

# NNP Consultation Statement

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# Introduction

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## 1 Legal Obligations

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 relating to Newquay Neighbourhood Plan (NNP).

The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.

## 2 Purpose of the Consultation Statement

The Consultation Statement has been created to both fulfil the aforementioned legal obligations but to also clearly set out how the consultation and engagement elements of the neighbourhood plan were undertaken, and how this influenced the content.

- the background to how the Newquay Neighbourhood Plan came about
- the group structure
- timeline of the consultation process
- details of consultees
- responses from consultees
- action (if any) taken as a result of consultee responses
- examples of consultation materials

# Background

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## 1 Commencement of Newquay Neighbourhood Plan (NNP)

The decision to create a Newquay Neighbourhood Plan (NNP) came about in July 2014 and much has happened since its commencement – both in terms of work on the plan and engaging with local people.

The policies within the NNP have undergone an extensive and lengthy development period, during which the NNP Team have worked hard to engage and involve as many people as possible, whilst also moving the process forward by refining policy areas and content based on the evidence gathered.

The NNP was driven by the recognition that there was no county-wide Local Plan in place and there was concern regarding the hiatus between the now defunct District Council plans and the completion of the Local Plan. In addition, it was clear that Cornwall's Local Plan would not have the same level of detail as previously afforded – and that Cornwall Council were encouraging groups to consider providing the finer local detail through the production of neighbourhood plans.

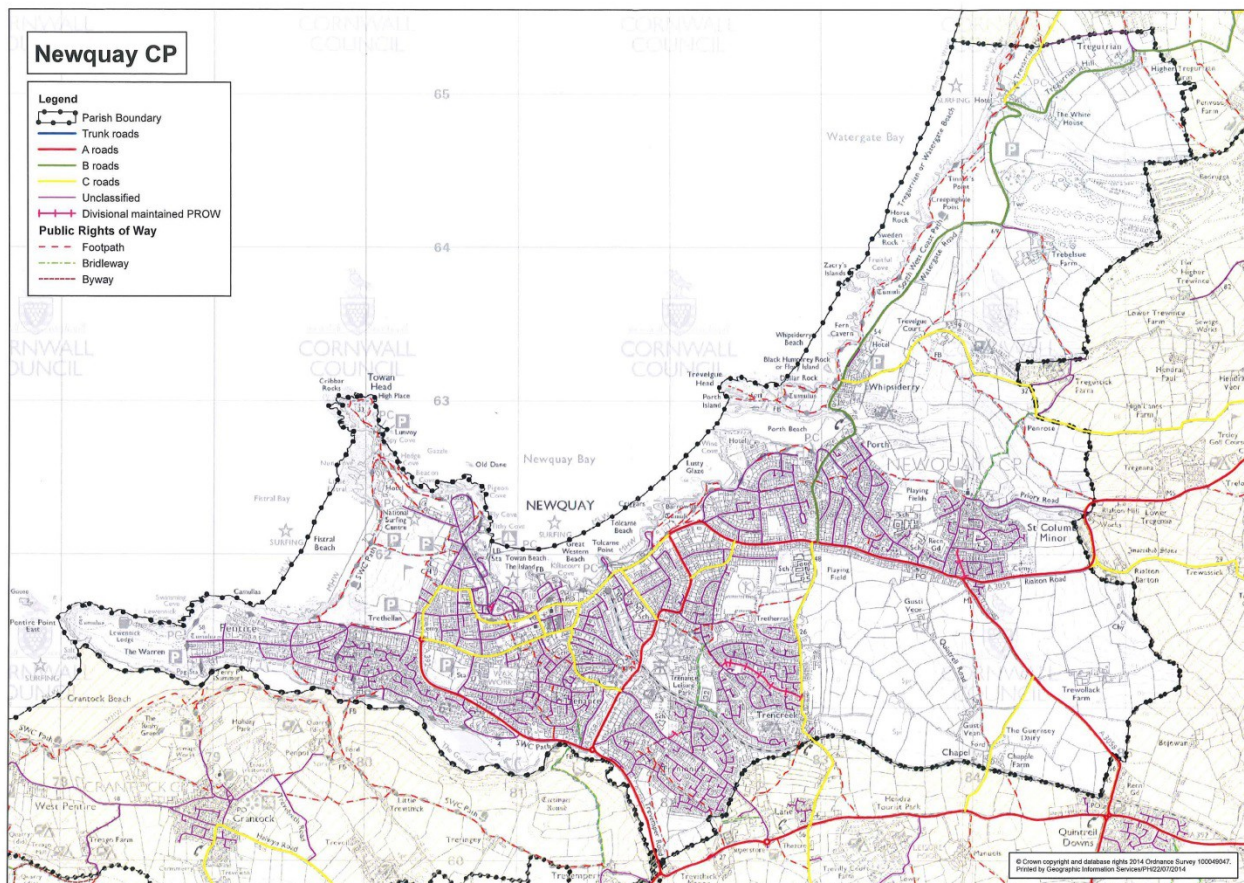
In the case of Newquay, the Town Council, were keen to designate the whole of the parish – acknowledging the differences and responding to these. All involved were keen to ensure that they worked with the community to bring the collective local knowledge and aspirations to the fore; and create a document that would be a robust and important planning document.

A considerable amount of information was already available to Newquay Town Council including previous consultation data; Newquay Town Framework; information from local interest groups to assist in the development of the NNP.

## 2 Newquay Neighbourhood Plan Designation PA14/00015/NDP

The designated boundary for Newquay Town Council corresponds to the Newquay Parish boundary as shown on the map below. This was submitted with the Town Council's designation application dated 21<sup>st</sup> July 2014. The designation was approved by Cornwall Council on the 18<sup>th</sup> September 2014.

The black dotted line on the map below shows the boundary line.



### 3 **Organisational Structure – The NNP Team**

The Newquay Neighbourhood Plan Team is made up of two groups: the Working Party and the Steering Group.

The Working Party is a small group that provides the link between the Steering Group and Newquay Town Council (the Accountable Body). The Working Party meets regularly (usually monthly) with the support organisations: Cornwall Council and CRCC to drive the timetable forward and to undertake tasks related to the process. This will include preparing materials and co-ordinating consultations, updating the website and responding to queries and feedback.

The Steering Group is a larger group made up of a mix of interested parties – residents, local organisations, schools, businesses, special interest groups and experts. The Steering Group discuss progress and information brought to their meetings and give direction to the Working Party; as well as crucially championing the Neighbourhood Plan and feeding back to their own forums/groups and contacts. In addition, the Steering Group members are encouraged to be involved in practical tasks, and refining policy wording.

The Draft Neighbourhood Plan policies are posted onto a secure project website (as and when new versions are available) to enable both the Working Party and Steering Group members to review and comment on. This facility also provides opportunity to put forward other ideas and thoughts. The draft policies have been subject to change based on the discussions and comments from across the Neighbourhood Planning Team members; always keeping in mind the consultation data and other evidence sources.

In addition to the project website, information was posted on the Newquay Neighbourhood Plan website which could be publicly viewed.

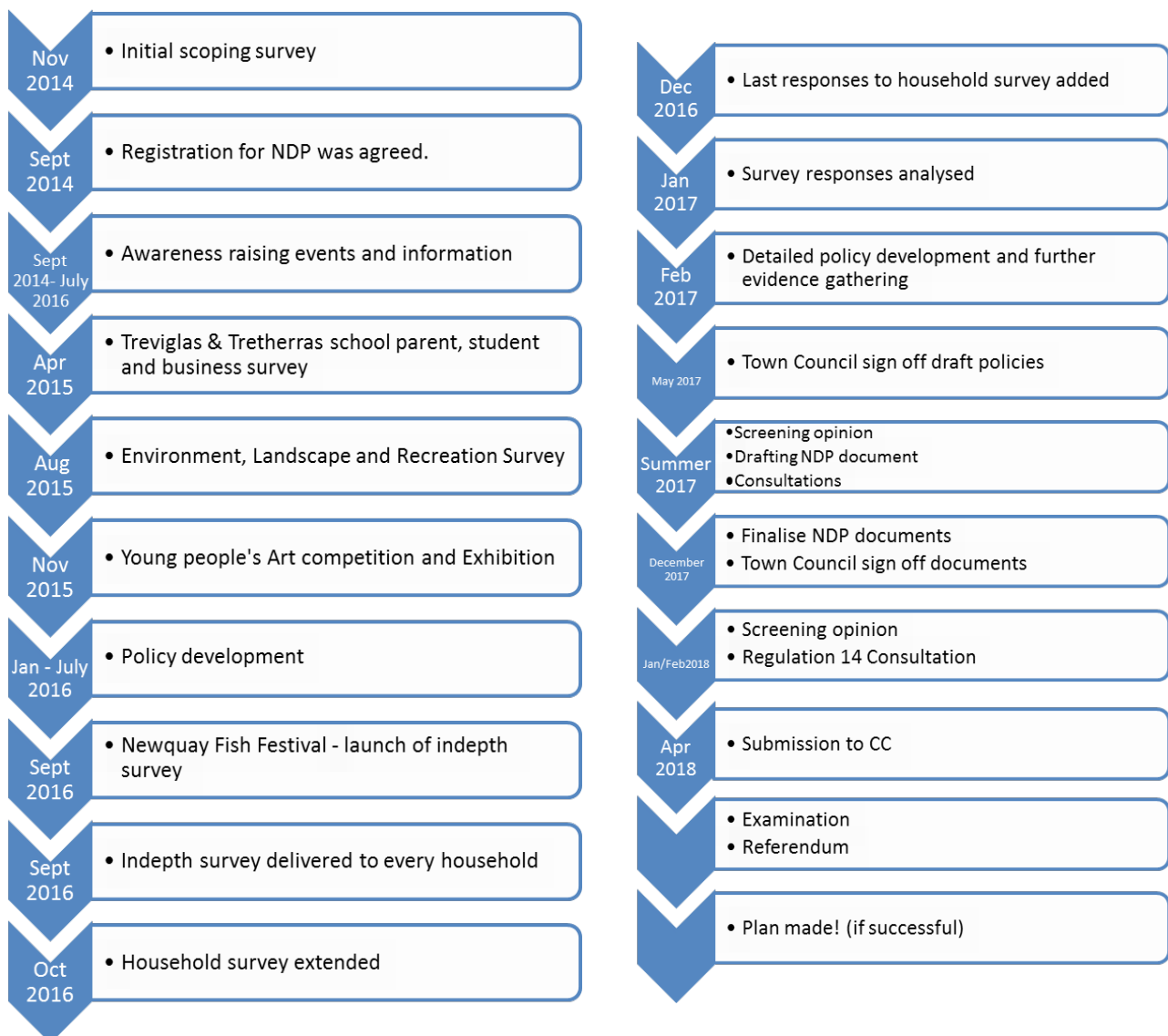
# The Consultation Process

## 1 Overview

The Plan has been developed over the last three years or so, through extensive community engagement and consultation at every step along the way. Throughout the process there has been an eagerness to raise awareness of the process and what it might mean to the parish; as well as actively seeking public participation in shaping the policies.

Details of the consultations and engagement activities carried out, together with a summary of the issues that were identified are contained within this section.

## 2 Consultation Process Timeline



Surveys:

- September 2014 - General Scoping Survey
- March/April 2015 - Surveys produced by Newquay Treviglas and Tretherras Students
  - Parental Survey/Student Surveys (Tretherras, Treviglas and Newquay Jnr); Business Survey.
- August 2015 – Landscape, Environment and Recreation Survey
- Autumn 2016 – In-depth household Survey

Consultation Events/Meetings/Forums etc

A range of information and displays were used to raise awareness and seek comments and engagement with the NNP.

12-14th Sept 2014	Newquay Fish Festival
10-Nov-14	Tretherras & Treviglas Presentations
December 2014	Tretherras Craft Fair/Christmas Fayre
23-Mar-15	Newquay Business Forum
12-Mar-15	Mtg with Chair of Newquay Chamber of Commerce and Tourism (NCCT)
13-Apr-15	Newquay Regeneration Forum
20-Apr-15	St Columb Minor Residents Association
09-Jun-15	Pentire Residents Association
20-May-15	Newquay BID AGM
24-May-15	Newquay Cottages Fair
04-Jul-15	Newquay Carnival Week Festival Day
11th-13th Sept 2015	Newquay Fish Festival
13-Oct-15	Treloggan Residents Association
27th - 30th Nov 2015	Young People's Art Competition and Exhibition.
20-Jan-16	St Columb Minor Residents Association
16th - 18th Sept 16	Newquay Fish Festival
1-Dec-16	School Referendum
8 <sup>th</sup> – 10 <sup>th</sup> Sept 17	Newquay Fish Festival
October 2017	Engagement Leaflet
20-Oct-2017	BiDs Forum

Workshops

2016 and 2018	Design and separate Character Study session
2015	Landscape and Environment
2016	Housing
2016	Economic
2017	Character Area Survey

Other Publicity

Website  
 Social media  
 Press Releases  
 Leaflets and posters



#### Other:

Open Space assessment (schools project)

Local Landscape Character Assessment (LLCA project)

Town Council briefings

## 4

### Summary of Consultation Results by Theme

Below is a summary of the key issues that were identified throughout the various stages of consultation and engagement, which formed the basis for the policies in the NNDP. These themes being:

- Development and Design
- Heritage Conservation
- Economy and Commercial Buildings
- Housing
- Infrastructure
- Environment and Landscape
- Coastal Change
- Habitat and Biodiversity

#### Development and Design

- A desire for outlying settlements to be kept visually and spatially distinct ( for instance - of the 2997 respondents to the 2016 in-depth survey - 87% (2614 individuals) indicated that outlying settlements should be kept visually and spatially distinct.
- Residents' comments clearly indicated that they did not want the smaller settlements to change through further development, or for the Newquay parish to visually merge with neighbouring parishes such as Colan.
- Town Framework and other statutory documentation sets out the housing direction, and consultation documentation referenced this.
- Widespread attitude that design has not been satisfactorily managed, and that poor design decisions have been made. In particular, there is a real strength of feeling that inappropriate building height (too high) has been allowed to negatively impact on the area (loss of sea views and changing development style/character impact particularly on coastal roads. Appropriate design/building materials to be used.
- General concern about over-development, concreting over green spaces/gardens – and potential increase of flood/drainage issues.
- The design workshop and community consultation process highlighted the poor quality of shopfront and signage design in the town – and how this detracted from the historic buildings and the overall feel of the town centre. Consultees felt that lack of control over the shopfronts gave a poor image to both residents and visitors to the area. Many felt that the town looked 'tatty' and 35% in the initial awareness raising survey indicated that shop front design was the one thing they would most like to improve.
- Residents were also critical of the existing public realm furniture.

#### Heritage Conservation

- Residents were keen to protect the heritage of the parish e.g. buildings, heritage shop fronts.
- Strong support for conservation to safeguard the culture and heritage of the Parish through the conservation of historic sites, buildings and features.

### Economy & Commercial Buildings

- Tourism was recognised as a main economic driver – with coast/landscape being an important element that draws visitors to the area.
- Lack of employment/training opportunities highlighted – particularly within the student and parental surveys. Additionally, local employers expressed a desire to see employee skills improved; look at diversification of business etc.
- Residents wanted employment space to be retained and identified specific sites in and around the parish which include: Treloggan, Jewsons, St Columb Industrial Estate, Aerohub.
- Lack of parking (and cost of), as well as congestion issues cited as an issue, as well as in terms of access to shops and facilities in Newquay.

### Housing:

- Many respondents were concerned that replacement buildings were bigger and taller than original and the trend of large, high apartment blocks.
- Garden development was cited as being undesirable and in general seen to have a negative impact e.g. intrusive, detrimental to views/ landscape/ drainage/traffic in many instances etc.
- The main issue with Houses of Multiple Occupation (HMOs) related to the impact it had on the surrounding area – parking problems exacerbated; perception of anti-social behaviour, poor building maintenance, increased litter issues and so on.
- People were very vociferous in their comments about parking (or lack of/and cost of) and traffic generally in the area. Most felt that new development would cause further problems.

### Infrastructure:

- Paths are valued and well used, and there is support for improvements to the network.
- Current allotment demand is not currently met, and waiting lists have been frozen.
- Good support for the retention and enhancement of leisure facilities including amenity spaces.

### Environment and Landscape

- The community support the use of a Local Landscape Character Assessment.
- Residents want to see public views and vistas protected by restricting development that inhibits this.
- Significant support for protection of assets: green spaces, orchards, boating lake, Esplanade, gardens, Killacourt etc.
- Major support for protection of environment.

### Coastal Change

- The need to protect the coastline/cliff top has been a regular plea from residents (petitions, planning application responses) and this has been reiterated through the community consultation; and reinforced through the Environment Agency views and feedback.
- The 2016 survey and subsequent community engagement showed strong support for the designation of a Coastal Change Management Area.
- Similarly, strong support for protection of locations vulnerable to coastal change.



- Concern that development will exacerbate drainage/soak away issues and lead to more problems.

#### Habitat & Biodiversity

- Support to improve conservation value in order to support thriving wildlife populations. Environment was a huge issue to residents - protecting and enhancing.

### **5 Consultation on Draft NDP Policies – Summer 2017**

Community events to get feedback on the draft policies were held at various locations throughout the parish.

<b><i>Watergate Bay Hotel</i></b>	<b><i>Tuesday 13<sup>th</sup> June 2017</i></b>	<b><i>10.30am-4.00pm</i></b>
<b><i>Sports Centre</i></b>	<b><i>Saturday 24<sup>th</sup> June 2017</i></b>	<b><i>10.00am-4.00pm</i></b>
<b><i>Great Western Hotel</i></b>	<b><i>Thursday 6<sup>th</sup> July 2017</i></b>	<b><i>4.30pm-8.00pm</i></b>
<b><i>Newquay Centre</i></b>	<b><i>Saturday 8<sup>th</sup> July 2017</i></b>	<b><i>10.30am-3.30pm</i></b>
<b><i>Pentire Hotel</i></b>	<b><i>Wednesday 12<sup>th</sup> July 2017</i></b>	<b><i>4.30pm-8.00pm</i></b>
<b><i>St Columb Minor Institute</i></b>		<b><i>Saturday 22<sup>nd</sup></i></b>
<b><i>July 2017 12.30pm-4.30pm</i></b>		

Display materials at the events included an explanation of the Neighbourhood Plan process; draft policy sheets (reiterating what they previously told us during consultations, and what needs to be achieved with the policy); maps; photographs; worksheets of data and other relevant data. Attendees were then able to write down their thoughts and questions on these, speak to facilitators to clarify and discuss the topics on display. A record of attendance was taken at each event and all the events were staffed by independent facilitators, CRCC and members of the Steering Group.

The policies were reviewed and adjusted based on feedback and further evidence base work, although in essence, attendees were generally satisfied with the aims of the policies. This was a useful exercise as residents were able to see the direction of travel for these policies before further work was undertaken by the NNP Team and support staff.

### **6 Formal Consultation on the Proposed Neighbourhood Development Plan – Jan to March 2018**

The Newquay NDP was submitted to Newquay Town Council for approval at their meeting on 6 December 2017. The NDP then went out to formal consultation for 6 weeks, as per the Neighbourhood Planning Regulations. This formal consultation began on date 5<sup>th</sup> January 2018 and ended on the 16<sup>th</sup> February 2018.

The plan was sent to Statutory consultees and to private individuals on the NNP Mailing List both detailed in Annex 1. Responses from individual consultees are detailed in Annex 2 and Responses to comments received in Annex 3.

The plan was also available to all members of the public to view and comment on at the Tourist Information Centre and at Newquay Library and on the website.