

Community Governance Review - Colan, Newquay

Land to the North of the A392

Foreword:

As a result of Cornwall Council's decision to include the original proposals for land to the North of the A392 (previously omitted from the Community Governance Review Public Consultation 24 Jan – 20 Mar 2022), the following submission are the Town Council's proposals for land to the north of the A392.

As required, we can bring together into one document the Town Council's proposals for a new parish boundary that incorporates the land for both the north and the south of the A392.

Background

In 2015 Central Government asked Local Authorities to play their part in what was termed "a national crusade to get homes built". Faced with ambitious targets Cornwall's response was both proactive and effective. The 2016 Cornwall Local Plan is evidence of this, as is the number of new homes that have since been delivered across the county.

In terms of accommodating these new homes it is clear Newquay was considered as having an important role to play, with the town and its locality being set a target of 4,400 new homes. It is the Town Council's understanding that this figure has been far exceeded - as of June 2021 the projected number of new homes had reached 5,925 and continues to rise.

When the Town Council began shaping its response to the Community Governance Review in 2019, it was argued that any changes made to the existing Newquay boundaries should reflect the legitimate growth and development that has been expected of the town, and that any proposals should always be informed by the Central Government publication *Guidance on Community Governance Reviews (March 2010 - Department for Communities and Local Government, Local Government Boundary Commission for England)*.

As part of Cornwall Council's ongoing Community Governance Review, Newquay Town Council proposed a number of changes to the boundary with our rural neighbour, Colan Parish – a number of these proposals, such as the transfer of Priory Woods have already been agreed and adopted.

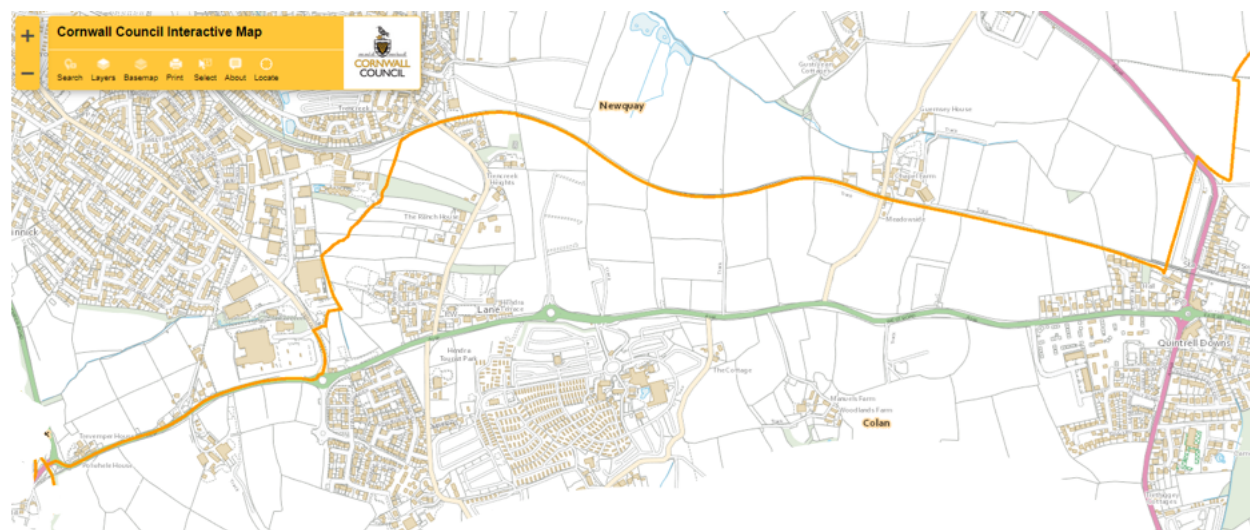
The A392 and the Existing Newquay/Colan Boundary

Having undertaken what was then termed the 'Community Governance Review 2019', Cornwall Council's Electoral Review Panel made a recommendation to Cornwall Council for changes to Newquay's south-east boundary with its rural neighbour, Colan Parish (see map 1).



Map 1 – Recommendation from the Electoral Review Panel for changes to the Newquay/Colan boundary.

However, the Panel's recommendation was amended at Cornwall Council on 10 December 2019. The proposal to divert away from the A392, effectively sticking with the original boundary, was carried by a single vote on the day (27 votes to 26). This amendment then became the current boundary, despite no public consultation having taken place on its worth.



Map 2 showing the current boundary (orange) in relation to the A392

Progress of development

Since 2019, there have been major proposals for development of this land to the East of the current parish boundary. These developments are

summarised in the attached map from the Cornwall Council document 'Newquay Town Retail Survey' issued December 2021, which cover the land from the current parish boundary to Nansledan South

Of particular note is PA2021/02474, a development for 134 residences and some commercial units that links Newquay's Treloggan area and Nansledan South, currently at Outline.

Nansledan South

Nansledan South (formally recorded as the area NQ-MX) includes proposals, as indicated on the latest update of its Master Plan (attached), includes as well as a residential area

- the start of the Newquay Strategic Route (anticipated to be completed in 2024)
- the replacement Newquay HWRC,
- the Newquay 'Park and Ride'
- a new economic area to service the Town.

The whole of Nansledan, North and South, is the subject of a Local Development Order managed by the Duchy of Cornwall, thus the traditional planning approach of Outline/Reserved matters does not apply. As part of the consultation/approval process, a series of regular consultation meetings with the Town Council has already been established.

It is clear that the Nansledan South package of developments are being provided to service the town of Newquay.

Attach retail map and Duchy Masterplan map as appendices.

Nansledan South to the Chapel Lane find name of this road

The original Panel proposal, which we support, took the new Newquay/Colan boundary, East of Nansledan, to the natural boundary of the lane to Chapel. At this stage, there are no known proposals to develop this land though it seems clear that these fields will eventually be a target.

This land is currently unprotected from unnecessary and inappropriate development. As discussed above, the growth of housing in Newquay well exceeds its 2030 target. Our discussions concerning the review of the Newquay Neighbourhood Plan, which will start in earnest once the parish boundary is fixed for the foreseeable future, indicates that the Town's residents would only wish the fields to be developed for exception developments aimed at local people (100% affordable, house for rental, etc).

Indeed, part of the thinking of Newquay's early proposal to bring the parish boundary back along the lane to Chapel, continuing to William Hosking road (thus transferring the Chapel farm, the new school and the land near Quintrell Downs to Colan), a proposal that was rejected by the Colan Parish Council, was our confidence that the Duchy would continue the protection provided by the Newquay Neighbourhood Plan policies to that land while Newquay's plan would be revised to provide appropriate protection of the land east of Chapel.

Conclusion

It is clear the active development proposals to the north of the A392 are considered by all directly concerned as part of the urban extension of Newquay and it makes no sense that these continue to lie in the rural parish of Colan as a result of an out of date parish boundary selected for reasons that have no relevance today and thus are excluded from the protection of the Newquay Neighbourhood Plan. It is our submission that the parish boundary to the east of Treloggan Road should be revised to match the original proposal of the Review panel (as amended by the current agreed boundary and the proposed boundary changes already submitted by Newquay Town Council for the land South of the A392).