

Newquay Character Assessment
Volunteer survey workshop
Saturday 13th January 2018

NEWQUAY

NEIGHBOURHOOD PLAN

WHAT IT IS AND WHY WE WANT YOU INVOLVED

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan sets out the vision for land use and development, in the town & parish.

It gives us, the community, the chance to decide how our local area should develop and what should be built. It can respond to a wide range of social, economic or environmental issues that are relevant to us locally. We can also influence land use for other things like renewables and recreational facilities.

DO WE HAVE TO HAVE ONE?

No. But without one, development can still happen and will be assessed by planners at a county & national level. The current local policies that concern our special places like Trenance Valley or the River Gannel will need to be included in an NP in order to reflect local priorities.

A Neighbourhood Plan isn't a tool to stop development but it can shape and influence it and is locally focused.

DOES IT HAVE ANY IMPACT?

Yes – A Neighbourhood Plan is an official planning document that has to be taken into account by Local Authority Planners & Planner Inspectors when determining planning applications & appeals.

It has to align with policies contained within the Cornwall Local Plan (due to be adopted in 2015) plus national policies too. The important bit is that an NP contains the local detail and responds to issues that are not covered through strategic and national policies.

DO WE HAVE A REAL SAY?

Definitely, we want you to help us identify the key issues and continue to shape those as we go along.

Make sure you have your say – you can start now using the contact details on this leaflet. Tell us what we need to consider for Newquay's Plan – whether its protecting our environment, our heritage, our tourism business or anything else that makes Newquay special – what do you think should be included?

You'll also be asked to vote on the adoption of the Neighbourhood Plan at a referendum, so your views are crucial!

'A Neighbourhood Plan comes from you the community, so it's important that you are involved'

HELP SHAPE THE FUTURE

Programme

9:30-10.00	Set up event	team
10:00-10.30	Volunteer arrival / registration / coffee	All
10:30-10.50	Start and Introduction: The Neighbourhood plan update	Joanna Kenny
10:50-12:10	Presentation: How to do the survey for the character study What information is available already, How to use the template, recognise and record characteristics, How will the survey and reports be used. Health and Safety briefing. Questions	Tim Kellett
12:10-12:40	Prepare for sample survey Split into teams. Distribute templates. Allocate cells or areas to survey	All
12:40-1:10	Lunch	All
1:25-2:25	Undertake sample survey outside.	Volunteers
2:25-3:00	Review of sample survey back in Newquay Centre Discussion and Questions	All
3:00-3:30	Follow-up support, meetings and deadlines	Joanna Kenny Tracey Edwards
3:30	Finish	All



Policies and evidence documents

	D1 - Key principles – guidance and design statement
Objective	<p>To ensure that all new development fits well with 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.</p>
Policy	<p>All new development should be designed with the following key principles:</p> <ul style="list-style-type: none"> • To provide good enclosure to the public realm with buildings of appropriate scale that create an active frontage . • 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. • To create a place that has a high level of community safety and security. • To create a place that is inclusive and accessible to all. • To ensure proposals will be well connected and integrated into its neighbourhood. • To ensure residential accommodation is within short walking distance of local facilities including community facilities, public transport, greenspace, shops and places to work. • To ensure development proposals use materials that are as sustainable as possible and reflect the local character. <p>Applicants for planning permission 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” (for larger residential development).</p> <p>Development in Nansledan growth area will be expected to follow the principles of the Masterplan, Building codes and Design and Community Codes. Significant development proposals are encouraged to seek input from the Cornwall Design Review Panel.</p>

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. To ensure that proposals that may have a detrimental impact on longer views, skyline views, landscape or townscape are prevented.

Policy

All new development proposals that are considered to have a detrimental impact on views of the local townscape, skyline or landscape, due to their height, scale or location will not be supported. Proposals should take account of the objectives for character areas set out in the “Design Statement” and be accompanied by adequate visualisations from surrounding key vantage points including at a longer distance from the immediate area, such as a formal landscape and visual impact assessment

D4 - Public realm design

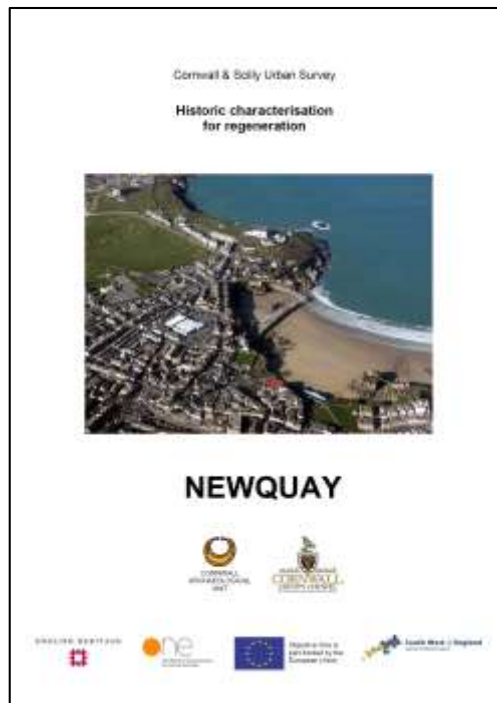
Objective

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

Proposals for improvements to the public realm (including roads, streets, green spaces, or 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.

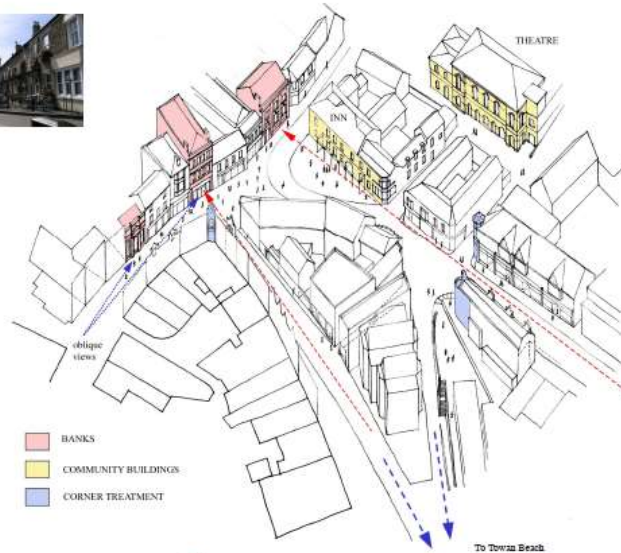
Evidence Documents



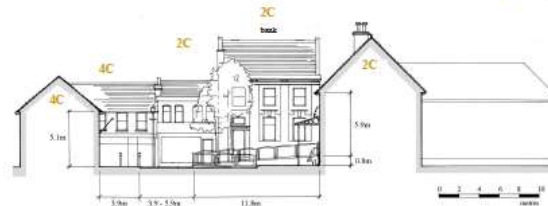
Nansledan Masterplan



Evidence Documents



- BANKS
- COMMUNITY BUILDINGS
- CORNER TREATMENT



CENTRAL SQUARE Urban Type Defining Characteristics

The heart of the town and location of the largest buildings. Development is generally piecemeal but the larger scale of the Square defines its importance.

Relationships to contours

A maximum 100m run across the site, with most of the area almost level. At the junction between the Town High Street (1B) and the Village High Street (1B) which both follow the contours up towards the Headland. Other roads from the Square run across contours and are steeper, either falling towards the sea or rising inland.

Street frontages

The public building / Inn has the broadest facade in the square - 20m (10m to eaves). It occupies an entire block and forms one edge of the square. Opposite the Inn is the meeting point of the Town and Village High Streets, with each side between approximately 5.5m and 6m wide.

Length range

The curved row of shops opposite the Inn is a longer block (40m) but lower (4.5m to eaves). The urban blocks around Central Square are smaller but denser than those further from the centre - this ensures a more permeable pattern of development around the focal public space, with more street corners and architectural focal points.

Connections to other urban types

Town High Street (1B) and Village High Street (1B).

Views and views

From the square the view along the Town High Street (1B) is contained as the road gently curves away. Along the Village High Street (1B) there is a longer view, however the rise of the street prevents longer views and also gives a sense of containment. Each of the roads that enter Central Square narrows slightly just before reaching it, which gives the square greater visual definition and builds anticipation.

Position

Located at the centre of the town at a confluence of routes. The densest urban blocks are located around the Central Square.

Category of circulation route

Primary pedestrian route and secondary vehicular route.

Edge buildings

Purpose-Built Commercial Buildings; predominantly (1C), with Mixed Use Purpose-Built and Modified Buildings (1C & 1C1) and Public Buildings (1C) also likely.

Corner buildings

Most corners emphasised through scale and architectural articulation.

Minor junction positions

Access to rear yards and alleys located just off the Square to give a continuous run of building to the Square's edges edges.

Surface materials

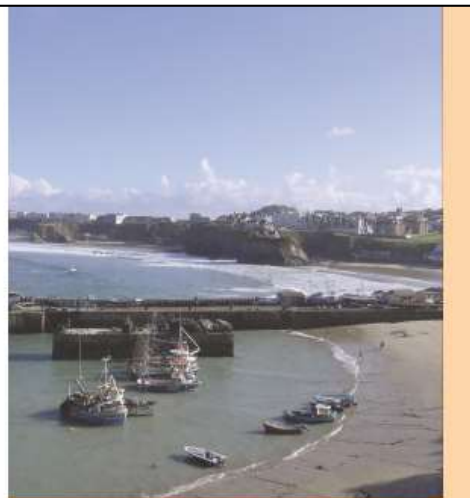
Paved pavements with paving to seating areas and pedestrianised roads.

Street furniture

Street lighting, and floral displays, with low tables and chairs outside the Inn, surrounded by railings.

Parking

One-way road narrows through Square to prevent on street parking and slow traffic.



NEWQUAY GROWTH AREA PATTERN BOOK



Issue 1 - September 2002

Successful entry will not be provided unless it is modest, unobscured or paired.

[illegible]

Class: 2013/2014

Polygraph Records, Inc. • BUILDING CODE



Date: 02/11/2006



DUCHY of CORNWALL








The settlement area

Newquay CP

Legend

-  Parish Boundary
-  Trunk roads
-  A roads
-  B roads
-  C roads
-  Unclassified
-  Divisional maintained PROW

Public Rights of Way

-  Footpath
-  Bridleway
-  Byway

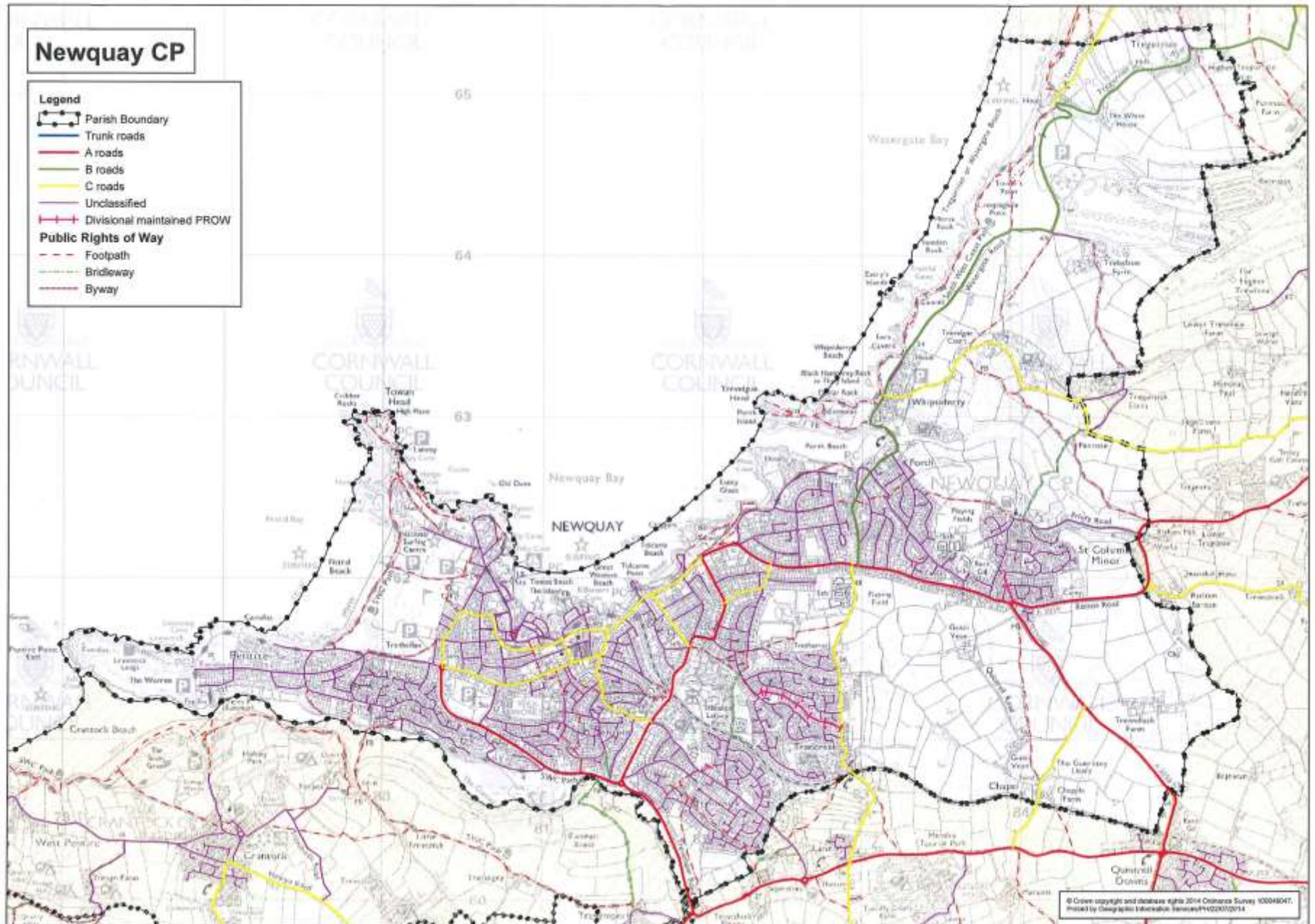



Figure 7.
Character Areas

Key

 Primary study area
(1933 urban extent)

Character Areas:

-  1 Central commercial core
-  2 Harbour related residential area
-  3 The harbour
-  4 Industrial area
-  5 Secondary commercial - west
-  6 Secondary commercial - east
-  7 Towan Head and Fistral Beach area
-  8 Narrowcliff and Barrowfields
-  9 Residential area
-  10 Trenance Park



metres

0 100 200 300 400 500

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