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DESIGN AND ACCESS / HERITAGE STATEMENT

PROPOSED CHANGE OF USE FOR 40 PLOTS WITH 12 MONTHLY USE @
HIGHER PENDERLEATH RESORT, ST IVES, CORNWALL, TR26 3AF.

FULL PLANNING PERMISSION

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Introduction

This planning application relates to a large field on the Western side of the Higher Penderleath, which is an established campsite. We have produced plans for the expansion and upgrading of the site which involves new caravan plots to extend the current use of Higher Penderleath Camping Site into the field which is currently under the ownership of Higher Penderleath Resort. Higher Penderleath Resort has a confirmed address under application 23/00310/NEWPRP/DTAY. The plans also include landscaping and introduction of native species to minimise the impact on the Area of Outstanding Natural Beauty.

Existing use of land

The Higher Penderleath Resort site was transferred as a deed of gift and formed part of Higher Penderleath Caravan and Camping Park. This area lies to the west of Higher Penderleath Caravan and Camping Park which is the tourist site with planning permission. This area historically formed part of the caravan and camping park and has been used as part of this site with a shared access that runs from East to West and enters in the lower third of this site in question. Please see the image below showing evidence of this from 2005.



Higher Penderleath Resort, has been used for touring caravan plots and camp sites for several decades. Aerial photography from the mid 2000s shows the site in use in high season. There are photographs dating back to the 1970s which show the green area in use for camping. Please see below.



Mapped Constraints

The site sits within character area 7 (West Penwith) of the Cornwall Area of Outstanding Natural Beauty. It also sits within the Penwith Heritage Coast. The site constitutes open countryside in planning terms.

The AONB designation establishes important planning constraints. These include the scale and design of buildings due to visual impacts on the wider landscape, and impacts on existing features of note on site such as the Cornish hedge to the north of the site which would be excavated for vehicular access.

Planning proposals for the site should be designed with the following constraints in mind:

Cornwall AONB (Character Area 7)

Penwith Heritage Coast

Penwith International Dark Sky Park

Mineral Safeguarding Area (Trink Mine)

SSSI Impact Risk Zone

Proposal and Relevant Planning Policies

We are proposing to maintain the shared access through Higher Penderleath Caravan and Camping Park and change the use of the area and create 40 caravan and touring plots with 12 monthly use. We are aware of the visual impact on this area from the North and to protect this we have decided to plant native planting to screen all areas and this will be very similar to how this works on the exiting caravan park as you will see from the image below:



Cornwall Local Plan seeks to support the sustainable growth of sites as part of Cornwall's tourism industry, which accords with the principle of development at Higher Penderleath Resort. **Policy 5, Business and Tourism** states: "the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation will be supported where they would be of an appropriate scale to their location and to their accessibility by a range of transport modes."

Policy 5 also states that tourism proposals "should be [...] within areas that are well served by public transport and communications infrastructure" or they should be "an extension to an existing business where re-location would be impractical or not viable." In the context of this policy, the principle of a proposed extension to Higher Penderleath campsite should be seen favourably. Landscape impact in the AONB will still be a main consideration to balance with these economic benefits.

The siting of touring caravans has a degree of visibility. The AONB management plan policy **PD-P8** "support[s] new tourism, leisure and recreation development" but requires that this "conserves and enhances the diverse local landscape characteristics of the various sections of the Cornwall AONB". We have overcome this by adding screening (see proposal plans) to the siting of caravans and their services on the proposal. MD6 specifically seeks "better integration of existing holiday sites, visitor infrastructure, and car parks in order to reduce landscape and visual impact." We are in accordance with this policy with our proposal. The proposals have also been limiting the plots to the lower third of the field to limit visibility.

Excessive noise and loss of privacy are dealt with in the Cornwall Local Plan, policy **12, Design:** “development proposals should protect individuals and property from : We are aware of this on the North West corner of the proposal and have kept the plots away from the neighbouring properties and incorporated excessive planting to create sound and visual barriers in this zone.

Access

Access will share the existing access through Higher Penderleath as shown on the proposed drawings.

Conclusion

The proposals are for the change of use of a site that can show historic use of the site and using an existing established access will extend the use of the neighbouring Higher Penderleath Caravan and Camp Site. The proposal has considered and protected the designated land with mitigation factors that comply with the relevant planning policies.

Its is a key consideration that is supported by planning policies that we should promote the extension of an existing business. This proposal is called Higher Penderleath Resort is an extension of the existing campsite and shares access and other amenities. I think the Council should be approving planning application such as these to allow family businesses to grow and survive in the current climate.

My Client has lived and been working on Higher Penderleath Caravan and Camp Site for 20 years alongside his father. He is still continuing to run the site to this day. The plan is to extend Higher Penderleath Caravan and Camp Site into Higher Penderleath Resort as part of a larger rebranding of the entire site and take on the ownership when his father is no longer involved. The business is in need of some updating and bringing it into the 21st century whilst staying in keeping with the surroundings and designated land within this area. This is something my client would like to take on for life as it is something he really enjoys and is very passionate about.