

PP8 Newquay and St Columb Community Network Area

Introduction

11.0 The Newquay and St Columb Community Network Area covers the parishes of Colan, Mawgan-in-Pydar, Newquay, St Columb Major and St Wenn. The area is dominated by the presence of Newquay, one of Cornwall largest towns and a major holiday resort. St Columb Major is an ancient market town, and villages include Mawgan Porth, Quintrell Downs, St Mawgan, St Wenn, and Talskiddy.

Key Facts

Population 2007: **26,900**

Dwellings 2010: **13,677** (5.4% Cornwall)

Past housing build rates 1991-2010: **3,303**

Newquay completions 2001-2010 – **1,488** (165pa)

Housing need (preferred area): **952** (Bands A-D) plus **1,162** (Band E) equates to 8.3% and 7.9% of Cornwall total respectively

Existing housing commitments 2010-2012: **2,206**

Newquay employees estimate (2011): Full time: **3,737** Part-time: 3,581

St Columb Major employees estimate (2011): Full time: **1,078** Part-time: **307**

Objectives

11.1 Specific objectives to be addressed in planning for the Newquay Community Network Area include:

Objective 1 – Town Centre Regeneration

Promote town centre regeneration in Newquay and St. Columb Major to, in particular, enhance the shopping offer and restore heritage assets.

Objective 2 – Housing

Enable new housing to meet need, particularly affordable housing, and accompanying key infrastructure.

Objective 3 – 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.

Objective 4 – 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.

Objective 5 – Night Time Economy

Manage the night-time economy of Newquay.

Objective 6 – Transport

Resolve congestion through traffic management / parking initiatives and enhanced public transport provision. 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 relieve traffic flows through Quintrell Downs and improve connections to trunk roads.

Objective 7 – Newquay Cornwall Airport

Development of Newquay Cornwall Airport to enhance the local economy, including employment related development at the airport.

Objective 8 – Rural Services

Support the improvement of rural services/facilities.

Objective 9 – 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.

Objective 10 – 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.

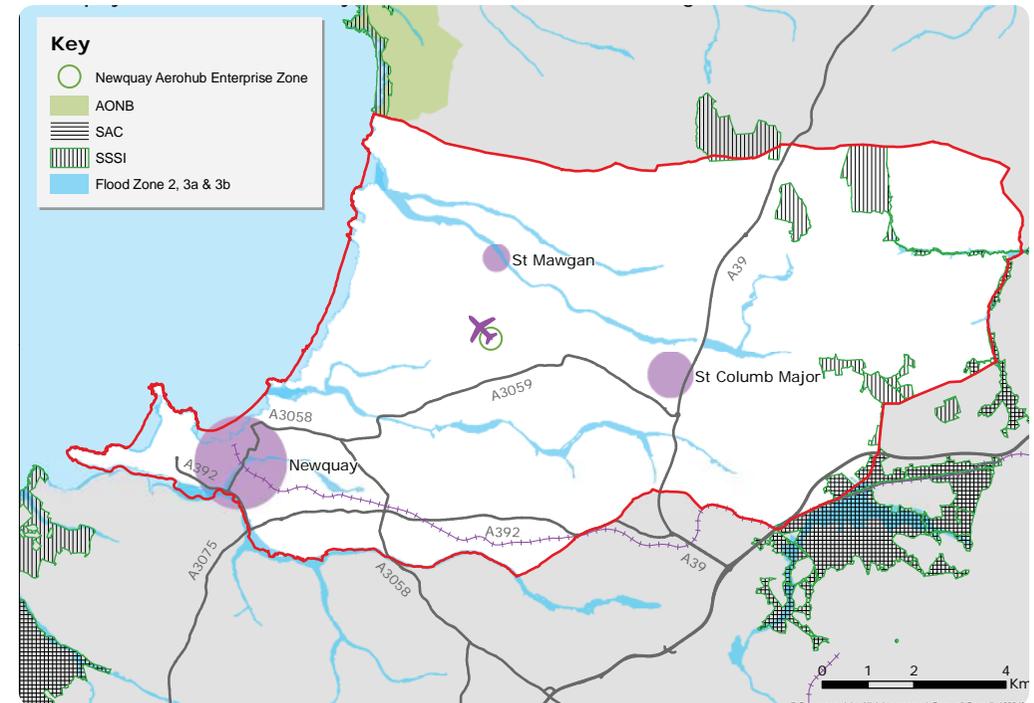
Development Strategy

11.2 The regeneration approach, encapsulated by the Newquay Town Framework Plan, integrates elements of housing, economic, transport, community and environmental policy, and will enable Newquay to achieve balanced housing and economic growth linked with infrastructure improvements, whilst protecting, regenerating and enhancing the residential and tourism role of Newquay and its hinterland, its unique qualities and character and historic built and natural environment.

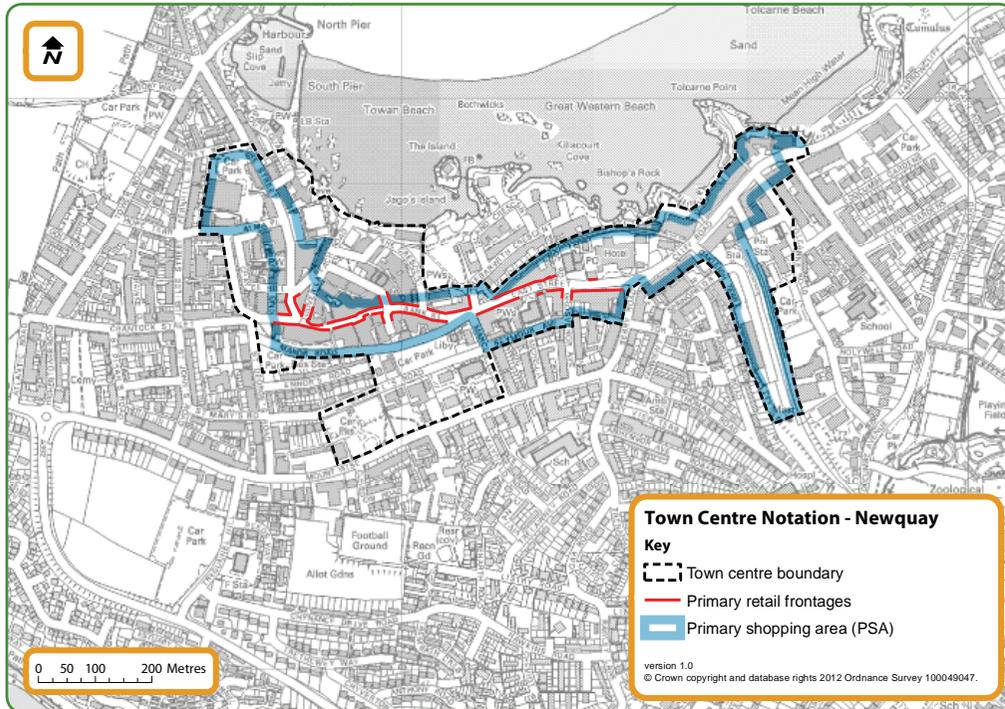
11.3 Newquay has a population of 20,600 and has grown from a very small fishing village to one of the UK's premier holiday resorts. Newquay is renowned as an international surfing location, but is still a major tourist destination for family holidays and needs to maintain and enhance its tourist accommodation and improve both the image of the town and extending the tourist season. Other key challenges for Newquay include restoring heritage assets and enhancing the shopping and employment offer through regeneration, reducing traffic congestion and improving connectivity between Newquay and the airport.

11.4 Improvement of rural services and protection of the undeveloped coast and countryside are a challenge for the CNA.

Figure 12: Newquay and St Columb CNA map



Newquay is renowned as an international surfing location, but is still a major tourist destination



Employment

11.5 Employment proposals should aim to support diversification of the economy of Newquay and upskill the work force. Proposals should aim to provide linkages to the Enterprise Zone Aerohub at Newquay Cornwall Airport. The provision of around 10,650sqm of B1a office accommodation and 12,150sqm of new industrial space has been identified. This has the potential of accommodating 900 jobs in the CNA over the plan period.



Newquay Cornwall Airport

11.6 This community network area is the home of Newquay Cornwall Airport (NCA) which provides vital connectivity to national and international business centres allowing businesses to thrive when distances from key markets can be a real business constraint, affecting growth, productivity and competitiveness. It plays a critical role in changing the perceptions of Cornwall as a place to invest, visit, locate to or live.

11.7 The airport's infrastructure is nationally significant; it is the UK's newest airport offering a unique aviation environment, which includes one of the longest runways in the UK and capacity. It now also offers major development potential and job creation through the Enterprise Zone "Aerohub".

Housing requirements

11.8 The Community Network Area should plan for around 3,600 dwellings (about 180 dwellings per year) over the period between 2010 and 2030.

11.9 As the main settlement with good employment and transport provision, Newquay will be required to accommodate the majority of those dwellings. Co-ordination will be needed amongst the remaining parishes within the CNA to ensure that housing needs are met. The Council will support the preparation of Neighbourhood Plans as a way of planning for the needs of those areas.

11.10 Newquay is the subject of a Town Framework Plan which provides additional evidence and policies for development proposals in that area.

Policy PP8: Newquay and St Columb CNA

1. Development will be permitted where it can be demonstrated that the following priorities for Newquay can be satisfied:

- a) The protection of the vitality and viability of Newquay town centre through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b) The provision of around 10,650sqm of B1a office accommodation and 12,150sqm of Industrial space has been identified. This has the potential of accommodating 900 jobs in the CNA over the plan period;
- c) Employment proposals should aim to support diversification of the economy of Newquay and upskill the work force. Proposals should aim to provide linkages to the Enterprise Zone Aerohub at Newquay Cornwall Airport;

- d) The provision of around 3,000 dwellings in the period up to 2030. To be identified in the Cornwall Towns Allocations DPD;
- e) Restoration of heritage assets in the town;
- f) The prioritisation of sustainable transport measures to reduce congestion;
- g) Maintain and enhance the stock of tourist accommodation and facilities in Newquay with an aim to provide improvements and conditions that support extension to the tourist season.

2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:

- a) The provision of around 600 dwellings in the period up to 2030. Additional housing and employment growth with a focus on St Columb Major;

- b) Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c) Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.

