

## **BRIEFING NOTE**

### **NEWQUAY TOWN COUNCIL MEETING 2<sup>ND</sup> AUGUST 2023**

#### **Reserved Matters Planning Application Ref PA23/0504**

#### **CHAPEL GOVER TRENCREEK NEWQUAY**

##### **1. Introduction and background**

The Chapel Gover site is located to the east of Trevenson Road and Trevenson Meadows development, and to the south of the Duchy of Cornwall's landmark Nansledan project, with the Network Rail line between Chapel and Newquay forming the southern boundary.

The land has been within the ownership of a local family for over 50 years, who are the applicants and will remain involved in the overall project on a long-term basis.

The original planning application was submitted in May 2015, and due to the complexities and scale of the proposals as well as finalisation of the design and planning of the 'Newquay Strategic Route' which bisects the site and provides sole access to it, some considerable time elapsed before planning consent was granted in October 2018.

Discussions with Cornwall Council and other key stakeholders at that time were on the basis of the relevant phase of the Strategic Route being commenced fairly imminently, but a variety of factors including funding challenges from Cornwall Council's perspective, necessitating elements of redesign resulted in unforeseen delays in completion of the NSR..

Thereafter the impact of the Covid 19 pandemic presented further challenges, but Cornwall Council and Cormac finally commenced work on construction of final the section of the NSR which provides access to the Chapel Gover site in Spring 2023.

Until some certainty was provided to the landowners regarding access to the site for construction, which is restricted to the new spur junctions being provided as part of the NSR contract, further investment in progressing approvals and post planning work presented considerable risk. However now that the completion of the new Strategic Route is targeted for 2024, it is essential to progress the first stage of the required approvals to maintain the original approval and enable the project to commence.

The cover letter from our Planning Consultants Carney Sweeney dated 19<sup>th</sup> June 2023 accompanying the current application, which is provided alongside this briefing note, provides further detail of the overall project and this current application.

## 2. The 'Chapel Gover' Project

The overall proposal comprises up to 800 homes including affordable homes, together with two small commercial centres, extensive landscaped areas and green spaces.

The design complements and sits alongside the Duchy of Cornwall's adjoining Nansledan development. However, fundamentally whilst the design approach in the context of masterplan, character and use of materials etc is similar, the density of the proposed Chapel Gover homes is lower, thereby producing larger plots, together with an emphasis on open spaces including a village green, village pond, and attenuation ponds providing natural water features and landscaping supporting sustainable objectives along the Chapel Stream corridor.

## 3. Next Steps/Planning

In order to progress the Chapel Gover project it is necessary to obtain the necessary approvals pursuant to the 2018 planning consent.

A 'non material amendment' Planning Approval was obtained on 26<sup>th</sup> May 2023 to the phasing of the scheme. This was based as before on the first phase of development being located on the western side of the NSR, and this approval was for the 'first phase' of development being the required main access road from the new NSR junction leading into the initial phase of housing, which would in effect be 'Phase 2'. The location of this access road is indicated on the materials provided with this note.

The current application forming the subject of this briefing note to Newquay Town Council seeks '**Reserved Matters**' **approval to the siting design and materials** of this western access road. The materials and approach for this new access road highway are complementary to those used for the NSR and Nansledan development in order to maintain the local character and feel within the area.

The **key points for Newquay Town Council members** to note are:

- The application relates solely to the design and materials of this first phase access road, as shown on attached plans which will be the sole vehicular access into the western area of Chapel Gover project, gained from the new NSR spur junction previously approved. This obviously respects the original approval requirements for NO vehicular or construction access through Trevenson Meadows.
- In due course when the designs progress and the NSR construction is advanced, further Reserved Matters applications will be submitted in relation to the design of the first phase of new homes and commercial facilities.
- Approval of this initial Reserved Matters is the key next step in progressing the delivery of this important project for Newquay, which as outlined will deliver new homes including affordable homes and other facilities for the local community.

We hope that Newquay Town Council is prepared to support this application to enable us to progress to the next stage following the significant construction activity being undertaken on the NSR. If any questions arise at the 2<sup>nd</sup> August meeting we will be happy to address

these.