserve the separation between Newquay and Quintrell Downs, development in the area east of Chapel Farm (as indicated on Map G1a) that would intrude upon this green space will not be supported. Exceptions may be made for small scale development that is essential to support existing businesses in this location.

Justification

The defining of the boundaries as explained below (and as set out in Map G1a) has been driven by the recognition that affordable housing and market housing is already met within Newquay town and that there is a wish to plan for growth but to ensure that hamlets and green space are retained. This was particularly apparent in responses to the Household survey. Residents felt that the green/open spaces and the separation of hamlets and the town are all part of Newquay's charm and character.

- A wide Development Boundary has been defined around the urban centre of Newquay to the South-West of the Parish, enclosed by natural boundaries to the North by the Porth Valley, to the West by the Atlantic coastline, and to the South by the River Gannel and the Parish Boundary to Quintrell Downs.
- The boundary to the East while preserving the open countryside to the East of the Growth Area reflects Cornwall Council's Site Allocation DPD which includes development growth likely to be delivered beyond the Plan period.
- The settlements of Newquay and Quintrell Downs are distinct. The need to keep them visually and physically separate was strongly supported at consultation.
- Development around Whipsiderry or Tregurrian is not supported as these are small distinct settlements in a rural setting and any affordable housing need can be met more sustainably around Newquay town and community.
- Watergate Bay is a holiday area and not considered suitable for residential development. Development for Tourism will be judged on their merits

G2 Development Principles

Objective

- a) Ensure that all new development is of a quality and type that contributes positively and sustainably to the community.
- b) Encourage developers to thoroughly consider the potential long term effect of development on our community and mitigate negative impacts from design through to delivery.

Policy: G2 Development Principles

Development must be of a high quality and proposals must show how they have complied with the following:

- a) External lighting should respect the dark skies in the parish.
- b) All new development proposals should provide a plan explaining how waste generated before and during the development, including rock, soil and rubble will be managed and ethically disposed of.
- c) Non-permeable hard landscaping will not be supported.
- d) High levels of sustainability must be integrated into the development – e.g. renewable energy sources, insulation etc.
- e) For proposals of 10 or more homes, it must be demonstrated that detailed community consultation has been carried out in the surrounding neighbourhood on the exact nature of the proposed plans with details of the results of this and, how the proposals have been shaped provided.
- f) Proposals to replace residential caravans with permanent dwellings will not normally be supported.
- g) Development must be of a similar height to neighbouring properties and should maintain any tiered effect up and down hills at existing roof heights.
- h) Glimpses and views of the Sea or the River Gannel are a key characteristic from many parts of the town; development proposals which maintain or enhance this visual relationship with the coast and deliver high quality design will be supported.
- i) Sustainable Drainage Systems (SuDS) must be considered for all development and developers must consult with the Town Council and Local Planning Authority on the requirement for SuDS. Where development is phased, SuDS must be integrated into the overall design and demonstrate how water will travel at each phase of development; its size and location within or near to the proposed development; responsibility for its on going maintenance. If it is agreed with the Town Council and Local Planning Authority that SuDS is not required, the developer must qualify what type of drainage system will be installed that remains in conformity to the NNP and; provide evidence of its effectiveness in preventing flood risk including to surrounding areas.

Justification

There have been several dominating developments which although high quality do not present an attractive façade or enhance the street scene. These have been highlighted as examples of what is damaging the look and feel of Newquay.

Community consultation has certainly shown the strength of feeling on the way that development has affected Newquay Parish – both in terms of practicalities and visual impact. The obliteration of views (often by buildings of increased height) was consistently asserted by residents throughout the surveys and consultations both in response to specific questions or discussions but also as a general theme. The residents also want to have sympathetic design and the majority of responses in the Household survey supported inclusion of a design policy. The Neighbourhood Plan consultation findings also tally with other evidence sources: the Newquay Town & Parish Plan 2010; planning applications and town council/local objections.

A design workshop led by Tim Kellet of Urban Design (www.tkurbandesign.co.uk) identified a number of objectives relating to protecting key panoramas, skylines, vistas and views, managing the range of development and the issues of redevelopment of existing sites (height and design issues). This workshop enabled a range of views to come forward and expert advice information to help debate the issues impacting on Newquay. It should be stressed that the community is not against all contemporary design but is keen to see development that will mesh or enhance the area; and not have a negative impact.

All development should be of high quality – many new local schemes have been of a high quality and enhance the look and feel of the town. This plan seeks to ensure that further development is of a similarly high quality, well thought out and considerate of the ongoing sustainability of the parish.

While the parish does not have any formal dark skies designations, the Community particularly on the coast, on the River Gannel or anywhere outside the Development Boundaries wish to respect the rural areas of the parish with sympathetic external lighting.

Silting up of Trenance Boating Lake has been identified with the effect of developments in the Gannel Valley catchment area – the intention is that further development in this area and the catchment area of the Porth and Tregurrian valleys should not exacerbate the problem. The Environment Agency states that implementing SUDS contributes significantly to sustainable development. By asking developers to consider SUDS, solutions can be cost-effectively designed to work within retained natural features such as ditches or ponds and to form an integral part of landscaped areas. In this way they can contribute towards an attractive scheme that enhances the nature conservation and amenity value of the development, while also making the best use of the valuable water resource. Policy 26 (c) of the Cornwall Local Plan that drainage should be guided by local standards which this NNP intends to set out for the Parish of Newquay.

G3 Building for the Maritime Climate

Objective

To ensure that new development is appropriately designed and built with materials that can withstand the effects of the local maritime climate to prevent avoidable visual decay such as rusting, rusting 'bleed' and stained render.

Policy: G3 Building for the Maritime Climate

Developers should demonstrate how the design of their development has taken into account the impact of the maritime climate on long-term building finishes, in particular showing how;

- a. Fixtures and fittings have been chosen for their resilience to rusting and discolouration. This includes the screws and other fixings used to affix external fittings which should be made of stainless steel or an equally rust-proof material.
- b. Finishes, including rendered finishes, are of an appropriate quality to withstand the maritime climate.
- c. That appropriate overhangs and guttering solutions have been included to minimise the volume of water running over building surface finishes.
- d. That fixtures and fittings, including those selected for boundary gates, have been chosen to have the strength to stand up to coastal winds.

Justification

Community consultation raised many concerns from local residents that new development was degrading rapidly with particular concern about the discolouration of rendered finishes and rusting from inappropriate fixings and fixtures. Newquay is on the exposed North Coast of Cornwall and it is important that developers consider the build design, materials and finishes that they choose in the context of the harsher maritime climate.

This policy requires developers to take into account the maritime climate and choose fixings and finishes and planting that will withstand the sea air and to demonstrate at the application stage how development design will address this.

In particular, designing in appropriate overhangs and guttering solutions designed to minimise water running down the walls will be important; choosing a finish which will look good in the longer term is also important – render is fine but it must be of an appropriate quality to withstand the weather. Choosing screws, nails and other fixings that will not rust in the salty environment and then discolour the building is important.

The policy is not expected to add significant cost to the build but more careful consideration at the design stage will reap significant benefits for residents.

8.2.Design principles – ‘D’ Policies

Design has been highlighted throughout consultation as of significant importance to the community in terms of the impact this can have on overall sense of place, visual harmony and character.

Policies in this section:

D1 Key Principles; Guidance and Design Statement

D2 Scale and Location of development

D3 Shop front design

D4 Public Realm and Design

Associated Maps & Appendices:

Map D3 – Newquay Town Centre

Newquay Character Statement (to be produced with the Community within the pre-submission consultation)

Newquay Shopfront Appendix

D1 Key Principles – Guidance and Design statement

Objective

To ensure that all new development fits well and enhances the existing character of Newquay and contributes to creating a better place to live, work and play. Development should be designed to foster a sense of community and encourage interaction between residents.

Policy: D1 Key principles – Guidance and Design Statement

All new development should be designed with the following key principles:

- a. To provide good enclosure to the public realm with buildings of appropriate scale that create an active frontage.
- b. To develop or reinforce a strong identity or sense of place, taking into account existing elements of the townscape or landscape that give the place local character.
- c. To create a place that has a high level of community safety and security.
- d. To create a place that is inclusive and accessible to all.
- e. To ensure proposals will be well connected in sustainable ways and integrated into its neighbourhood. This includes the use of green infrastructure and sustainable connectivity via walking and cycle routes.
- f. To ensure residential accommodation is within short walking distance of local facilities including community facilities, public transport, greenspace, shops and places to work.
- g. To ensure development proposals use materials that are sustainable and positively enhance local character.

For residential development of more than 10 dwellings, Applicants will be required to demonstrate how these principles have been achieved with reference to further design guidance including “The Cornwall Design Guide” “The Newquay Character Statement” and “Building for Life”.

Development in Nansledan (part of the Growth Area) will be expected to follow the principles of the Masterplan, Building codes and Design and Community Codes.

Significant development proposals must seek input from the Cornwall Design Review Panel and demonstrate how guidance has been considered and design principles met within a comprehensive Design & Access Statement.

Justification

Community consultation indicated that residents were concerned about the design of recent developments and wanted better quality development in the future. In seeking to foster a greater sense of community, thought should be given to the opportunities that exist for residents to interact, through the provision of well-thought out and maintained communal space, the use of lower Cornish hedges rather than high fences, a clear distinction between public and private space.

The real quality of architectural and urban design goes beyond the appearance or style of buildings. To be really sustainable and considered of great value to the community, good development will follow a number of key principles. For any larger housing development, those principles are set out in the “Building for Life” guidance which can be used to produce a scored assessment or accreditation for the scheme. They can also be used as a self-guiding checklist to demonstrate that good principles have been used to develop the scheme.

The ‘Cornwall Design Guide’ sets out principles and good examples of design approaches for all building and landscape development. These principles can be used to improve the design process and recorded as evidence to support applications.

The Newquay Character Statement will be produced as a checklist of key characteristics and design objectives relevant to each character area in the town that have been assessed as part of the Neighbourhood Plan.

Development in the Nansledan Growth Area has followed an exemplary route of Enquiry by Design, Newquay Pattern Book assessment, Masterplan development, Design Coding, Cornwall Design Review Panel and extensive community engagement.

The Cornwall Design Review Panel is a peer group review by independent designers and development professionals administratively supported by Cornwall Council. It is a paid for service that will produce a written independent report after a workshop or meeting with the applicant. The review and report can freely be used to improve the proposal and will remain confidential until a planning application is made.

D2 - Scale and location of development

Objective

To ensure development proposals that may be larger or taller than the surrounding townscape are tested and understood in terms of impact. To ensure that proposals that may have a detrimental impact on longer views, skyline views, landscape or townscape are prevented.

Policy: D2 Scale and location of development

All 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. Proposals should take account of the objectives for character areas set out in the “Newquay Character Statement” and be accompanied by accurate visualisations from surrounding key vantage points including at a longer distance from the immediate area, such as a formal landscape and visual impact assessment.

Developments of blocks of flats and commercial development over two stories must submit a Landscape and Visual Impact Assessment in compliance with the most up to date guidelines set out by the Landscape Institute.

Justification

Newquay's popularity as a holiday destination and place to live close to the dramatic coastline is bringing increased pressure on the very character that is the attraction. Many proposals have been approved and many more are in consideration that bring increasingly larger developments in bulk, height or in more prominent locations. This is dramatically changing the local character and the appreciation of the landscape and townscape. The main concern is that one larger building leads to another slightly larger development which is a precedent for further increase. Residents feel that many applications have gone through without an appropriate consideration of the impact on the valued views and vistas. In areas such as Mount Wise, Pentire Avenue, Headland Road, Watgate Road and Narrowcliff it is the extent or scale of recent changes that have been a concern to local residents and highlighted in consultations. There is concern that this huge change may lead to even larger developments and spread to further locations competing for those special views. Since the Newquay Urban Survey was completed in 2003 many characteristic elements of the historic townscape and key views have been lost.

Community support for the Neighbourhood Plan to address design has been significant and the NP is seen as an opportunity to positively influence and ask developers to 'think' more about design and the impact this will have on surrounding areas.

The Household Survey contained over 600 comments on how some recent new or replacement developments have removed views due to location or scale. 87% of respondents supported a design policy for new homes and other developments. Many commented on how replacement buildings are bigger and taller than original, and that this should not be supported – height in particular is an issue along with building footprint. In addition, there was concern around a trend

for coastal properties being lost in favour of large apartment blocks and the subsequent loss of view and crowding of landscape.

Within the Household Survey there was general concern about overdevelopment and the 'concreting over' of green space and losing gardens – risk of flooding; need for more green landscaping in developments etc. Garden grabbing is seen as a problem with a real fear that the town will decline into a concrete jungle.

Similarly, in the Environment Survey, there were many comments referring to the protection of the environment, that there was too much concreting of the land and the value of Sea Views from the public realm and the value of the landscape to the Community.

In the Town & Parish Plan 2010, again there were many comments illustrating concern with design and the need to have a design guide. In that document, the five favourite places identified: Gannel, Fistral, Trenance, Harbour and Pentire – with a clear wish to retain, keep and maintain (but not develop) these areas.

D3 - Shopfront design

Objective

To prevent further decline in the town centre environment due to poor quality of shopfront and signage design and gradual loss of historic fabric. Ensure that guidance is followed to bring about a 'recovery' of the town centre restoring a vibrant and visually appealing town centre.

Policy: D3 - Shopfront design

Proposals for new shopfronts or signs that comply with the principles set out in the Cornwall Shopfront Design Guide and respect the issues and opportunities set out in the Newquay Shopfront Appendix will be supported. Proposals that remove or hide elements of historic fabric will not be supported. High quality contemporary design or well detailed traditional design will be supported where it does not lead to the removal historic fabric and complements the character of the building it is set within.

Justification

The quality and character of the retail and leisure heart of Newquay is critically important to its economic sustainability and the wellbeing of its local community and visitors. The design of shopfronts, signs, sitting out areas and streetscape contributes to that quality. The design workshop and community consultation process highlighted the poor quality of shopfront and signage design in the town centre as a major concern. It also highlighted the amount of historic fabric that is of value but often removed or hidden by later unsympathetic alterations.

It is important to realise that the holistic environment of the town centre is recognised as the major attractor and the key selling point for all local business. If there is too much local competition to stand out, and a lack of respect for neighbouring businesses, it can result in a garish, cheap, cluttered environment that really does not benefit the town as a whole.

It was clear that Newquay has a very strong seaside character attracting much local business across all age ranges and that key characteristics of that fun and colour is very much part of the town's unique character. However, that can still be retained against a stronger backdrop of its historic townscape so long as we ensure there is no more unnecessary loss of historic fabric, and contemporary shopfronts and signs are designed with a better understanding of scale, architecture and suitable materials.

All businesses will be encouraged to be more responsible with their signage. The new shopfront design guide will also be used to encourage best practice and to require that where planning permission is required, shopfronts are attractively designed.

Proposals for high quality street furniture are welcomed so long as it is well located to ensure that it is appropriately used, functional and designed so that it is unlikely to encourage anti-social behaviours.

Many residents raised concerns about the loss of shops from the town centre. We believe that Policy 4 in the Cornwall Local Plan provides adequate protection for the shops in the town centre, restricting Change of Use from retail to other uses in the primary shopping area (as indicated on the Town Centre Map).

D4 - Public realm design

Objective

To ensure that the public realm is designed and kept in an appropriate condition to complement the local historic townscape character or landscape character. To ensure that the public realm is accessible and inclusive to all users, minimising conflicts between different users, and reduce the visual impact of street furniture, statutory services and excessive signage.

Policy: D4 - Public realm design

Proposals for improvements to the public realm (including roads, streets, green spaces, or existing hard landscaped areas) will be supported where they are accessible, inclusive, contribute to the sense of place, reflect the local character are easily legible and minimise clutter. Any street furniture should be chosen to minimise anti-social behaviour and enhance the overall appearance and use of the town.

Justification

The public realm in Newquay includes streets, footpaths, public parks, beaches, shared use areas, and car parks. Some enhancement schemes have recently been undertaken in the town such as Bank Street and Headland Road and concerns such as clutter and poor signage rate very highly in community feedback and surveys.

The public realm is often in multiple ownership or affected by buildings and businesses surrounding the spaces. We need to take a holistic view and realise that an accumulation of well-intentioned works can create an unpleasant and confusing environment.

Many residents commented on the proliferation of A boards and other signage and advertising paraphernalia littering the main street in town. This is not something that planning policy can address as these types of sign do not generally need planning permission. The action that can be taken in relation to some signage is limited but there may be some scope for the town council / BID to encourage businesses to reduce the number of A boards and other inappropriate signage through a targeted project.

8.3.Heritage conservation – ‘HC Policies’

Policies in this section:

HC1 Protection of the built heritage in the Town Centre

Associated maps and appendices:

Map HC1: CSUS Newquay Report (2003) Figures 5a & 5b

Map HC2: Listed sites and Scheduled Monuments

Newquay Shopfront Appendix

Context and Explanation for the Formation of this ‘HC’ Policy:

Historic environment is an important irreplaceable resource that contributes to our economy, tourism, education, culture and community identity (CLP 2.104); it is fundamental to local distinctiveness and a sense of place, shaping the character of the landscape and providing information about the past and the story of Newquay parish, from prehistoric times until the present day.

Newquay is particularly rich in its history which remains very readable to the day and there are a number of aspects and phases to Newquay’s history, which are of particular significance.

- Prehistoric finds and settlement at Trevelgue Head
- Iron age and Romano British sites and settlements
- Bronze age settlements and structures
- Medieval field systems, settlements and structures
- Medieval fishing village
- The growth and development of Newquay Harbour, the work of Joseph Treffry
- The rise of the Great Western Railway and the tramway
- The fishing and boat building industries and associated infrastructure such as the Huer’s Hut and the fish cellars
- Lead and silver mines
- Places of worship through the ages
- The rise of tourism in the mid 19th century
- Our three Silvanus Tревail Hotels, The Atlantic, The Great Western and the Headland.
- Early 20th century Edwardian residential, tourism and commercial development
- The early 20th century textiles industry
- Our historic open spaces, parks and gardens e.g. the Barrowfields and Trenance Gardens

The history of Newquay is fascinating and complex, from its origins in prehistory, its major role in the Bronze Age and the rise of the ‘New Quay’ from the small settlement formerly known as Towan Blystra. Supported by buoyant fishing and mining industries, saw the growth of Newquay as a port and some serious investment in its transportation infrastructure. As the traditional industries waned, the role of Newquay as a tourist destination grew into the world-renowned holiday destination it is today.

HC1 - Protection of the built heritage in the town centre

Objective

- To ensure that the special character of the parish's historic environment and heritage is safeguarded for the benefit of present and future generations.
- To ensure that the key characteristics of the parish's local distinctiveness are recognised, protected and sustained.
- To conserve and enhance valued and significant heritage sites, buildings, features and parks and gardens (both designated and non-designated) and their setting.
- To ensure the rich history of Newquay remains readable and accessible.
- To ensure that master planning and design reflects and enhances the historic character of landscapes and settlements.
- To guide as to how heritage assets should be identified, assessed and protected by the planning process.
- To ensure that heritage assets are recorded at a level appropriate to their significance, and that the record is made publicly available.

Policy: HC1 - Protection of the built heritage in the town centre

Historic Character

Development within the settlement should be consistent with the historic character of Newquay town and in the wider parish and aim to conserve key characteristics within developments such as for example, historic field pattern as described in the Newquay Local Landscape Character Assessment, the Cornwall and Scilly Urban Survey and the Cornwall 1994 Historic Landscape Character Assessment.

All development over 5 homes and all employment, leisure or tourism related development should detail the contribution that the development site makes to historic character and show how the development has responded positively to this.

Townscape heritage

Particular attention will be made to the conservation and enhancement of the historic character of the townscapes of Newquay, Porth and Tregurrian by ensuring the conservation and enhancement of historic fabric and architectural details. Ensure the conservation of important townscape heritage features as described in the Cornwall and Scilly Urban Survey, Newquay Report.

Designated and Non-designated heritage assets

Ensure that all heritage assets within new development sites are adequately identified and assessed by developers as part of their application including non-designated sites recorded in the Cornwall Historic Environment Record. The significance of any historic asset should be assessed in terms of its value to local people, its contribution to local distinctiveness and the history of Newquay and the readability of that history. Planning proposals will state how they will avoid, minimise and mitigate impact upon heritage assets and their wider setting, proportional to their significance.

Where it is not possible to retain a non-designated heritage asset as part of a development it should be

recorded with Cornwall Council's Historic Environment Record and lodged with the Newquay Old Cornwall Society.

Ensure that Listed Buildings and Scheduled Ancient Monuments and their setting are protected. Guard against abandonment and lack of management of listed buildings becoming a reason for their demolition. Developers will make appropriate repair and conservation works to any listed building or structure which forms part of a planning proposal.

Developers should take every opportunity to enhance the enjoyment and access of heritage assets for residents and visitors, providing appropriate interpretation to further understanding of Newquay's rich history.

Justification

Reviews such as the Cornwall and Isles of Scilly Urban Survey for Newquay, the Duchy Pattern Book, recent workshops, site visits and consultation responses for the Neighbourhood Plan have all identified the importance of the remaining historic fabric in the town centre. It is clear that the recognition of the historic character of the town has not been as strong in the public eye due to the high pressure of tourism and competition leading to many historic features being hidden, removed or distracted from by unsympathetic modern alterations. Yet raising the eye above the fascia level and looking closely behind modern signs reveals a significant amount of historic fabric and complete high quality elevations on the town's streets. It is hoped that the use of design guides will encourage sympathetic owners and designers however without stronger protection and planning policies such as a conservation area designation, it is believed that the general decline will not be halted. It is clear that the economic vitality and attraction for tourism in seaside towns does not need to be affected and in fact could be enhanced with careful management and promotion.

The Newquay Shopfront Appendix states *"Newquay does not currently have a conservation area nor many listed buildings in its centre. This may be due to the fact that many of its historic buildings have been gradually altered over a long period of time. However, there are some notable examples of Victorian and Edwardian buildings with quality design and decoration - often visible above fascia level, where some fascinating architecture is still on display. There are sufficient heritage assets in the central part of Newquay to warrant the designation of a conservation area. This would bring more protection, improve future design quality and could support funding bids."*

Considerable investigation and analysis is required to establish a Conservation Area and this work is not yet far enough advanced to be included within the Newquay Neighbourhood Plan. It is clear, however, that such a designation would be welcomed by the Community and it is hoped that this initiative will be taken forward by the Town Council, the Newquay Old Cornwall Society and other community groups as a post-Plan project.

8.4.Economy and Commercial Buildings – E policies

Policies in this section:

E1 Safeguarding existing employment sites

E2 New employment and training space

E3 Aerohub

E4 Parking and New commercial development

E5 Support for innovative projects

Associated Maps and Appendices:

Map E1- Employment Sites

E1 – Safeguarding existing employment sites

Objective

There is significant pressure within the town for housing sites. But to ensure the continued vibrancy of the town, it will be necessary to protect some commercial sites from change of use. While the Allocations DPD proposes that employment site targets are met in the Aerohub, Newquay is seeking to further diversify its economy, so that it is less reliant on the tourism industry. An Economy workshop identified a particular need was for economical start up sites for small businesses.

Policy: E1 – Safeguarding existing employment sites

This plan supports the continued commercial usage of business or office units in preference to converting such properties to residential housing. Conversion to residential use will be supported where it can be demonstrated that the existing commercial use, or another commercial use is no longer viable.

The following sites as indicated on Map E1 are protected for commercial or employment use; proposals for commercial development will be supported where there are no adverse impacts on nearby homes or businesses; proposals for residential development will not be supported.

- a. Land adjacent to Treloggan Industrial Estate (formerly Ealing Science Centre)
- b. Treloggan industrial Estate
- c. Prow Park
- d. The Old Wood Yard (Jewsons) site – mixed use may also be acceptable at this site; (where commercial usage is restricted to B1 uses).
- e. Area around Tall Trees (Quarry Park Road)
- f. Lanherne (railway station site) is preserved for mixed use
- g. Wesley Yard preserved for light industrial
- h. Hope Yard preserved for light industrial
- i. Tor Road – preserved for light industrial
- j. School Close Craft Centre

There are further employment opportunities within the Nansledan and Tregunnel Hill estates but

these are integrated within residential areas as mixed use developments and it would not be suitable to safeguard particular areas.

Justification

Community consultation and evidence from statutory sources (such as the Newquay Town Framework) demonstrates that employment space and land is in short supply and existing sites should be retained. From the initial scoping survey at the very start of the NP process, where business and retail was indicated as a high priority for the town. In later community consultations more specific reference to the sites above has been made, in particular from the Household Survey, in terms of retaining these sites for employment.

A public workshop was also held to discuss economic challenges and opportunities, and how the NP should respond, a main conclusion of this (see Evidence Report) is that existing employment space in the parish should be safeguarded as there is a lack of available space currently and the impact of growth at the Aerohub assumes a further increase of pressure for suitable employment land.

The Town Framework and DPD also make specific reference to a need to retain existing employment sites.

E2 – New employment and Training space

Objective

The growth of the town means that new employment opportunities will be needed to support the new residents; the provision of new employment space is supported, particularly in the town centre. New non-residential development should not exacerbate existing parking difficulties.

Policy: E2 – New employment and Training space

- a. Proposals for new employment sites within the Newquay town boundary, including live-work units will be supported where they do not adversely impact on the landscape or on existing residential amenity.**
- b. Proposals to develop or improve educational or training facilities to deliver skills in high value growth industries within the parish will be supported.**
- c. All new non-residential development should provide adequate off-street parking in accordance with Cornwall Council's travel plan guidance.**
- d. All non-residential development approved and approved and built within the lifetime of the plan should be retained and will be subject to policy E1 above.**

Justification

The Newquay Town Framework asserts an ambition to regenerate the town centre, diversify the economy and maximise opportunities presented by the Aerohub with associated learning centres. This has been further supported through community consultation, with over 90% of students and parents (from the School Surveys) stating there were insufficient job and training opportunities.

E3 - Aerohub

Objective

To ensure that growth at the Aerohub has benefits for the town.

Policy: E3 - Aerohub

Proposals which support the development of sustainable transport links between the town and Aerohub will be supported where they do not conflict with other policies in this plan.

Justification

Newquay Aerohub, although outside of the parish boundary, is an important part of the social geography of Newquay. An Enterprise Zone, Newquay Aerohub is the largest planning free development site in the UK and benefits from 100% business rate relief. The potential economic impacts of the Aerohub are recognised and the NNP takes this into account to ensure policies are in place that support economic prosperity for the town.

Illustration of Aerohub and its location to be inserted

E4 – Parking and New Commercial Development

Objective

To ensure that new commercial development is thoughtfully designed to enhance its surroundings and that it provides an appropriate volume of open space and parking. In particular, hotel developments should provide adequate parking for the number of the proposed bedrooms.

Policy: E4 – Parking and New Commercial Development

- a. Proposals to build new or replace existing commercial property will be supported where the replacement design is of a high quality and there is no increased visual impact on the Cornish landscape. The loss of valued traditional buildings will only be supported where the new building offers greater opportunities for employment, improved facilities for the public and a high quality design.**
- b. Any new commercial buildings or extensions to existing commercial buildings will be supported where they respond to the Newquay Character Statement and do not have a detrimental impact on the amenity of neighbouring properties or on the character of the local area.**
- c. All new commercial buildings must provide appropriate levels of car parking in line with CC guidance.**
- d. In particular, hotels should provide parking spaces for at least 75% of their bedrooms; in highly sustainable locations in very close proximity to local transport hubs, where it can be demonstrated that there is a greater likelihood that guests will use alternative transport methods to the private car, a lower proportion of parking spaces may be acceptable. Plans which propose less than 50% of car parking spaces (by number of bedrooms) will not be supported.**

Justification

Concerns regarding parking and infrastructure raised at consultation have been frequent and robust, it is clearly a significant concern for residents in the parish both in terms of residential and commercial. 70% of those responding to the Scoping survey indicated traffic and parking problems as a priority area for action. The Household Survey responses also confirmed a need for more and better parking in the parish, with a significant number of comments highlighting parking (as well as other general infrastructure matters) as a significant challenge; 1000 out of 1885 responses were concerned about lack of parking for new developments.

E5 – Support for Innovative Projects

Objective

A number of projects have been proposed for Newquay in recent years that seek to encourage both the economic viability of the Town and give added value to Residents. Where projects are proposed that have clear benefits for the town and its residents, this plan seeks to support them.

Policy: E5 – Support for Innovative Projects

Non-residential development proposals that seek to enhance the recreational facilities and other amenities available in Newquay for residents and visitors and which comply with other policies in this plan will be supported.

Justification

As to be expected throughout the process of developing the Neighbourhood Plan and asking residents and business to think to the future of Newquay, what is needed and how that can be supported proactively through planning, many projects have been suggested or existing efforts highlighted as important for the town. As a major tourist destination and urban settlement of Cornwall it is important that the Neighbourhood Plan responds positively to innovative solutions to development that will benefit residents and visitors alike.

The following is not meant to be an exhaustive list but includes proposed projects that have come forward during the consultation. In no particular order:

1. Conservation Areas for the Historic Town Centre
2. Low Water Landing Stage at Fly Cellers
3. The Whim Tunnel
4. Walkway between Harbour and Towan Beach
5. Restoration of Towan Beach Sea Pool
6. Fitness Routes
7. Park and Ride area
8. Local Rail/Monorail links from Nansledan, Park & Ride etc

8.5.Housing – 'H' Policies

Policies in this section:

H1 Replacement Dwellings and Extensions

H2 Development in residential gardens

H3 Houses of Multiple Occupation

H4 Parking for Residential Development

H1 – Replacement Dwellings and Extensions

Objective

To ensure that where an existing dwelling is replaced or extended, it does not negatively impact the character of the area.

Policy: H1 – Replacement dwellings and extensions

Proposals to replace existing residential dwellings will be supported where the replacement design is of a high quality and enhances the character of the area, where there is no adverse visual impact on the Cornish landscape or townscape and where the redevelopment does not result in the loss of a valued traditional building unless it is not viable to retain that building through renovation or improvement.

Extensions to existing homes will be supported where they reflect the principles of the relevant part of the Newquay Character Statement and do not have a detrimental impact on the amenity of neighbouring properties or on the character of the local area.

Justification

This policy does not seek to restrict the size of replacement properties, instead it seeks to ensure that any replacement dwelling will have a positive impact on the character of the local area. This means that on a large plot, an enlarged dwelling could be accommodated without impacting on the character of an area – on a smaller plot, this is likely to be more difficult to achieve.

H2 - Development in Residential Gardens

Objective

To manage development in residential gardens. The policy should be flexible enough to permit some garden development in certain circumstances (e.g. in a large garden where there is ample space and no significant impact on neighbouring properties). But where gardens are situated in areas that have particular landscape sensitivity and are highly visible from key vantage points, this policy seeks also ensure that development does not intrude into the landscape or have a negative impact on important views.

Policy: H2 - Development in Residential Gardens

Proposals for developments in residential gardens will be supported where there is no negative impact on the character and appearance of the surrounding area.

Proposals where the inappropriate development of the site would adversely affect the amenity of future occupiers of the site or those currently occupying adjoining or nearby properties, or where the garden makes an important contribution to the Local Landscape will not be supported.

Any such development must offer appropriate access and incorporate adequate off street parking and amenity space in accordance with CCs guidelines.

Justification

In considering whether a proposal for development in a residential garden is acceptable, due regard should be given to the principles of the Newquay Character statement.

This policy applies throughout the parish but the following areas are recognised as having received applications for unsympathetic developments in garden areas and any proposals here should be scrutinised to ensure that the character of the area is not further eroded.

- The Coastal strip South of Island Crescent
- Pentire
- Porth
- Porth Veor Estate
- Residential areas adjacent to the River Gannel
- Trenance Valley

Additional places mentioned in the Community survey include from the golf course; across Fistral; the harbour; Whipsiderry; Towan head; Rialton Valley; Tolcarne; Huers hut.

From the Environment Survey – A majority of respondents rated ‘most highly’ the Gannel Estuary; undeveloped headlands; south west coast path with a further 20-30% rating these areas as ‘high’.

This policy covers all development works that require planning permission, including garden buildings, hard landscaping and other engineering works. It is an important policy for the community as with the implementation of the Cornwall Local Plan and subsequent loss of the Restormel Plan, designated Areas of Special Character (which include the sites referred to above) have also been lost. This has created a concern in the community that otherwise ‘protected’ areas of importance are now open for development that may harm or lose what is valued.

This policy and its intent was widely supported in the community survey; although comparatively urban to its neighbouring rural parishes, Newquay remains a major draw for visitors based on its

beautiful natural environment and landscapes, from the banks of the River Gannel to sweeping countryside or coast.

A community petition (2016) in response to a planning application for a clifftop development gathered over 1000 signatures of people objecting to the proposal. The Household Survey (specifically Q2) had 92% support to direct development away from sensitive areas and preserve valued views and vistas.

The Newquay Town Framework includes Local Landscape Character Assessment work from 2010 that identifies areas in the Parish with the highest landscape value. Finally the Town Plan asserts a need to protect and resist development in key areas that are the highly valued natural environment.

H3 Houses of Multiple Occupation

Objective

To prevent large concentrations of large HMOs in any particular area, to ensure that there is sufficient on site parking provided and to ensure that sufficient refuse and recycling storage space is included.

Policy: H3 HMOs

Proposals to change the use of any HMO to C3, residential dwelling houses, will be supported

Proposals for any new HMO; which includes any change of use or new-build proposal, will be supported where:

- 1. It can be demonstrated that off-street parking is provided for 50% of the proposed number of bedrooms.**
- 2. That sufficient waste storage and amenity space is provided.**
- 3. Management plan to demonstrate how the property will continue to be managed and maintained is submitted with the application.**
- 4. The proposal would not harm the visual character and appearance of the building, neighbourhood or street scene.**
- 5. The scale and intensity of the proposed use would not have an unacceptable impact on neighbouring residential amenities through increased levels of activity, noise and disturbance.**
- 6. In the interest of maintaining a sustainable, inclusive and mixed use community, the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site does not exceed 5%*.**

****For the purposes of this policy, street length is defined as: the frontage either side of the proposed development, including frontage that wraps around corners or that is broken by a road or footpath, and the frontage either side of the point directly opposite the proposed development, including frontage that wraps around corners or that is broken by a road or footpath, and all buildings opposite the frontages described above.***

Justification

Houses of Multiple Occupation (HMOs) are dwellings that are occupied by a number of unrelated individuals in two or more households who share amenities such as kitchens and bathrooms. Since 2010 smaller HMOs (which do not require planning permission to change from a residential dwelling house) are defined as having 6 or less residents and larger ones (which do require planning permission) have 7 or more. Having large concentrations of HMOs can have negative community impacts such as lack of maintenance, increased pressure on car parking etc.

Community comments refer to problems with parking and poor maintenance of the buildings.

H4 Parking for residential development

Objective

To require new residential development and conversions to provide sufficient parking so that additional strain is not put on the existing parking provision.

Policy: H4 Parking for residential development

Proposals for residential development will be supported where they provide, as a minimum, the recommended parking provision as identified in Cornwall Councils Travel Guidance for developers; 1 space for each residential property with one bedroom or less; 2 spaces for properties with 2 or more bedrooms.

Justification

Consultation revealed significant concerns regarding infrastructure and the pressure this is under with delivery of significant levels of development. Of particular concern is the provision of sufficient parking spaces in new developments, with recent new developments being cited as having inadequate parking causing further negative impact on other local areas and on-street parking. There is a perception that it is becoming increasingly hard to find parking, particularly close to the centre of town.

8.6. Infrastructure - 'I' policies

Policies in this section:

I1 Foot and cycle paths

I2 Allotments

I3 Leisure Facilities & Green Infrastructure

I4 Car Parks

Associated maps and appendices:

Map Ia: Open Spaces and Leisure Areas

Map Ib: Cycle & Footpaths, Allotments, Public Car Parks

Context and Explanation for the Formation of these 'I' Policies:

Infrastructure and the impact of development on Newquay's infrastructure are of significant concern to residents. Whilst the limitation of influence, through the planning system, on factors such as schools, GPs surgeries, roads and dentists is acknowledged, our community is keen to have influence on areas that can be addressed in the planning system.

I1 – Foot and Cycle Paths

Objective

To ensure developments are well-integrated with the rest of the town and to provide greater permeability and access to community facilities in a sustainable way.

Policy: I1 – Foot and Cycle Paths

Proposals to provide new, or to retain or enhance existing, foot and cycle paths will be supported. New development proposals should incorporate foot and cycle access to nearby facilities and to connect with other parts of town. Major developments must have more than one point of pedestrian or cycle access and must demonstrate connectivity has been implemented in the masterplan.

Justification

There is a long history of community support for improved and additional cycle paths in and around the town. Infrastructure and its ability to cope with expected levels of growth is a major concern of residents and whilst Neighbourhood Plans have little to no influence over public transport and roads; footpaths and cycle paths are recognised as an important part of the transport network and should be conserved and enhanced in planning decisions.

I2 - Allotments

Objective

To ensure that there are sufficient allotment opportunities for the residents

Policy: I2 - Allotments

Development on existing allotment sites (as identified on Map Ib) will not be supported unless replacement facilities of the same or greater standard are provided at a suitable accessible location.

The Neighbourhood Plan will support proposals for new allotments either within, adjoining or in close proximity to the built up area boundary of Newquay, provided the land can be accessed and can accommodate adequate off-street car parking.

New developments of more than 50 homes must include provision of allotment space as part of their landscaping proposals.

Justification

Newquay Town Council already provide allotments in the parish (some of which are run by local allotment systems) – but with a growing population and interest in sustainability demand is outstripping supply.

As at November 2017:

- Tretherras Allotments have reported that they have 10 on their waiting list – and have now closed the waiting list until the people on the list are found a plot.
- Mount Wise/Trencreek – For the current plots of 80 in Mount Wise and 11 in Trencreek – there is a longstanding waiting list of 110. This is due to be revisited for accuracy but nevertheless there is an expected shortfall in the ability to meet that which is required or desired.

New provision would help address the problems and protection for existing allotments and enhanced provision was supported within the community consultation.

I3 – Open Spaces Leisure Facilities, Amenity Space & Green Infrastructure

Objective

To ensure that leisure facilities, which include in this context amenity space for developments and green infrastructure, are not lost to the town and that new developments or re-developments take advantage of the opportunity to enhance and improve the availability of these facilities.

Newquay has many areas of leisure, including the golf course and pitch and putt and many non-designated playing fields and spaces, including children's playgrounds – all of which this policy seeks to conserve.

To ensure that developments provide good levels of amenity space, including gardens, outdoor areas and that opportunities to implement sustainable green infrastructure are exploited.

Policy: I3 – Open Spaces, Leisure Facilities, Amenity Space & Green Infrastructure

Map Ia identifies leisure sites and open spaces which are of value to the community. Development which would remove or reduce the recreational value of these sites will not be permitted unless alternative facilities of the same or greater recreational value are first provided at an acceptable alternative location.

Proposals for development that is ancillary to the existing recreational use and that would enhance the community facilities and amenities will be supported.

Justification

Consultation results support the need to formally protect leisure facilities. With the expected growth in the parish over the coming years it is also important to ensure that quality of life and wellbeing of residents is not adversely impacted by increases in population and insufficient leisure facilities.

I4 - Town Centre Car Parks

Objective

Protect the car parking close to town by protecting the car parks from development or by permitting development only where alternative car parking is provided.

Policy: I4 - Town Centre Car Parks

Development on these publicly owned town centre car parks

- St George's Road
- The Manor
- Mount Wise

will not be permitted unless the same volume of public car parking is provided on the existing site or within the town centre (as defined in Map D3) as part of the proposal, on terms that are the same or better as the existing car park.

Development on the following car parks which are valued for their contribution to open space will not be supported.

- Pentire
- Atlantic Road
- Towan Headland
- Dane Road
- Fore Street
- Watergate Bay

Development on other urban car parks will be supported where it can be demonstrated that there is no significant demand for parking on that site, or where alternative parking can be provided on an acceptable alternative site in advance of the removal of any parking from town centre locations.

Justification

There are 16 public car parks in the Newquay parish with two outside the urban Town; Watergate Bay & Porth (on the beach). Car Parks in the parish can be loosely grouped as follows:

a. The three central car parks of The Manor, Mount Wise and St George's Road.

These serve the town centre, immensely busy during the summer months; in the winter, a reduction in charges for St George's Road and Mount Wise maintains the use of the parks throughout the low season and helps the footfall into the town. In the words of one shop-owner, the increase in price, which was formally in mid-March, was "*like shutting off a tap*" in terms of bringing custom into Town.

Discussion with BiD representatives of the town businesses indicated that the parking spaces provided are considered invaluable and any loss of conveniently placed parking spaces would have a detrimental effect on trade. This issue was discussed further in two Town Council workshops and in Town Council. Councillors were well aware of a 2007 scheme to provide mixed development on these sites; there was a perceived benefit that replacement parking would be provided in a multi-story park development at Mount Wise and that the scheme would include a much need cinema – a cinema now established outside the scheme. But it was recognised that the development proposals were extremely unpopular with local residents as the Mount Wise gardens were proposed to be developed. The overall conclusion from BiD and the Town Council that development would be supported only if the same number of parking places could be made available within the Town Centre.

b. The coastal Car Parks (Atlantic Road, Dane Road, Fore Street, Pentire Headland, Towan Headland, Watergate – and Porth Beach)

These car parks are all considered to contribute to the open nature of the Newquay Coast or to provide welcome glimpses of the sea from within the town. Development on these parks would not be supported.

c. The remaining Car Parks (Albany, Beach, Belmont, Tolcarne Road, Trenance, Tregunnel Hill)

Applications to provide development on these parks would be considered on their merits. It was noted that these parks in many cases provided a community service – for example, Tregunnel Hill was the point of transfer of shellfish catch to the larger refrigerated lorries which could not navigate the narrow road down to the harbour – so while some space within these car parks could be taken over by development, a complete redevelopment of any site would have to be closely reviewed.

It was noted that Tolcarne Road car park had been included in the proposed regeneration of the Station Quarter as described in the Cornwall Site Allocations DPD, a project that was in principle supported and would be expected to provide some parking to serve the integrated transport proposals.

8.7.Environment and Landscape – ‘EL’ Policies

Policies in this section:

EL1 Landscape Character Areas

EL2 Valued Landscapes

EL3 Protection of Views and Vistas

EL4 Green Spaces

Associated maps and appendices:

Map EL2: Green Spaces and Valued Landscapes

Map EL3: Views and Vistas

Green Spaces Analysis

Valued Landscape Analysis

EL1 - Landscape Character Areas

Objective

To ensure all development respects the character of the landscape and does not detract or negatively impact either visually or environmentally.

Policy: EL1 - Landscape Character Areas

Development will be supported where there is no negative impact on the character of landscape areas. Where a negative impact is identified, development will not be supported unless there are exceptional public benefits.

Developments must demonstrate how they have taken into account, respect and do not negatively impact the character of the landscape.

Justification

“Our primary resource - 'exceptional landscape, coastline and seascape' - cannot be compromised - it is too vital for our wellbeing and income as a community”. (survey comment)

The natural environment is unequivocally the most important aspect for local residents to be conserved and protected. This has been indicated throughout the entire consultation process from the initial scoping questionnaire to the Household survey where 97% of respondents supported a need to Landscape Character Assessment. The various landscapes in the Parish are viewed as an important natural asset; for health & well being, sense of place and importantly to support the tourist industry.

LLCA carried out in accordance with Local Authority guidelines and the process supported by Cornwall Council Landscape Architect.

EL2 – Valued Landscapes

Objective

Many areas of landscape across our rural and urban parish are highly valued by the local community but may not have a recognised landscape designation. The community are keen to ensure that these areas are not subject to any development which would harm their visual and recreational value.

Policy: EL2 – Valued Landscapes

The following areas listed below and identified on Map EL2 are identified as locally valued landscapes. Development on these important areas that would reduce the visual and / or recreational amenity of any of these sites will not be supported.

- Gannel Estuary
- Pentire Headland and Fistral Bay
- Towan Headland and the Beacon
- Coastal Strip from Barrowfields to Porth Beach
- The Porth Valley
- Trevelgue Point/Porth Island
- Coastal strip From Trevelgue to Parish boundary at Watergate Beach

Justification

The NPPF (para 109) recognises that the planning system should 'contribute to and enhance the natural and local environment'; one of the ways in which it can do this is through protecting valued landscapes.

This policy identifies a number of areas that our consultation has shown to be valued by the local community and yet have no official landscape designation. This policy seeks to restrict any development that would reduce the recreational or visual value of these areas. Each landscape area has been assessed in accordance with the Landscape Institute's guidance for assessing landscape value (the Landscape Visual Impact Assessment LVIA). Appendix 6 sets out why each of these areas is important to the community.

EL3– Protection of Views and Vistas

Objective

- To protect valued and important views and vistas from being spoiled by encroaching development.
- To preserve the natural beauty of the parish enjoyed by residents and visitors alike.

Policy: EL3 – Protection of Views and Vistas

Development proposals must ensure that key views, from the vantage points identified on Map EL3, of distinct buildings, heritage assets, areas of landscape, coast and open countryside can continue to be enjoyed. All proposals within the areas identified on Map EL3 and in Appendix 6 (photographic records) should submit a visual impact assessment showing how their development will impact on relevant views. Proposals will be supported where there is no adverse impact on these views.

- Views across the beaches from coast path, beach access and town
- Views from and across the undeveloped headlands
- Views of the coast and the River Gannel from elevated areas of Newquay
- Views across the Boating Lake from Trenance Woodlands
- Views of the coast from the Barrowfields
- Views across Porth beach and to/from Trevelgue Head and Porth Island
- Views up the coast from beaches, roads and coast path towards Watergate Bay and Tregurrian
- Views from the South West Coast Path back inland and out to sea
- Views along the Gannel Estuary and across to Crantock
- Views from Pentire Head to Crantock Beach

Consultation and January Workshop expected to provide additional detail

Justification

The Household Survey resulted in a clear majority agreeing that the Neighbourhood Plan should seek to protect important public views and vistas by restricting development which will have a negative impact. In addition there were a further 600 comments on recent developments that note a negative impact on views and vistas including; destroying highly valued views and jarring with existing development.

Comments from the community asking for consideration of views and vistas also occurred frequently in questions regarding design height of new buildings.

EL4 – Local Green Spaces

Objective

To designate key public areas as Local Green Space to protect them from inappropriate development and to conserve for future generations.

Policy: EL4 – Local Green Spaces

Development proposals on the public open spaces identified on map EL2 are not supported unless the proposal enhances the existing use.

The green spaces identified on map EL2 and listed below are designated as Local Green Spaces. Built development on land which has been identified as Local Green Space will only be supported where it is small scale and is incidental to the use of the land as green space. The following sites are designated as Local Green Spaces (in Post Code Order):

- Killacourt
- Penhallow Memorial Garden
- Beachfield Gardens
- Eothan
- The Beacon (War Memorial)
- Newquay Golf Course
- Pentire Pitch & Putt
- Esplanade Green
- Lawton Close Green
- Atlantic Road Car Park
- Trevean Green
- Mount Wise Gardens
- Mayfield Park
- Treloggan Doorstep Green
- Trenance Gardens
- Trenance Park/Heron Centre
- The Barrowfields
- Godolphin Green Sward (football ground)
- St Columb Minor Recreation Ground and Football Field.
- The Porth Wetlands
- Priory Woods
- The Frozen at Tregurrian

Justification

The NPPF at paragraph 76 recognises that a local Community can identify for special protection green spaces of particular importance to them provided these meet certain criteria. These green spaces are of particular importance in an urban area and there was huge support for this from the community. Each of the Green Spaces listed have been assessed in accordance with the criteria set out in NPPF paragraph 77 and are detailed in the Green Spaces Appendix.

Given expected growth within the parish over the coming years and the value placed on accessing green and open spaces, it is important that our Neighbourhood Plan enshrines this. Throughout consultation and surveying the importance of protecting valued green spaces has been highlighted. For example the Environment Survey results showed that 60% of respondents said open amenity spaces are a **high** priority to be protected with a further 30% indicating these as a priority.

8.8.Coastal Change – ‘CC’ Policies

Policies in this section:

CC1 Designation of Coastal Change Management Area

CC2 Development In Locations Vulnerable to Coastal Change

CC3 Coastal Drainage Management

Associated maps and appendices:

CC a,b,c,d

Context and Explanation for the Formation of these ‘CC’ Policies:

Newquay’s coastline and environment is an important part of the area’s character; much loved and valued by local residents and visitors to the area. It plays an important part in quality of life; leisure pursuits and, of course, in setting Newquay’s position as a tourism destination.

The level of fragility or robustness of Cornwall’s Coastline has been assessed through Cornwall’s Shoreline Management Plan; and its review in 2016 which notes a general deterioration in the cliffs in the entire parish over the last 15 years and recommends that the entire Parish coast line (with the exception of the Harbour) is defined as a series of Coastal Change Management Areas (CCMA) in order to prevent any additional development/inappropriate change of use while the approach to management is developed.

During initial evidence gathering and initial scoping work to assess what was important to the community, a range of planning applications and community activism (a community petition in 2016 gathered over 1000 signatures for clifftop protection) flagged up the need to look at what could be done in terms of coastal management. This prompted inclusion of questions for the community and further research.

Surveys distributed throughout the process have clearly indicated local support for cliff and coastal protection. The natural environment was shown to be of utmost importance to the vast majority of the respondents – in fact the main issue; and this reflects the strength of feeling that was apparent at the community events and consultations.

A clear majority of responses to the Household survey agreed that the exceptional landscape, coastline and seascape should be conserved and enhanced. 2838 out of 3024 respondents support a policy that seeks to conserve and enhance areas of the undeveloped coast. Similarly, the specific Environment Survey reiterates the landscape as being something that residents enjoy and want protected. There have also been a number of reported rock falls along the Newquay coastline that have added to local concerns.

As well as the Neighbourhood Plan community consultations exercises; other evidence which has been used to inform the development of these policies includes: earlier local consultations (Newquay Town Plan) and petitions; planning application consultee feedback; the Newquay Town Framework exercise (Appendix C Landscape Character Assessment highlights threats which includes

the acknowledgement 'that the headlands are increasingly under threat as open spaces'); and previous information recorded as part of Restormel Local Plan (which preceded Cornwall Local Plan).

It is clear through the evidence gathering process that policies on coastline management are both needed and wanted. A coastal change management area is one that is 'likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion)' and 'where rates of shoreline change are significant over the next 100 years, taking account of climate change.'

CC 1 - Designation of Coastal Change Management Area

Objective

To manage the effects of physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal erosion both as they apply to new development proposals or to existing buildings, roads or other assets which become at risk from the effects of coastal erosion

To ensure that inappropriate development is not built near the coastal strip, ensuring that any development:

- will be safe through its planned lifetime, without increasing risk to life or property, or requiring new or improved coastal defences;
- will not affect the natural balance and stability of the coastline or;
- exacerbate the rate of shoreline change to the extent that changes to the coastline are increased nearby or elsewhere.

Policy: CC 1 - Designation of Coastal Change Management Area

The entire coastline of the Parish from the Gannel Estuary to the Newquay Parish boundary on Watergate Beach, as indicated on Maps CC a, b, c & d is designated as a Coastal Change Management Area (CCMA).

Justification

Cornwall Council's Local Plan was adopted in November 2016; The Inspector's report at paragraph 195 in referring to CCMA's notes that

" the Local Plan is not the vehicle for site specific designations of this type and the appropriate policy response is likely to vary depending on the depending on the particular circumstances of coastal change in different locations. It will be for Neighbourhood Plans to identify particular policies in areas where coastal change is a major factor."

The entire parish coastal strip from the River Gannel to Watergate Bay clearly meets the definition provided by NPPF at paragraph 106 as an area needing protection by the establishment of a Coastal Change Management Area (CCMA).

The Cornwall & Isles of Scilly Shoreline Management Plan (SMP) defines the approach to sustainable management of the Cornwall Coastline. The original plan was introduced in 1999 and updated by the SMP2 in 2011. This in turn has been updated in a mid-term review in September 2016.

There has been a general deterioration identified from the original SMP on the entire coastline of Newquay Parish. The coastal strip from the Gannel Estuary to Watergate Bay has been identified by both the Environment Agency and the mid-term Review as vulnerable to coastal erosion. The mid-term review directly recommends that all the three shoreline management units covering the parish are designated as a CCMA.

This Plan accordingly has designated the entire Parish coast line as a CCMA. (excluding Newquay Harbour where the need to keep the Harbour operating means that different conditions apply).

To ensure that appropriate measures to protect and monitor the coastline are put in place, a Newquay Coastal Change Management Plan will be facilitated by the Town Council in consultation with the EA, Cornwall Council and other appropriate bodies. Once this plan has been developed, all development proposals that fall into the relevant area will be expected to provide such details as are deemed necessary to assess the impact of the proposed development on the coastline.

CC2 – Development in locations vulnerable to coastal change

Objective

To take the opportunity to roll development back from vulnerable cliff edges, helping to reduce the need for environmentally and visually damaging cliff stabilisation works up and down our coast.

Policy: CC2 – Development in locations vulnerable to coastal change

Maps CC a,b,c & d shows the anticipated 100 year erosion line (defined by the Environment Agency), plus a 10m buffer – this is the Exclusion Zone. Landward of the Exclusion Zone is a 30m Coastal Erosion Vulnerability Zone. The policies below apply to planning proposals in these areas.

Proposals for development in the Exclusion Zone:

1. Proposals for development in the red exclusion zone will only be supported where they are for small, temporary structures that will not add to the erosion risk. Residential development will not be supported.
2. Proposals for redevelopment, enlargement or extension of existing buildings that fall within the exclusion zone will not be supported.
3. Proposals to change the use of existing buildings into residential usage will not be supported.
4. Proposals to undertake minor works to improve sea defences and strengthen or stabilise cliff faces will be supported where it can be demonstrated that the works are consistent with the management approach in the relevant Shoreline Management Plan and there will be no material adverse impact on the environment. A detailed schedule of works, including materials to be used, must be submitted to Cornwall Council and agreed prior to

works commencing. Proposals for major works to stabilise or strengthen cliff faces in areas where the SMP management approach is for 'No active intervention' will not be supported.

5. Development proposals that require stabilisation, strengthening or other interference with the cliff before development can commence will not be supported.
6. Proposals to stabilise or strengthen cliff faces will be supported where such work is necessary to ensure that existing safe public access to beaches is maintained.
7. In all cases where the SW Coastal path passes through the Exclusion Zone, an additional 2m must be added to the buffer zone to ensure that there is sufficient protected land to enable the path to roll back.

Proposals for Development in the Coastal Erosion Vulnerability Zone

1. All development proposals for new build, redevelopment, change of use, extension or enlargement (beyond permitted development rights) within the Vulnerability Zone must be accompanied by a Coastal Erosion Vulnerability Assessment (CEVA), carried out by a suitably qualified and experienced professional. Proposals will be supported where the CEVA confirms that the proposal will not cause damage to cliff faces or otherwise increase susceptibility to coastal change and where the proposal complies with all other relevant planning policies.
2. Any development whose boundary abuts the cliff edge will be required to provide details of proposals for any boundary treatment as part of their application – any proposal that affects the natural look of the cliffs will not be supported.
3. All approved developments, where part of the site is within or adjacent to the exclusion zone, will have permitted development rights for extensions, enlargements, garden buildings, hard landscaping and changes to boundary treatments removed by planning condition.

Development proposals around Newquay Harbour (Management Area 32 Policy Unit 32.2) are not affected by this policy and applications for development here will be determined in accordance with other policies in this plan.

Justification

The 100 year Erosion Line is set by the National Coastal Erosion Mapping Service, this is the accepted baseline for the Neighbourhood Plan. We have included a 10m buffer on the professional advice of Cornwall Council's Strategic Environmental Policy Team.

Government Guidance confirms that permanent new residential development will not be appropriate within a coastal change management area. <https://www.gov.uk/guidance/flood-risk-and-coastal-change#coastal-change-management-areas>

CC3– Drainage Management

Objective

Poorly managed drainage can cause damage to cliffs, causing further instability and erosion. To ensure that new development does not exacerbate the rate of decline, all developments close to the cliff edge will need to ensure that drainage for their proposed development is properly managed to ensure that it does not drain onto or down the cliffs.

Policy: CC3– Drainage Management

Applications for development within 30 metres of the Exclusion Zone as identified on map CC a,b,c & d will be required to provide a Drainage Impact Assessment showing how foul water and surface water will be managed.

Proposals will be supported where they show how the development will provide for the drainage of surface water directly into existing sewers.

The use of drainpipes which would discharge water onto any cliff or cliff face will not be supported.

The use of soakaways and permeable surfaces in the Exclusion Zone or within 5 metres of it will not be supported.

The use of water collection tanks within or immediately adjacent to the Exclusion Zone will not be supported.

Justification

It is best practice for development to be drainage led, with a consideration of how water will be dealt with a fundamental part of any planning application.

Additional run-off from a development if not properly managed will inevitably result in damage to the stability of the any nearby cliff edge.

Drainage near to a cliff edge is acknowledged to be fraught with difficulty – and may well be a development stopper if appropriate direct drainage requirements cannot be met.

Developers therefore, rather than be asked to supply a drainage plan will be required to provide their development proposals as part of their application and provide appropriate specialist advice that the proposals will work.

Soakaways and permeable surfaces should not be used within 5m of the Exclusion Zone in line with national best practice on the positioning of soakaways.

8.9.Habitats and Biodiversity – ‘HB’ Policies

Policies in this section:

HB1

Maps

HB1 Marine Conservation Zone

EL2 Green Spaces and Valued Landscapes

HB2 Ecological Corridors

Context and Explanation for the Formation of this ‘HB’ Policy:

Newquay Parish is rich in biodiversity value. The diversity of habitats can be attributed directly to its geodiversity, containing nationally important rock formations particularly along the Gannel Estuary and the coast for example at South Fistral where rock exposures offer a key opportunity to study geology.

The coastline of Newquay is ecologically significant. The cliff faces are important nesting sites for seabirds, bats, mining bees and more. The rock pools host a variety of marine life, seaweeds, shellfish, fish and marine mammals. The area off the coast of Newquay was designated in January 2016 as a Marine Conservation Zone, in recognition of its precious marine resource (see Map BG1).

HB1 Habitats & Biodiversity

Objective

To protect existing creatures and habitats and to ensure that new development caters for wildlife:

- ensuring that new developments are located on sites where they will have the least impact on biodiversity. Areas of high biodiversity value, even those without a statutory designation should be avoided.
- Ensuring Cornwall Biodiversity Action Plan Priority Habitats within Newquay Parish (see map EL2) are safeguarded and re-created and physical links are maintained between areas of high biodiversity value to maintain effective ecological networks.
- Within development sites, areas of semi-natural habitat should be retained and linked to other areas of habitat off-site.
- To ensure that new developments are designed to achieve a net gain in wildlife by creating, restoring, enhancing and linking areas of semi-natural habitat. Adequate information prepared by suitable experienced ecologists should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

Policy: HB1 –Habitats and Biodiversity

Biodiversity

Ensure effective mitigation for biodiversity, including the creation of habitats elsewhere in compensation. All developments should demonstrate how they ensure biodiversity gain consistent with the British Standard for Biodiversity and the Cornwall Biodiversity Supplementary Planning Document.

For developments of over 10 dwellings an Ecological Constraints and Opportunities Plan is required accompanied by a balance sheet or table setting out quantitatively the habitats to be lost, retained or enhanced, consistent with the British Standard for Biodiversity.

Species

New development shall ensure that net gains are made for biodiversity within all developments consistent with Cornwall Council's Biodiversity Supplementary Planning Document (SPD)¹. In particular:

- **Bats**

All new dwellings will contain at least 1 integrated bat box.

- **Hedgehogs**

All new development will provide habitat linkage and 13cm x 13cm holes in new fencing for them to pass through.

- **Birds**

All new dwellings will contain one integrated box per dwelling minimum for swifts/swallows or house martins.

- **Barn owls**

At least one barn owl box will be installed on each development site, 1km from main roads.

- **Invertebrates**

One bee brick will be installed per 2 residential units.

Nocturnal wildlife

The ecological corridors for Newquay identified within the Newquay Town Framework (*see map HB*) will be dark corridors to support our nocturnal wildlife e.g. bats, owls and moths. Development within 100m of these corridors should demonstrate how light spill has been designed out, within the design and access statement.

Hedges and Hedgerows

Hedges and Hedgerows will be expected to be preserved in all developments. Where loss of biodiversity features, in particular Cornish Hedges, is unavoidable, the impacts should be mitigated and compensated for in line with Cornwall Council's Biodiversity SPD.

Marine

Development will avoid disturbance of cliff and ground nesting habitats and haul out points for seals. Development will not adversely affect the designated features of the Newquay and the Gannel Marine Conservation Zone.

Applications must demonstrate how they seek to design out marine litter and pollution (for example via effective waste storage facilities and sewage treatment).

Justification

In addition to natural habitats, the positive management of built development and amenity areas is hugely important in terms of the contribution they can make to biodiversity. Areas of high biodiversity value cannot exist as islands. They must be effectively networked so that species can move around easily to find food, breed and disperse.

Newquay Parish is rich in biodiversity value, particularly around the coast. The Gannel Estuary is a significantly important area for biodiversity containing a number of biodiversity action plan priority habitats as does the Trevelgue Valley. In addition, the undeveloped headlands are important areas of heathland and rough ground, providing nesting habitat for ground nesting birds like Skylark. Dunes habitat such as found at Fistril are nationally scarce and cliff and cliff slope habitats are critically important for birds and bats, including the Cornish Chough which has only recently returned after nearly a 30 year absence. The Newquay coast provides important safe habitat for seals, much to the delight of visitors to the Harbour.

Important areas for Biodiversity in Newquay are:

- The Gannel Estuary
- The Gannel Valley
- The Boating Lake and Trenance woodlands
- The area around Newquay College
- Newquay Orchard
- Beaches
- Fistril Dunes and Golf Course
- Trevelgue Valley
- Undeveloped headlands at Pentire, Towan and Porth Island
- Narrowcliff and the Barrowfields
- The coastal strip at Lusty Glaze, Porth and from Whipsiderry to Watergate Bay`
- Porth Beach, Estuary and Valley

Over 90% of respondents to the household survey supported an objective to improve conservation value in order to support thriving wildlife populations on land, coast and at sea – with many comments throughout the survey.

9 Appendices

Appendix 1 – Maps

Identity	Name	Source
Map G1a	NNP Development Boundaries	Newquay Town Council (but note incorporates elements of the Newquay Strategy Map)
Map G1b	The Newquay Strategy Map	Site Allocations DPD – note this will be updated in line with the review of the DPD
Map D3	Newquay Town Centre	Newquay Town Framework Figure 4
Map HC1 a & b	Newquay Historic Centre	CSUS Newquay Report Figures 5a & 5b
Map HC 2	Newquay Listed Buildings & Scheduled Monuments	Newquay Town Council
Map E1	Existing Employment Sites	Newquay Town Council (but incorporates elements of the Newquay Town Framework: Review of Employment Sites (2010))
Map Ia	Open Spaces	Newquay Town Council
Map Ib	Footpaths, Allotments and Public Car Parks	Newquay Town Council
Map CC a,b,c,d	CCMA Maps	Source: Cornwall Council's Strategic Environmental Policy Team.
Map EL2	Green Spaces and Valued Landscapes	Newquay Town Council
Map EL3	Views and Vistas	Not included, production Feb 2017
HB1	Marine Conservation Zone	Natural England
HB2	Ecological Corridors	Newquay Town Council – derived from NQ3 Newquay Infrastructure Strategy Map of the Site Allocations DPD

Appendix 2 - Newquay Shop Front Appendix

Appendix 3 - Newquay Character Statement – not included, production Feb 2017

Appendix 4 – Valued Landscapes

Appendix 5 – Green Spaces

Appendix 6 – Views & Vistas - not included, production Feb 2017

10 Supplementary Documents – to be produced with submitted document

Basic Conditions Statement

Consultation Statement

Evidence Report