

Welcome

Thank you for visiting this public consultation about our proposals for a new living and working quarter in the Treloggan-Trencreek area of Newquay. This public consultation event runs from **3rd February to 17th February**.

In June 2019, Modena Lifestyles Ltd opened a Planning Performance Agreement with Cornwall Council to assist outline proposals for a residential led mixed-use development on the proposal site between Treloggan and Trencreek. Since this time, discussions have been ongoing with Cornwall Council and various consultees, stakeholders and consultants in respect of bringing forward the proposed development. We would now like to hear your views on what is being proposed.

Our plans are designed to create a new Living and Working Quarter for Newquay which will include:

- New homes including Affordable Housing
- New employment opportunities with proposed commercial/office space
- New shops
- New Public House/Restaurant
- New play park
- Retention and enhancement of site ecology
- Highways Improvements around Treloggan and Trencreek
- New Pedestrian/Cycle Links

Please share your thoughts on the plans with us by emailing: consultations@cadarchitects.co.uk
All comments will be considered and will have the potential to influence the design as it evolves, prior to the submission of the planning application.

About the Project Team:

Modena Lifestyles Modena Lifestyles Ltd are an established development company which specialises in the delivery of residential projects.



Axis is an award-winning planning and environmental consultancy providing multi-disciplinary support on major infrastructure development projects and strategic planning studies across the UK.



CAD Architects are a RIBA Chartered Architectural Practice with experience in the design and delivery of development projects across Cornwall and the UK.



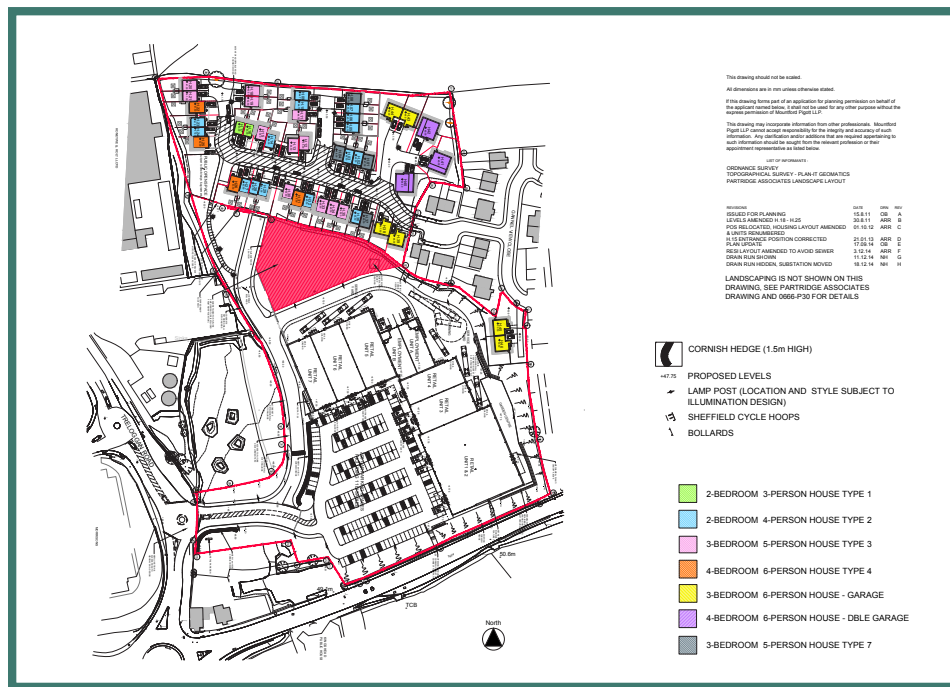
Proposal site and surrounding urban areas

Planning Context

The image to the right shows recent residential planning approvals around the Newquay Area. Against this backdrop, our proposal site is shown to be a large pocket of undeveloped land surrounded by existing and proposed development to the East and South West. The Goldings development to the South has largely been completed.

To the East of the site, the proposed Nansledan development is ongoing and next phases include the completion of the Newquay Strategic Route which will link Henver Road to the A392. These proposals include a new railway bridge which facilitates the closure of the level crossing at Trencreek, to the north of our proposal site.

A previous planning approval was granted in 2014 on the proposal site for a mixed-use development including houses and large-scale commercial use. While these proposals did not proceed, they demonstrate the acceptability for a mixed-use development on this site.



Map of Proposal Site in the context of surrounding recent planning approvals

Site Assessment



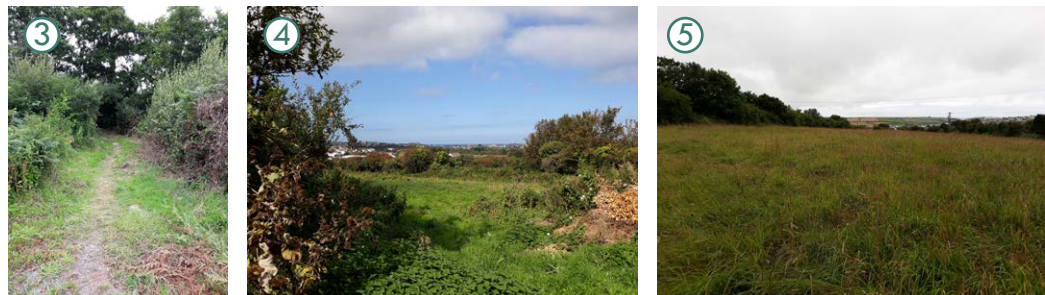
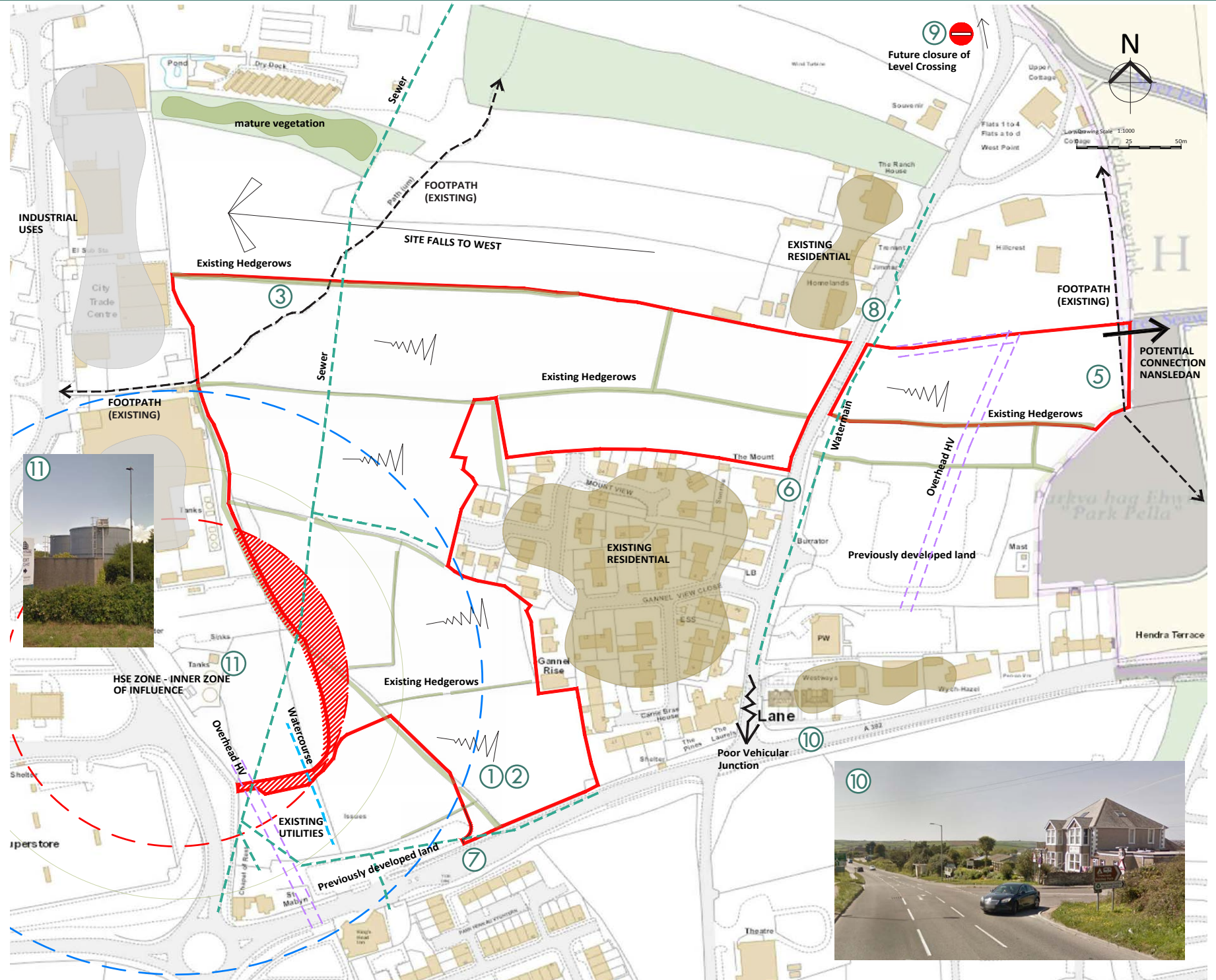
Views within site looking East

The site currently consists of scrub and pasture contained within a series of 8 fields enclosed by hedgerow. The total site area is 15 acres (6 hectares)

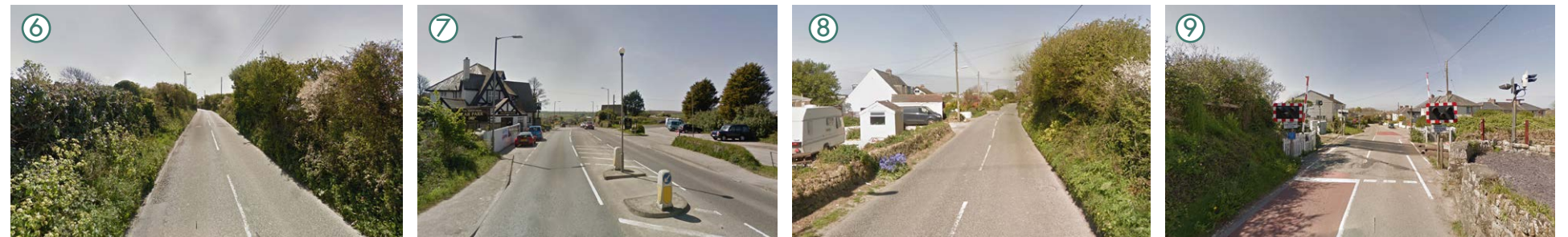
The site has a gradual slope from East to West. The proposal site is bounded by Treloggan Industrial Estate to the West, the A392 and Lane to the South and Tren creek Road and the Newquay Growth Area to the East.

There is existing residential development to the East at Gannel View Close and Mount View, whereas the land to the West is generally industrial or commercial. The Health and Safety Executive require a buffer zone around an industrial storage facility to the West of the site. This buffer zone can be maintained within the proposals and utilised for ecological use.

The impact on the highway needs to be appropriately considered as the A392 is a well-used feeder road into Newquay. There is also a level crossing to the North of the site and the proposed development would need to be managed in such a way to prevent any additional pressure on this intersection.



Western Footpath and Views within site looking West



Approach Roads around the Proposal Site

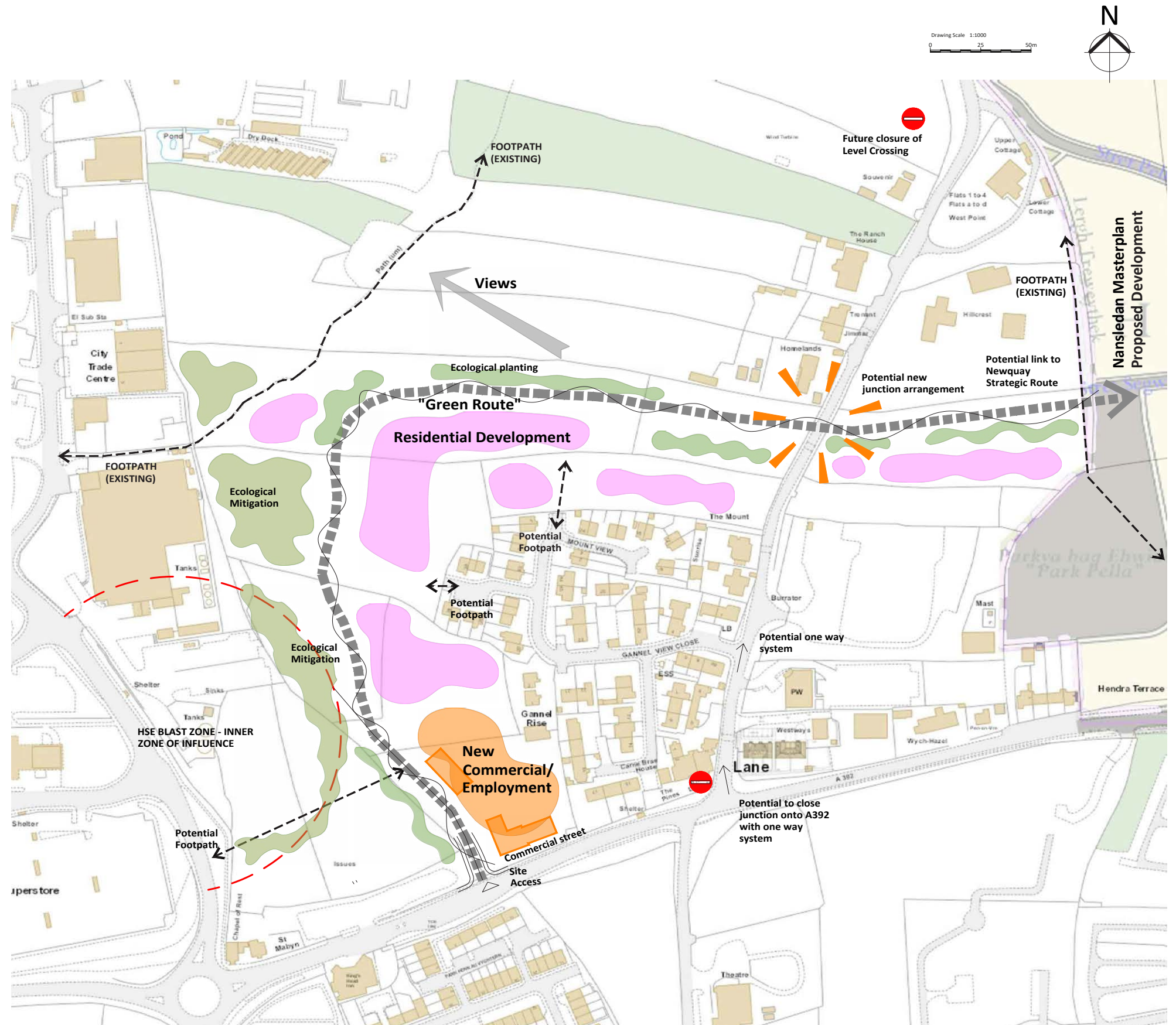
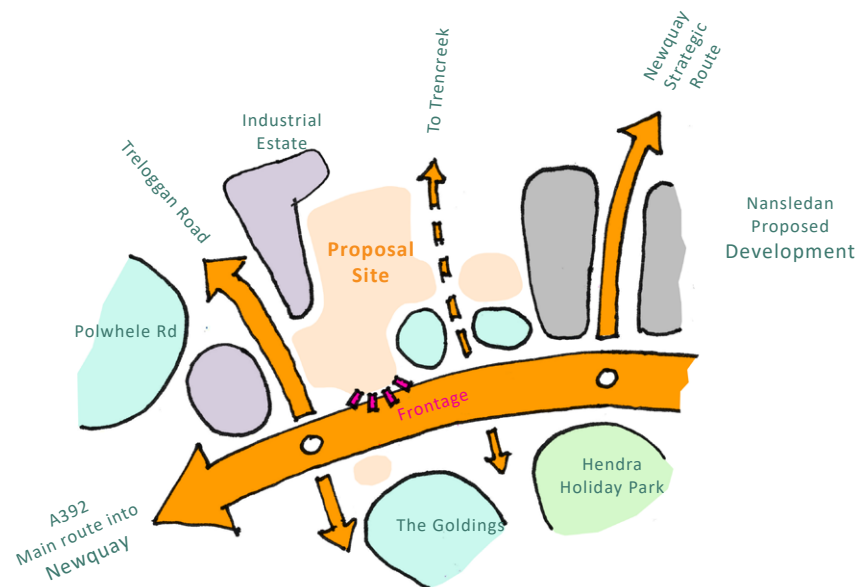
Opportunities

This development offers wider opportunities for the local area which are outlined below:

- Placemaking: Creating a new characterful neighbourhood for Newquay
- High quality design, materials and construction
- Promoting and Enhancing Site Ecology
- Forming a sense of arrival with a strong street frontage along the A392
- Promoting the interconnectivity of the development to the rest of Newquay

As well as providing new homes, shops and local employment, our proposals also aim to improve the existing highway network around Trencreek and Treloggan with the opportunity to develop:

- New dedicated pedestrian/cycle links
- A new link road off the A392 to the planned Newquay Strategic Route
- Highways improvements to the Trencreek Road and A392 junction with reduced traffic and new traffic management
- Pedestrian improvements on the Trencreek Road, and
- Assist the planned closure of the Level Crossing at Trencreek with potential access to the NSR



Aspirations

The houses and buildings are still to be designed and it is anticipated these will be addressed within a Reserved Matters Application, however a set of principles has been developed for the site which presents the aspirations and ambitions of the proposal scheme. Precedent images are presented (right) which embody aspects which align with the development's ethos.

Principles for the proposal site include:

- Using locally sourced, high-quality materials which reflect Cornwall's vernacular
- Applying a hierarchy to streets with corresponding building types to improve legibility
- Developing a Pattern Book to ensure quality of buildings and encourage variety and character
- Promoting the Public Realm with appropriately designed spaces, considered use of materials and planting.

Wider aspirations for the site include:

- Forming an urban edge to Newquay and providing a sense of arrival
- Defining a new character area for this part of Newquay
- Consolidating the existing areas of development
- Developing and promoting Community



Residential and Landscape Design Precedents



Render, Slate and Stone - Vernacular Materials to be promoted within the proposed development



Commercial/Retail/Office Precedents - Forming an an entrance to the site and an active street frontage along the A392

Masterplan

The proposed Masterplan has been developed with placemaking in mind, which is an approach to urban design that promotes character within a development and encourages positive interactions between people and their environment. To this effect, the following features have been included within the proposals:

- Strong road frontage with terraced buildings facing onto the main link road and parking concealed to the rear of buildings
- Retained and enhanced Ecological Zones as a buffer to the Treloggan Industrial Estate
- Retained Hedgerows
- Office and Retail Space located towards the entrance of the site for accessibility and visual interaction
- Public House/Restaurant positioned as a prominent feature building within the development
- Proposed 'Green Link' with planting, ponds and ecological swales running through the site
- Proposed play park in the heart of the site
- 'Permeability' of the site with multiple pedestrian and cycle links across the site and externally.



SCHEDULE OF ACCOMMODATION

RESIDENTIAL ZONE

2 BED	17
3 BED	58
4 BED	30
FLAT OVER GARAGE(1 Bed)	1
APARTMENT BUILDING	
1 BED	3
2 BED	3
APARTMENTS (Over Small Retail)	
1 BED	4
2 BED	4
APARTMENTS (Over Office/Retail)	
2 BED	14
TOTAL	134

COMMERCIAL ZONE

OFFICE/RETAIL	567 sqm GIA / 614sqm GEA **
SMALL RETAIL	272 sqm GIA / 300 sqm GEA**
PUBLIC HOUSE	346 sqm GIA / 451 sqm GEA*

* 2 Storey Proposed

** 1 Storey (2 storeys of residential over)

Key Features

The accompanying diagram outlines some of the key features of the proposed development. These can be summarised as:

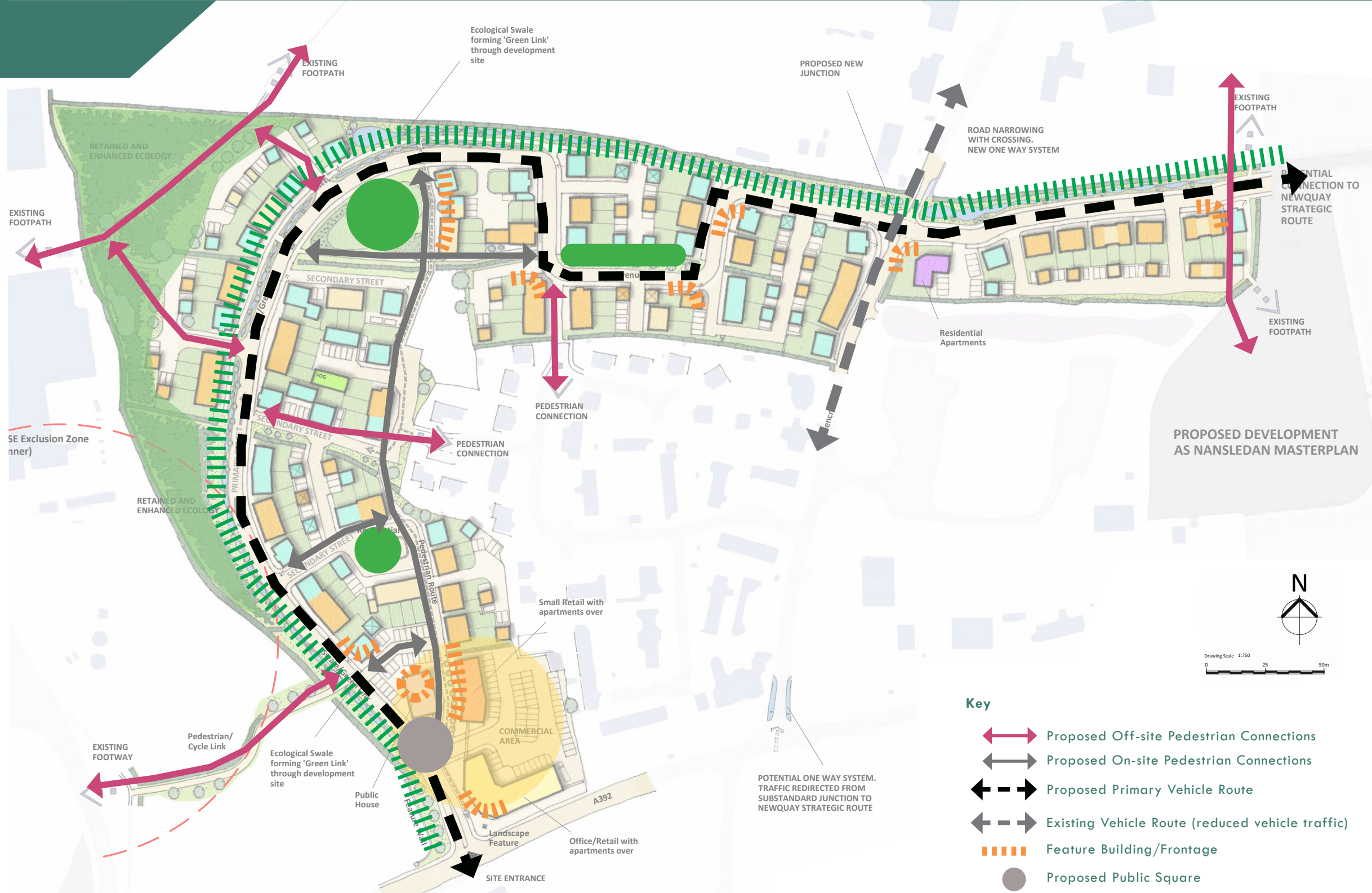
- Strong pedestrian and vehicle links through the site and formation of off-site connections
- Feature buildings, frontages and landscape areas to introduce character, benefiting place-making and way-finding.
- Creation of a Green Link for the purposes of ecology, water management and general resident well being.
- Formation of an ecological buffer on the western edge of the site.

Sustainability

The intention is to retain and enhance as much of the existing ecology on the proposal site as possible. The proposed buffer zone to the west of the site will be utilised with the retention of trees and existing plants, and will be enhanced through additional planting and management.

The proposed 'green link' through the site will included planting and ecological swales/ponds to encourage diversity of wildlife and aid water management.

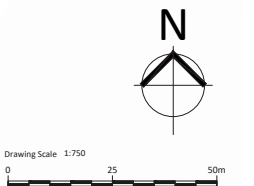
Buildings will have integrated ecological features such as Bee Bricks, Bat and Bird Boxes with the potential for green roofs.



Retained Ecological Features and Proposed Enhancements

Key

- ↔ (Red) Proposed Off-site Pedestrian Connections
- ↔ (Black) Proposed On-site Pedestrian Connections
- ↔ (Black dashed) Proposed Primary Vehicle Route
- ↔ (Grey dashed) Existing Vehicle Route (reduced vehicle traffic)
- ||||| (Orange) Feature Building/Frontage
- (Grey) Proposed Public Square
- (Green) Proposed Park/Play Area
- (Yellow) Retail/Employment Zone
- (Green) Ecological Buffer Zone
- ||||| (Green dashed) Proposed Green Link



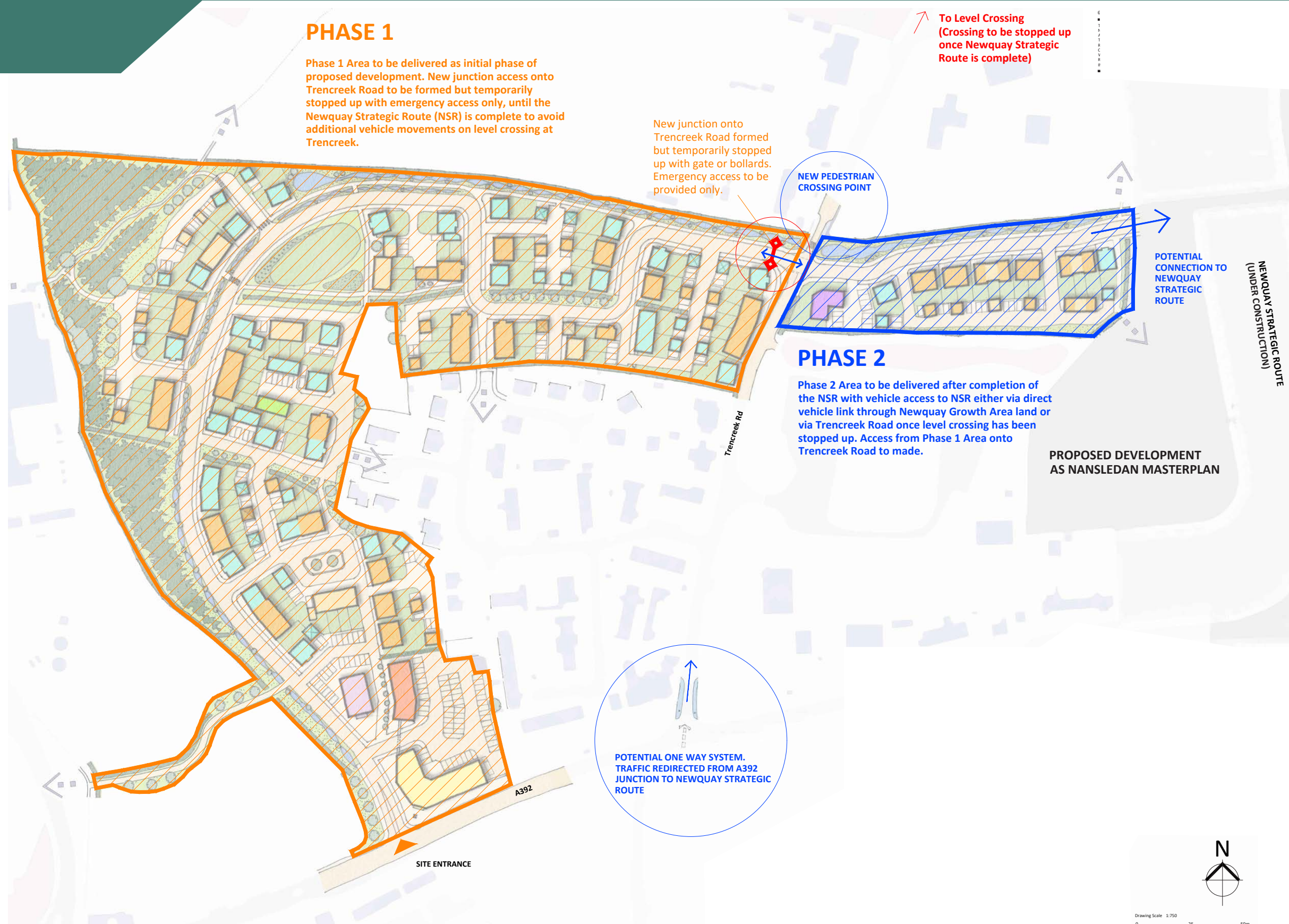
Phasing

To avoid additional vehicle movements on the Tren creek Level Crossing prior to completion of the Newquay Strategic Route (NSR), a phased approach to the development is proposed.

Phase 1 Area to be delivered as initial phase of proposed development. New junction access onto Tren creek Road to be formed but temporarily stopped up with access to emergency vehicles only until the NSR is complete.

Phase 2 Area to be delivered after completion of the NSR with vehicle access to the NSR either via direct vehicle link through the Newquay Growth Area land or via Tren creek Road once the level crossing has been stopped up. Access would be made from the Phase 1 Area onto Tren creek Road.

In addition, highways improvement options being considered include a potential one way system from the A392 on Tren creek Road with vehicles on the A392 directed to a proposed new junction and/or the NSR.



Summary

Thank you for taking the time to view our exhibition showcasing the exciting development proposals for the Treloggan and Tren creek area of Newquay.

We want to hear from you before a planning application for the development is submitted to Cornwall Council. The deadline for submitting feedback is the **17th February 2021**.

Please email us with your feedback to consultations@cadarchitects.co.uk. We would encourage all participants to make their views known, whether these are positive or negative. The Applicant will consider all comments received and this process may help to shape the application that is ultimately submitted.

Next Steps:

The key next steps will be to prepare the planning application which takes on board any comments from yourselves to inform the design and assessment process. Once the application has been submitted, there will be a period of consideration and consultation by Cornwall Council, before any decision is made.

Indicative Timeline:

- Application submission: February/March 2021;
- Determination period: April – May 2021;and
- Decision expected: June 2021.

Keep in touch:

If you have any further queries or have any questions or comments, you can contact the team by emailing consultations@cadarchitects.co.uk whilst the exhibition is live.

Thank You!



Aerial visualisation showing how the proposed development could look within the context of the surrounding area.