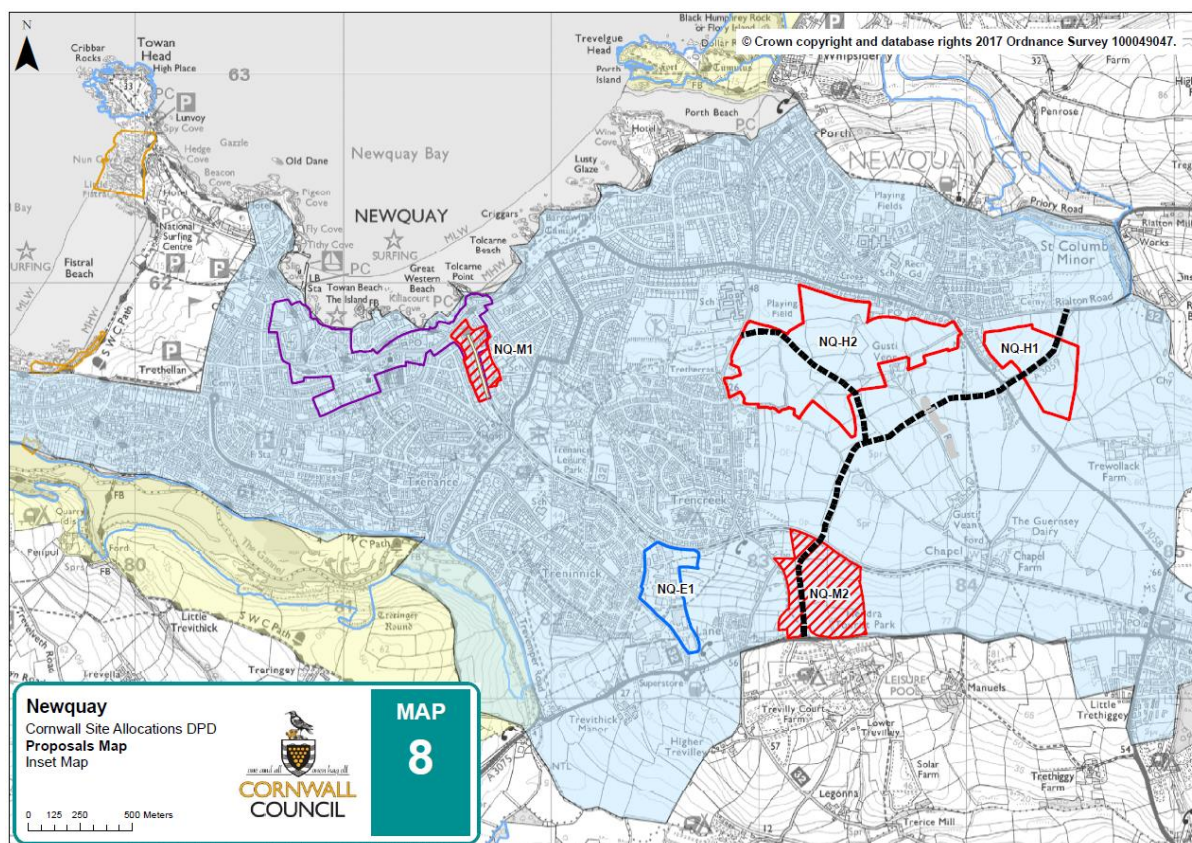


## APPENDIX 1: Proposals for the development of Trevithick Manor

In relation to the Land South of A392, Newquay Town Council's proposed boundary changes have been informed by the Cornwall Council Site Allocations Proposals Map 8 – which covers Newquay. This map details the proposed housing, employment, retail and education sites for the Town, leading up to 2030 and beyond.



Cornwall Council Site Allocations DPD Proposals Map 8 - Newquay

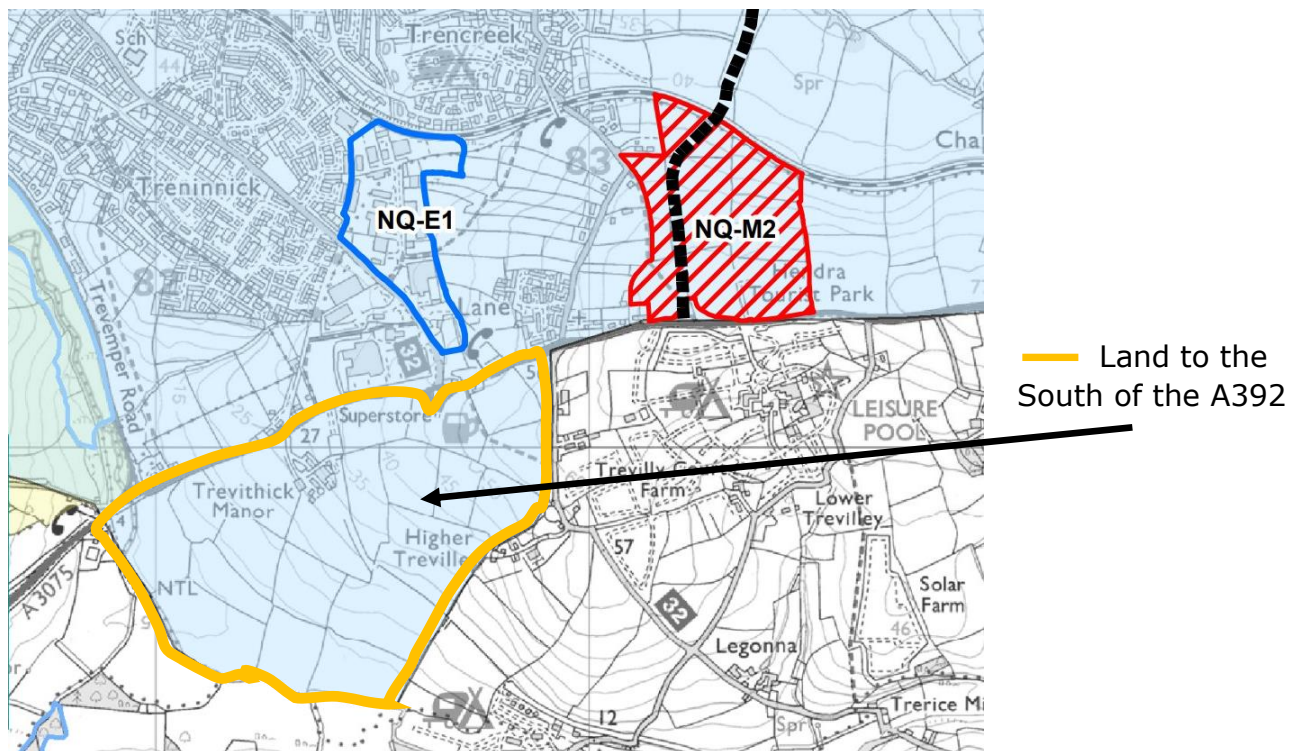
The map extract below shows the areas of proposed residential development included the Trevithick Manor Estate, north of Trevemper to its boundary with Trevilly Court Farm.

Cornwall Council's development partner, Treveth Holdings LLP, describes the Trevithick Manor Farm site as forming:

*"...part of the strategic growth strategy for Newquay. It is clustered with the Persimmon Development [The Goldings] lying north-east of the site and the Trevemper Development lying to the north-west."*

(PA20/01569 - Reserved Matters Submission for development at Trevithick Manor Farm, Newquay: Design and Access Statement - p12)

In terms of the current phase of consultation, this is the area referred to as the Boundary between Colan and Newquay – Land to the South of the A392



DPD Allocations Map 8 – Extract



## **Planning History:**

### **Applications and Developments for Trevithick Manor**

#### **Pre-2009 Proposals**

From **1990** or before, unsuccessful attempts to get development approval for the Trevithick Manor Farm

**1995** Permission given to construct the roundabout on the A392 to service the superstore (known locally as the Morrisons Roadabout)

#### **1996 C2/96/00410**

Golf Course – after Various appeals granted in 1996 with some 66 residential and 12 holiday dwellings permitted. Reason: despite being outside the development envelope at that time, the development was reasonably well related to the existing built up area of Newquay .....and would bring significant benefits to Newquay and the adjoining area.

#### **POST 2009 PROPOSALS – Only key applications included**

**2009/2011 C2-09-00095** Outline (approval of access sought): Up to 120 dwellings including affordable homes and employment generating space up to 15,750 sqm.

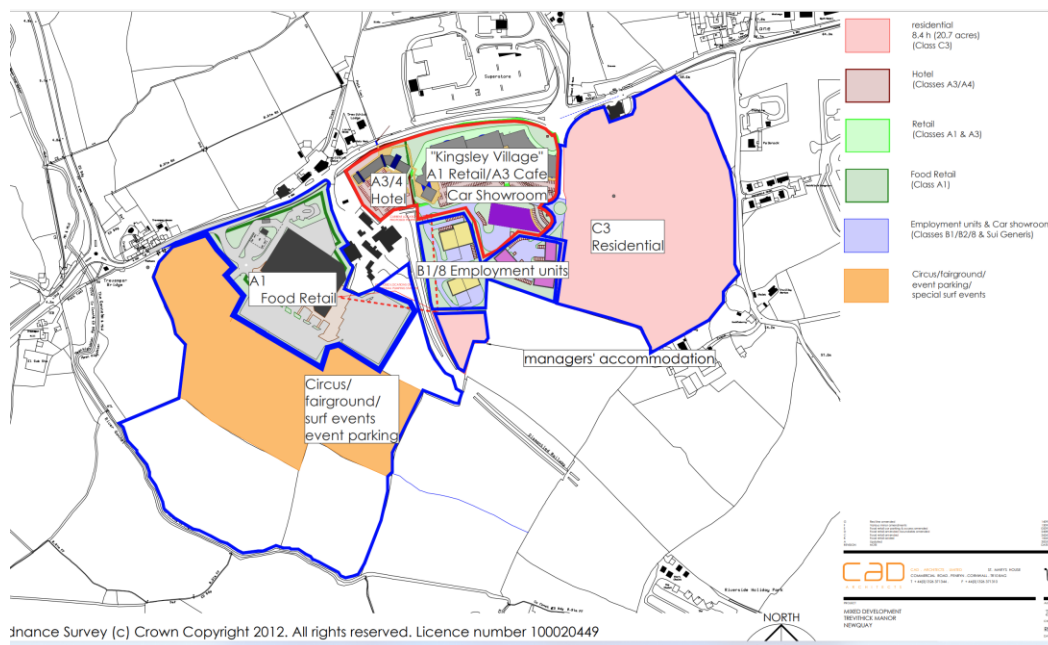


## 2012/2014: PA12/08908

Outline Planning Permission granted with some matters reserved for mixed use development comprising Classes A1 retail, A3/A5 restaurants/cafes, C1 hotel and car showroom with associated access, servicing, parking and landscaping. | Land South Of A392 Opposite Supermarket Trevithick Manor Farm Trevemper Newquay Cornwall TR8 4QD

For this application, the development Area C has extended down to the Trevilly Farm.

A condition required a Pelican or Toucan crossing across the A392 (eventually provided in 2021) "To ensure access to public transport and connectivity to the town and services."



## 2012/2014 PA12/08952

Outline application for a proposed development of 350 new dwellings, with associated access roads, drainage and landscaping. | Trevithick Manor Farm Trevemper Newquay TR8 4QD

The outline application for C3 Residential area above. Again the conditions in the decision notice emphasise the links to the town with 4 conditions concerning the crossing and walking route to from the only Pedestrian entry site for the reason "To ensure access to public transport and connectivity to the town and services."

This residential area was transferred to Persimmon following development became known as The Goldings.



## 2014/2015 PA14/03927

Outline planning application for the demolition of existing structures and site development to provide up to 330 residential units, restaurant / public house, hotel, open space, play space, new routing for the A392 to Trevemper Road, associated infrastructure (including retaining structures and works to the public highway), access, parking, servicing and landscaping.

The Trevemper Development, known locally as the Walkers development, this is a development to the North of the A392 – includes the diversion of the A392. Reserved matter permission were obtained in 2019.

In 2021, the developers of this site and the adjacent Treveth development ( have agreed that the remaining road south of the diversion will be a cul-de-sac with access for vehicular traffic only from the South.



Erection of circa 455 dwellings with associated access roads and drainage (outline application with some matters reserved - access to be decided), Land At Trevithick Manor Farm Trevemper Newquay Cornwall.

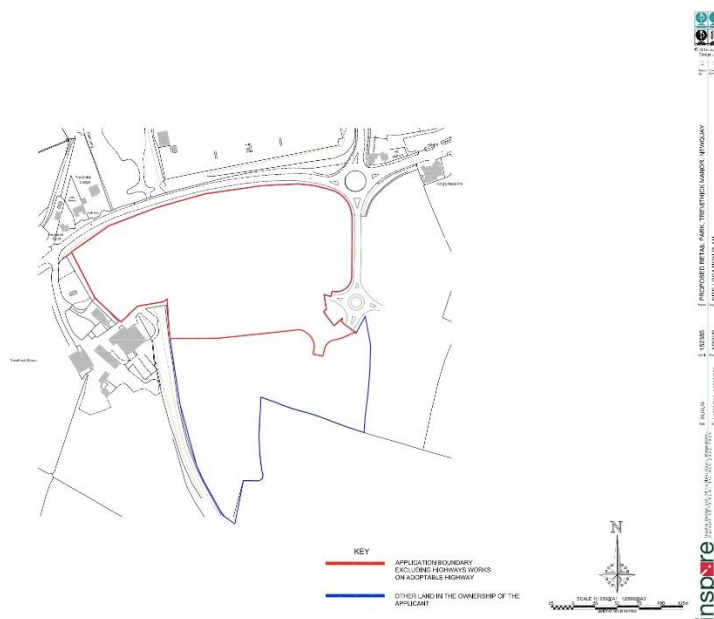
Note that in the final delegated report, the policy update noted the principle of development that supported the application was that Newquay was identified as a main town in Policy 3 of the Cornwall Local Plan.

[illegible]

## 2015/ 2017 PA15/08250

Mixed use redevelopment proposal comprising retail (A1), food and drink (A3/A5), pub restaurant (A4) and hotel (C1) plus associated parking, access and ancillary works - Outline application with some matters (appearance, landscaping and layout) reserved | Land At Trevithick Manor Farm A392 Between Trevemper Road And Superstore Roundabout Trevemper Newquay Cornwall.

Revised application for Retail Park replacing proposal of PA12/08908. But note, recently the Developer consulted on replacing the retail park with housing.



## 2016 PA16/00885

Variation of Condition 1 (Approved Plans) to Decision PA15/02185 (Reserved Matters approval for matters relating to landscaping, layout, appearance, layout and scale of 295 dwellings in accordance with PA15/02994) in order to substitute plans with revised plot substitutions and amendments to approved layout. | Trevithick Manor Farm Trevemper Newquay Cornwall TR8 4QD

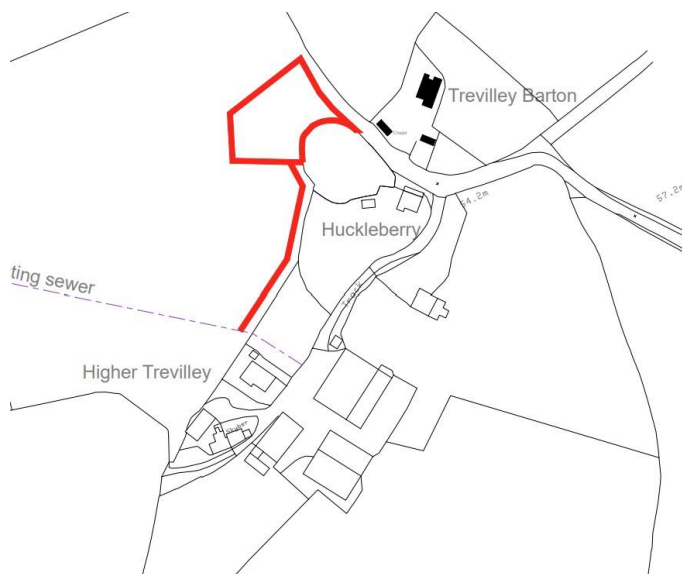
Revised Plans submitted by Persimmon, now the developers of the first Trevithick Manor development, Goldings.

## 2016 PA16/07483

Erection of a detached dwelling and annexe: Land Forming Part Of Trevithick Manor Farm Trevilley Farm Lane.

The principle of development was established in the delegated decision *"Although the site lies outside the existing development of Newquay, the site will in a short space of time be surrounded by residential built form on three sides; indeed with the land having (at the time) been within the same ownership as that with the approval for the large scale development, the site could have been included within the proposed development had it been the wish of the developer. Taking this account, it is considered that the site is now effectively with the proposed built form of the southern edge of Newquay and is, therefore, considered to be sustainable in location terms."*

A similar argument was used to replace this permission with the 4 houses of Trevilley Close (PA18/08701), two residences in the Orchards (PA17/11513) and 5 houses at Huckleberry (PA17/02984)



## 2017/2018 PA17/07224 and PA18/06003

Reserved Matters Approval for Goldings



## 2020/2021 PA20/01569

Reserved Matters application for appearance, landscaping, layout and scale for the Construction of 349 dwellings with associated works, including access roads and drainage following outline approval PA14/04743 dated 14 March 2017 | Land At Trevithick Manor Farm Trevemper Newquay Cornwall.

Treveth have now taken over the development. The number of houses proposed are a reduction from the initial 455 houses awarded at Outline – and as we write development has started on the first phase of development

The application notes that the bottom three fields fall within the flood zone of the River Gannel which runs along the bottom of the site. Dwellings cannot be situated in the flood-zone. But these can provide amenity space

The System Design document notes “Trevithick Manor Farm forms part of the strategic growth strategy for Newquay. It is clustered with the Persimmon Development lying north-east of the site and the Trevemper Development lying to the north-west. The Trevemper Development secured its own reserved matters consents for Phases 1 and 2 in 2019”

