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INTRODUCTION

Welcome to our public consultation event on Kingsley Developments and Royale Resorts proposals for the development of Green Ridge Resort Cornwall, a new, purpose-built, high quality holiday destination on the outskirts of Newquay.

The aim of today's event is to inform you of our revised plans, to set out the benefits of this considered proposal and to get your feedback before we submit a planning application to Cornwall Council.

At this exhibition you can:

- View the proposals for the regeneration of the Site in detail
- Engage with and ask questions of the project team
- Leave your feedback on the proposals

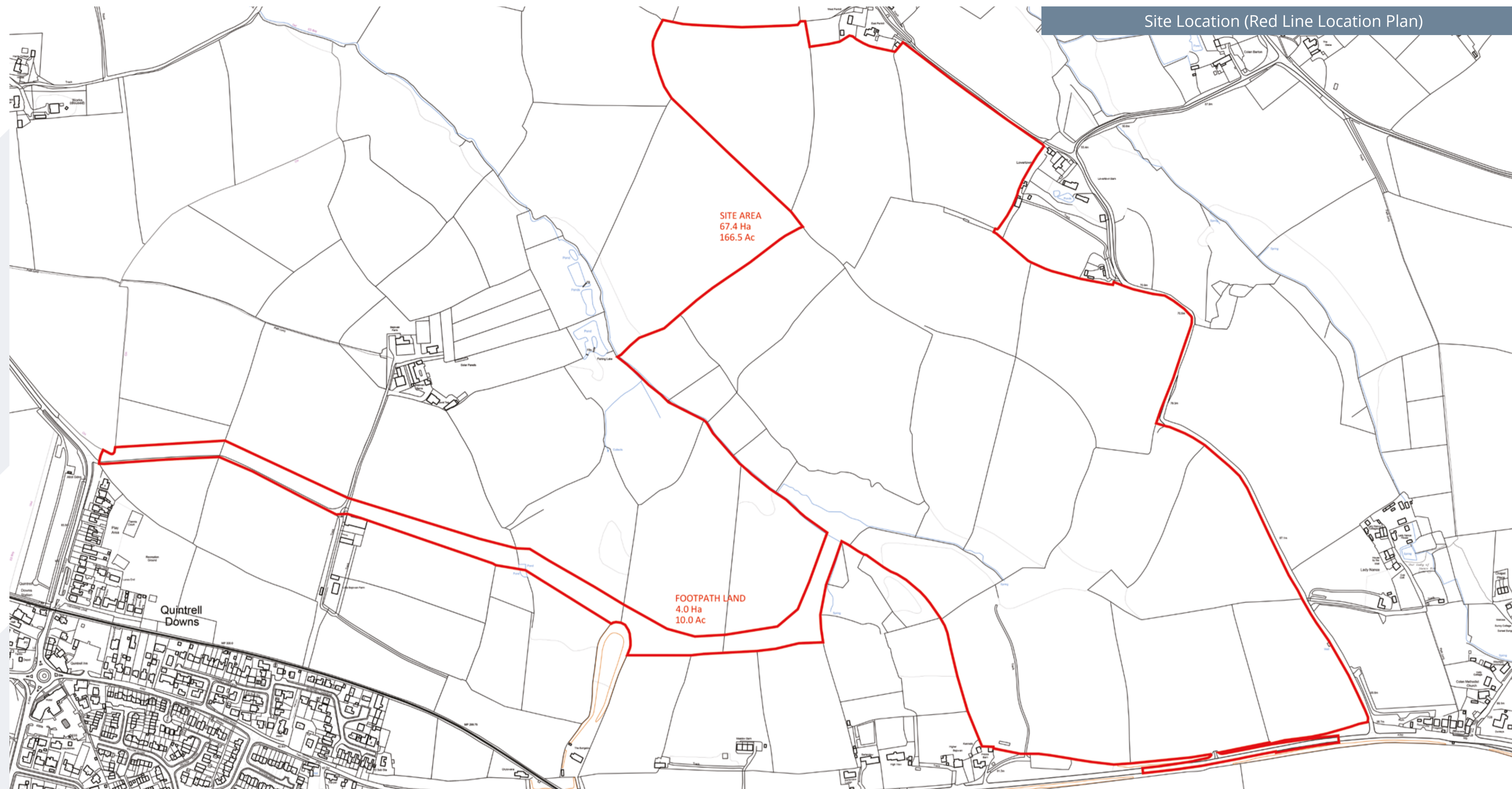
THE SITE

The Site is situated approximately 1km to the east of the village of Quintrell Downs. The hamlet of Mountjoy is situated immediately to the southeast and the historic settlement of Colan lies approximately 500m to the northeast.

The Site is centred around a wooded valley with much of the land contained on the northeastern and southeastern slopes. The Site includes a plateau of higher flatter ground as the natural topography transitions into the next valley further to the northeast. Woodland contains a stream which springs from within the Site and flows from southeast to northwest.

The Site's frontage and its entire perimeter is largely screened by mature trees and hedgerow.

The Site fronts onto the A392 at its southern edge, which is a main road and a principal transport route into Newquay.





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OUR PROPOSAL

Kingsley Developments and their partners Royale Resorts are proposing the development of the Green Ridge Resort, Cornwall a prestigious holiday destination, providing high quality accommodation and facilities and considerable benefits to the local area.

The main aspects of the development are:

- Up to 400, 1, 2, 3, 4 and 5 bed luxury holiday accommodation units for both sale and rental
- Up to 20 accommodation units for staff
- A mix of facilities including a reception area; a swimming pool and spa complex; food and beverage outlets; indoor activity centre
- Outdoor activities including a water park, splash park, playground, dog walking trail, walking trails and seasonal outdoor events areas
- A series of permanent lakes
- A new highway access to the A392 and associated highway improvements
- Extensive landscaping and biodiversity enhancement measures
- An on-site solar farm and associated battery storage – generating enough energy for all the accommodation units

There are currently no holiday parks or resorts within the Newquay area, and few, if any, across Cornwall that offer this unique mix of exclusive and alternative accommodation and facilities that provide an escape from the urban feel within a resort setting.

The Green Ridge Resort, Cornwall would offer an exemplar attraction that tourist would want to visit, generating more custom for the area as well as year-round employment and careers for local residents.





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DESIGN / MASTERPLAN

Whilst the planning application for the Green Ridge Resort, Cornwall will be submitted in 'outline' the project team have produced an indicative site masterplan showing how the proposed development could be accommodated on the site.

The indicative masterplan has been developed with full consideration to the opportunities and constraints present on the site and different options have been tested by the project team in relation to the positioning and density of the accommodation and facilities buildings, access and internal road configuration, permeability and open space / activity areas.



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BENEFITS OF THE PROPOSALS

The Green Ridge Resort, Cornwall would simultaneously deliver a significant number of social, economic and environmental benefits, including:

- Long-term, career focussed year-round flexible employment opportunities for local residents;
- Training and development opportunities for employees
- Additional seasonal employment of local residents

- Significant economic opportunities through
 - Local tradespeople and suppliers throughout the develop and construction phase
 - Continues opportunities for tradespeople for ongoing maintenance and improvements for years to come
 - visitor spend on goods and services in the local area
 - the planned use of local produce / services within the resort
 - secondary employment through supply chain
 - employment and secondary spend during the 5 year construction phase
- Taking much needed pressure off the local housing market amid Cornwall's housing crisis (around 65% of the accommodation will be high quality lodges for sale providing a viable and attractive alternative to the use of local housing for holiday accommodation)

- Helping to address Cornwall's Climate Emergency
 - Generating a biodiversity net gain of more than 10% across the Site;
 - Significantly increasing canopy tree planting across the Site
 - Strong and compelling promotion of Electric Vehicle by providing free charging at every accommodation for all patrons
 - Maintaining and enhancing the existing landscape and nature conservation features on the Site
 - Promoting sustainable transport measures
 - Providing significant on-site renewable and low carbon energy generation through heat pumps and solar / battery energy generation – equivalent to the energy needs of the planned accommodation
 - The use of sustainable drainage systems across the Site

- Measures designed to alleviate transport movements on the local highway network including Quintrell Downs Roundabout



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HIGHWAYS AND ACCESS

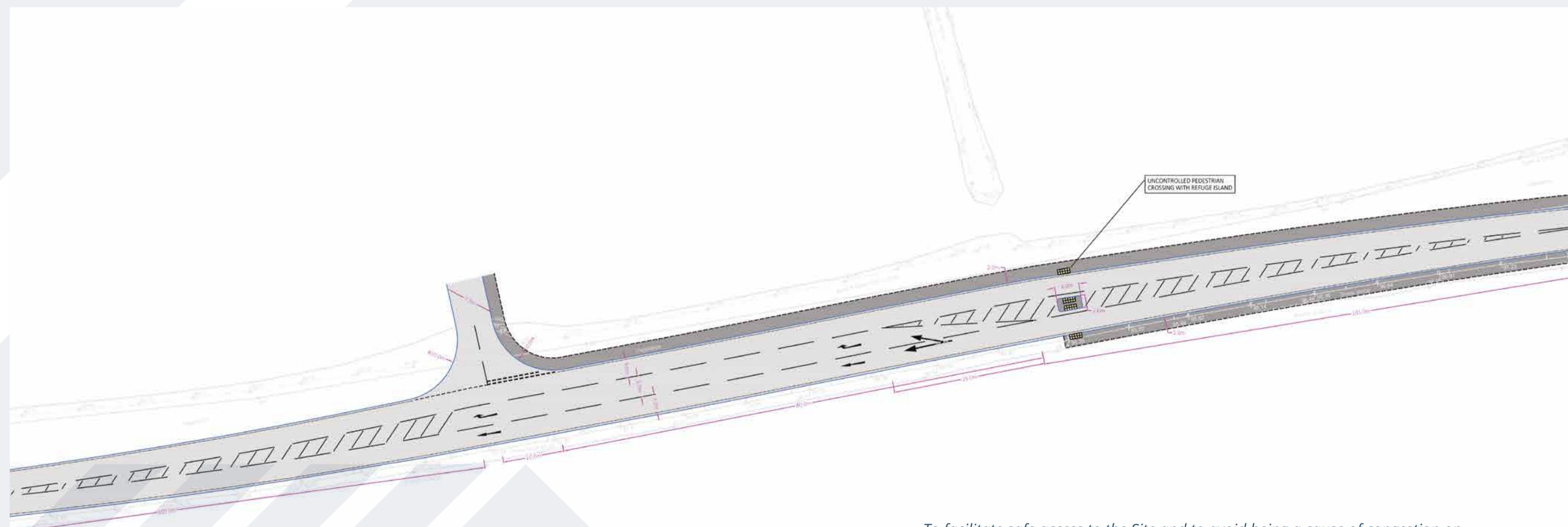
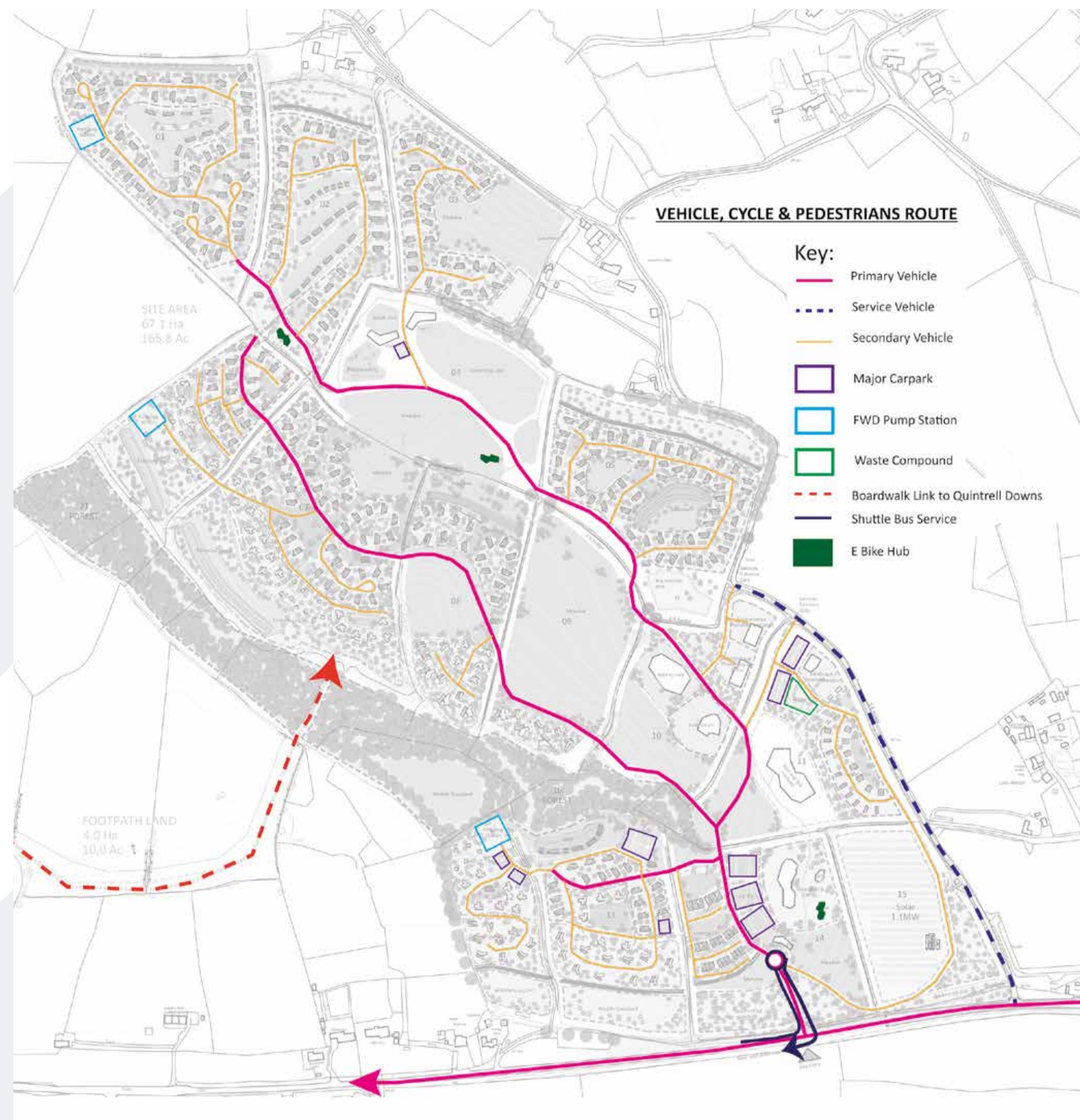
Kingsley Developments are aware from the last public consultation exercise that one of the key local concerns is the impact the Resort could have upon Quintrell Downs Roundabout.

Those concerns have been taken into consideration by the project team and measures are proposed to alleviate the impact of the development:

- The introduction of 65% sale accommodation – which have reduced occupation and a different arrival profile
- Three separate check in / check out dates for rental accommodation – to spread arrivals / departures through the week
- The provision of a site operator run private shuttle bus service to Quintrll Downs station and other destinations throughout Newquay
- The provision of a site-based grocery service prior to arrival and an on-site grocery store for essentials
- A site based hot food take away service
- Improvements to public transport provision on the A392
- A bespoke pedestrian and cycle link to Quintrll Downs station and Newquay Town Centre / Beaches
- Flexible arrival times to limit peak hour arrivals
- Limiting daily use of the facilities to Patrons only but providing planned event support and opportunities for local clubs and charities
- Managing the sub-letting of sale accommodation

In addition to the above it is also expected that most of the vehicles arriving and departing the Resort, would be via the A30 to the east, further limiting the use of Quintrell Downs Roundabout.

The effect of these measures and the overall effect of the proposed development on the highway network, including the new access off the A392, will be assessed in a comprehensive Transport Assessment which will be submitted in support of the planning application.

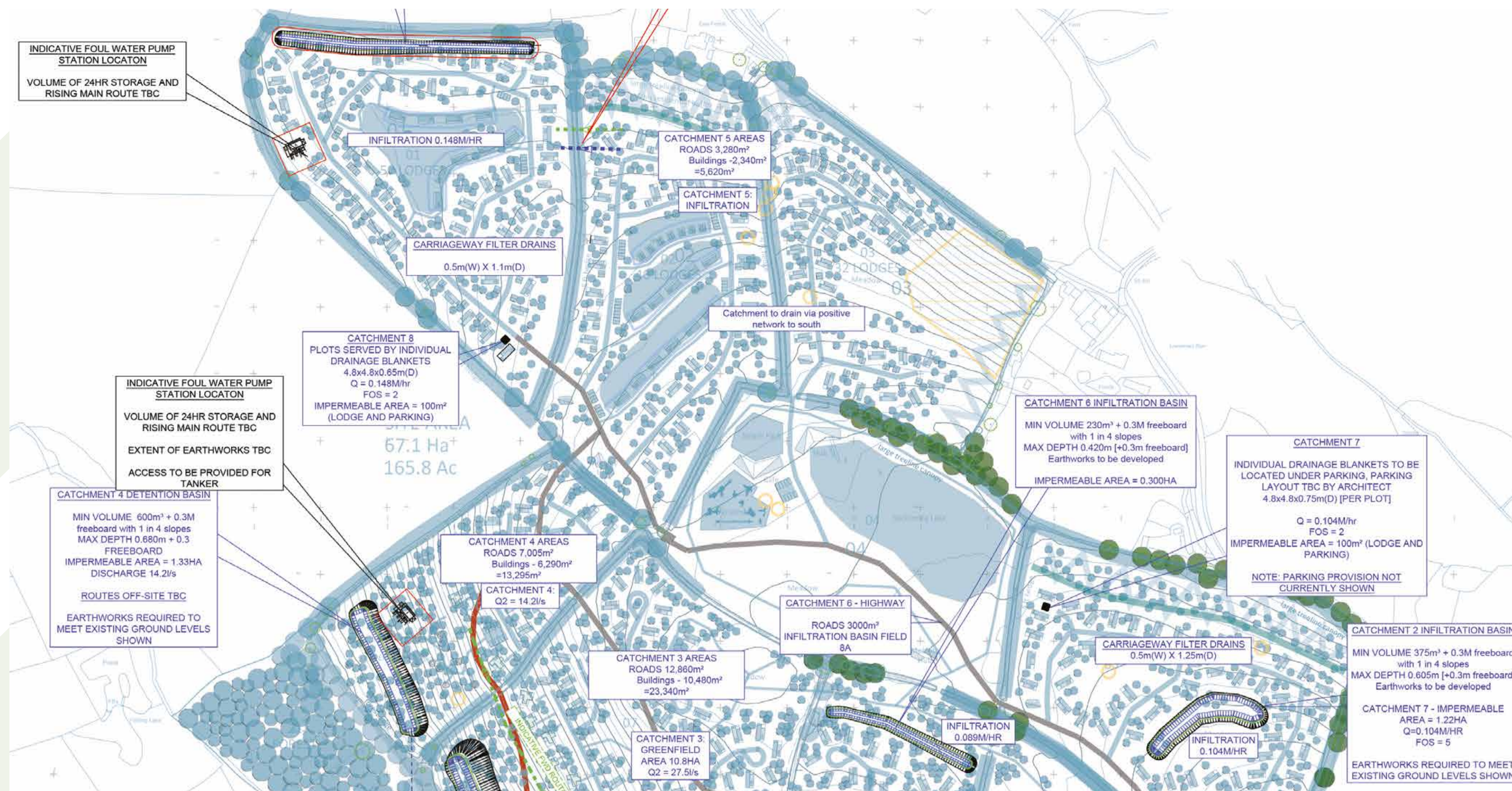


To facilitate safe access to the Site and to avoid being a cause of congestion on the A392, vehicles entering the Site from the east will be provided a dedicated 'ghost island' junction. This would afford cars waiting to turn some additional protection from both oncoming and following traffic, whilst ensuring the main carriageway is free flowing. The new junction will also provide a pedestrian crossing island to facilitate access to local bus stops.



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ENVIRONMENTAL CONSIDERATIONS

The planning application for the Green Ridge Resort, Cornwall will be accompanied by an Environmental Statement (ES) reporting the results of a comprehensive Environmental Impact Assessment (EIA) that has been carried out to assess the environmental effects of the Proposed Development.

The EIA is considering the following topics:

- Air Quality and Odour
- Noise and Vibration
- Landscape and Visual
- Ecology and Nature Conservation
- Surface Water and Flood Risk
- Land Quality
- Climate Change
- Socio-Economics

In addition to the above the planning application will also be supported by other assessments including an Energy and Sustainability Report, Arboriculture (Trees) Report, Transport Assessment, Agricultural Land Classification Assessment and an Ecological Lighting Assessment.

The findings of the ongoing environmental assessment work has shaped the indicative masterplan and has resulted in a series of measures being proposed to alleviate or mitigate the environmental effects of the development. These measures have been derived from the extensive technical work that has been undertaken during the past months and in some instances, years. This has included extensive ecological surveys, non-intrusive archaeological geophysical surveys, water infiltration testing, specialist tree surveys, and baseline noise monitoring.

A key aspect of the proposed mitigation strategy, benefitting the local landscape and wildlife, whilst reducing the risks of flood risk, is our comprehensive surface water drainage strategy, an extract of which is shown opposite in the above image. This demonstrates the complexities overcome in developing the Site in a manner that does not increase the risk of flooding either within the Site or to adjacent land uses.

The project team is confident that the Green Ridge Resort, Cornwall could be developed with minimal environmental impact.





ANNOTATED INDICATIVE SITE LANDSCAPE MASTERPLAN

The landscape design has been developed to provide guests with an experience of being in nature, enveloping the Site in woodland with a series of contrasting open glades and meadows. The expansive tree canopy over the ridge would not only provide guests with a unique experience, but it would also allow the development to blend into the existing woodlands and local landscape.

The variety of planting and combination of retained and proposed landscape features within the Site, including inaccessible areas of woodland and meadow, would allow for thriving habitats for wildlife. Whilst the majority of planting would be native species, ornamental tree and shrub species as well as perennials would be planted to create feature areas at entrances and around the central facilities.

The hard landscape palette focuses on natural materials, which are in keeping with the woodland concept of the site. External furniture and edgings would be predominantly timber, with minor roads and parking surfaced in loose or bound gravel. In high use areas, such as the Lakeside Café and Hub, resin bound gravel and Millboard decking or similar would be used to provide robust surfaces to match the colour palette used throughout the Site.

To ensure that every consideration is taken to encourage wildlife through the Site, lighting would be at a lower level wherever possible, providing guests with wayfinding and creating a welcoming atmosphere through the woodlands and meadows.



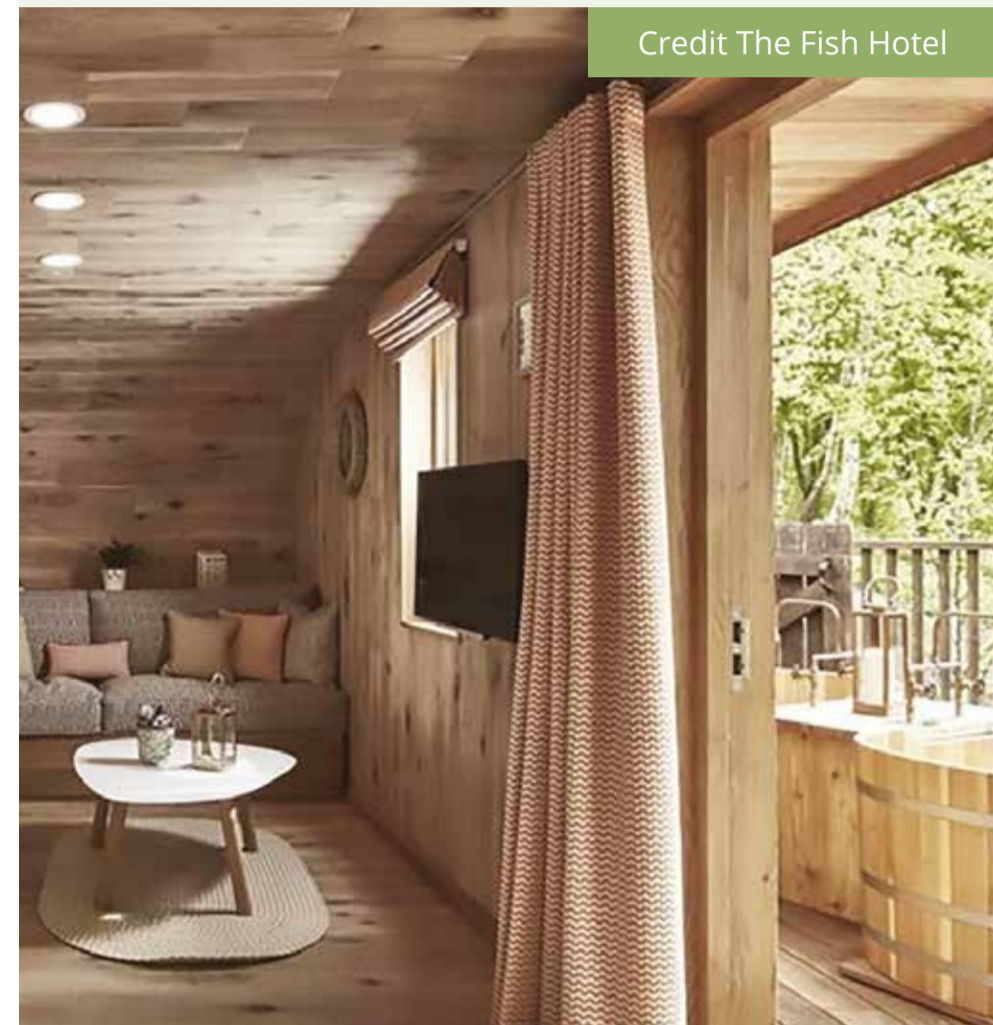
We wholeheartedly support this application.

A number of new developers have brought forward fresher, more "current" concepts with great success over the last few years, and it is clear from the plans we've discussed that the proposed site is very much in line with the current market's needs.

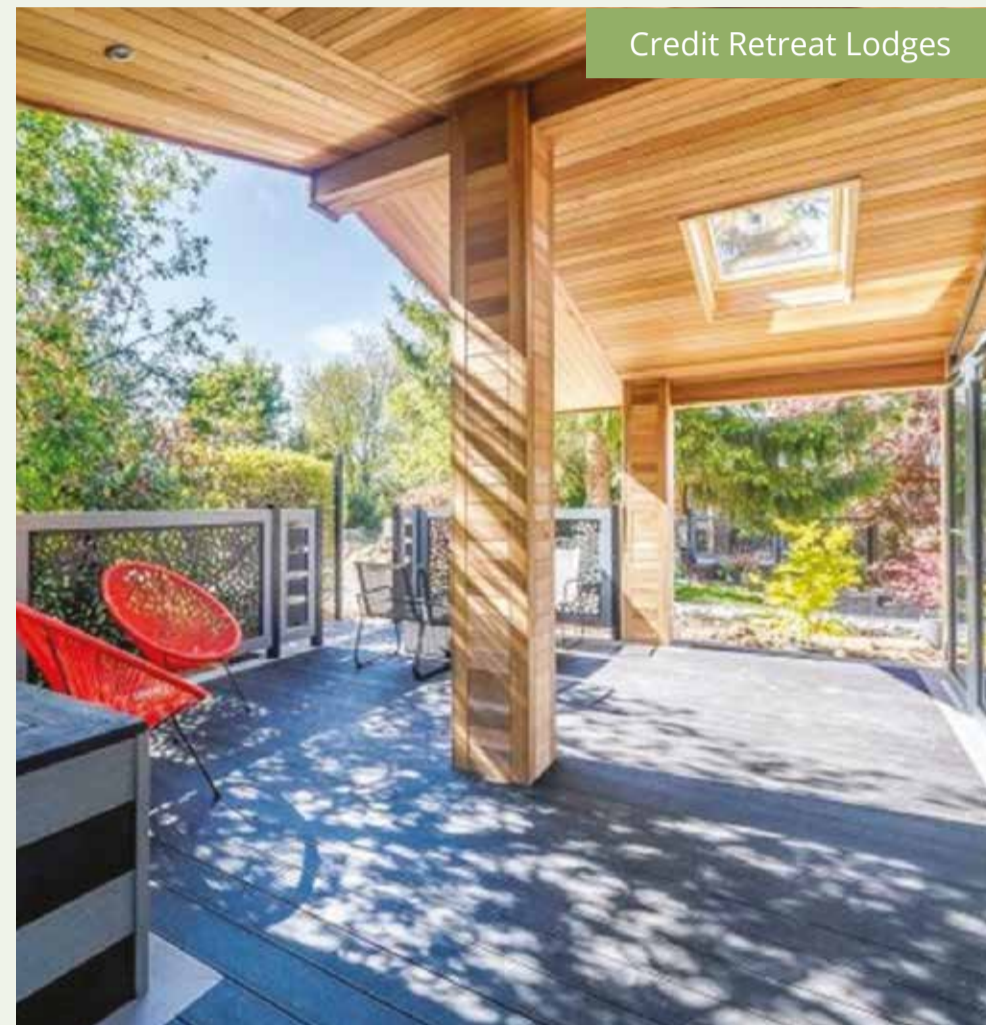
We must provide tourists with some form of escapism in order to attract them to new destinations within the UK. This can be delivered by providing a wide selection of accommodation types, exemplary customer service, and scalable facilities featuring lots of innovation.

Our focus has shifted towards developments featuring aspirational and innovative product designs which attract a higher demographic of customer due to offering a personal experience in high quality accommodation.

As you can see from the insights below lodges and quirky accommodation outperform the more traditional static caravan product both in average weekly rental value and overall occupancy.



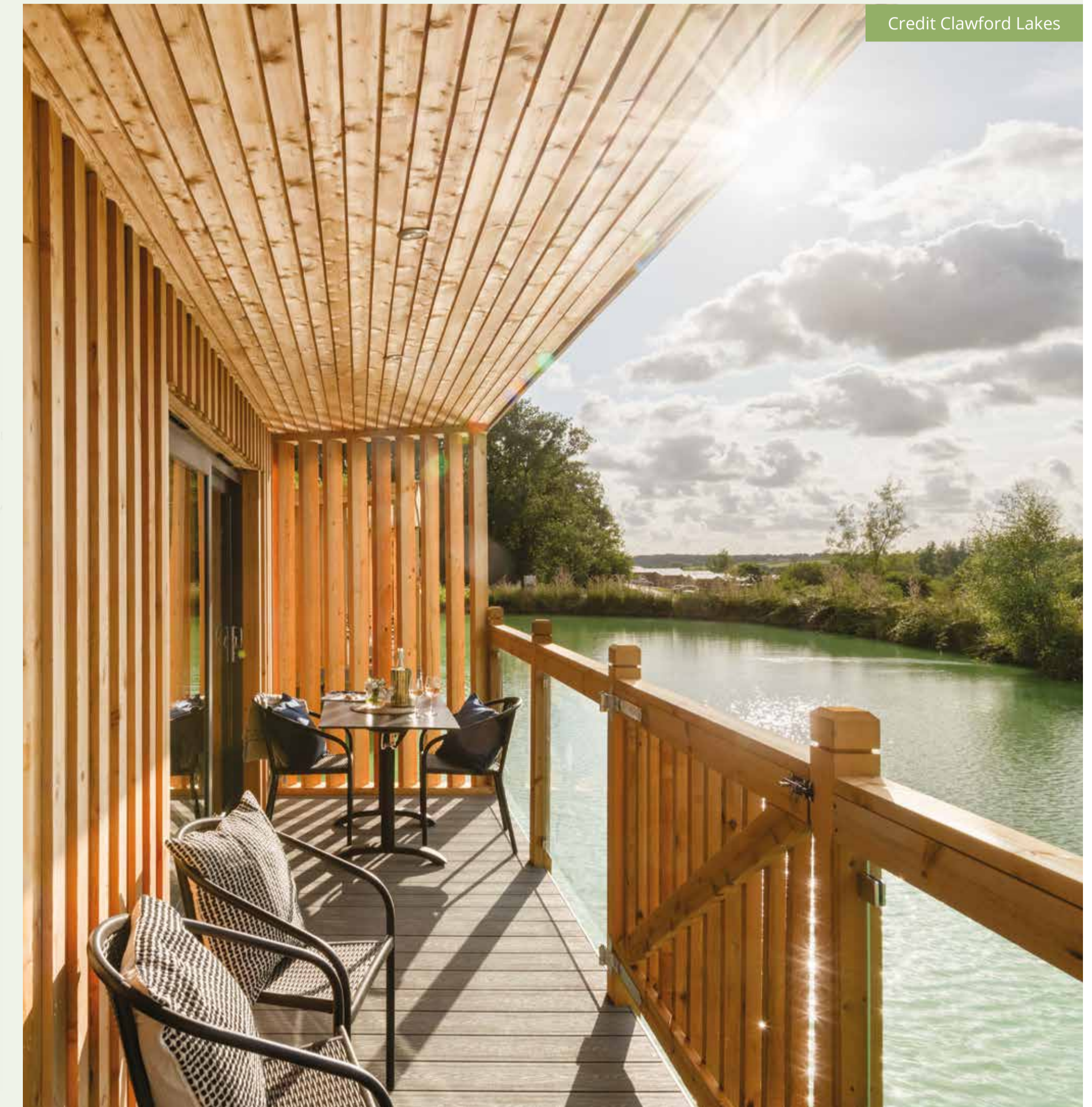
Credit The Fish Hotel



Credit Retreat Lodges

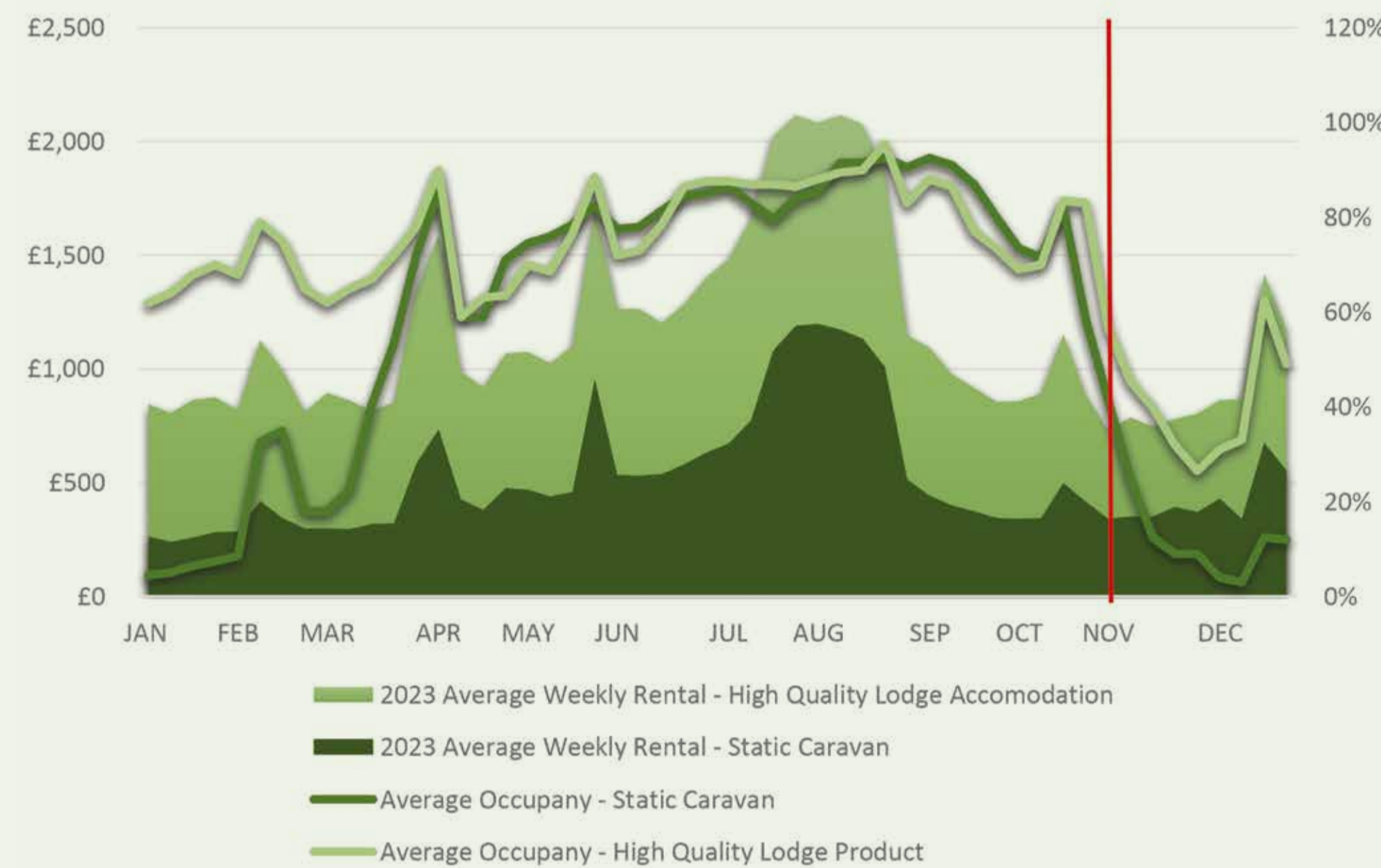


Credit Retreat Lodges



Credit Clawford Lakes

2023 (YTD) Cornwall Insights



Our data for Cornwall shows that demand regularly outstrips supply for high quality accommodation.

By attracting this profile of customer, the local area benefits from an influx of more affluent tourists who are inclined to spend more within the local economy during their stay, thus contributing not only to the holiday rental development but also to local businesses.

It is obvious that there is also a strong focus on the sustainability of the location, as the development is working towards Net Carbon Zero with the use of electric charge points, solar panels, and other sustainable energy sources, whilst also utilizing local businesses for produce and supply. We firmly believe that this is a positive shift forward.

The demand for high quality accommodation in fantastic locations has increased dramatically throughout the country, and many operators and developers are seeing the benefits of expanding their developments by diversifying, improving and growing the scale of their high-end locations.