

Planning Statement

The Mawes Holiday Lodge Park
Lower Tregenna,
Newquay

November 2023

Maypool Estates

Maypool House

Maypool

Brixham

Devon

TQ5 0ET

Contents

1.	Introduction	1
2.	Planning Policy Context	2
3.	Consideration of Key Planning Issues	6
4.	Conclusion	10

1. Introduction

1.1 This application has been submitted on behalf of Mr Thomas Walker for the development of up to 39 holiday lodges on a sustainable previously developed site on the outskirts of Newquay. The applicant and their family will own and manage the lodges and have extensive experience over the last thirty years in this business sector in Newquay.

1.2 The outline planning application proposes:

Outline planning application for the demolition of existing structures on site (except for the house), conversion of the existing house to provide a reception building and managers accommodation and associated development to provide up to 39 hard standing bases for holiday lodges, associated infrastructure (including a private pumping station), landscaping, access and parking. Means of access is to be considered at this stage.

1.3 The covering letter confirms the documentation submitted in support of the application.

1.4 The scheme will deliver high quality modern tourist accommodation within a landscaped setting that reflects the character of the wider area, will support the tourism economy and deliver a range of benefits. The property is situated in very close proximity to the Parkdean Newquay Holiday Park on the opposite side of the A3059 road. In June 2023, Cornwall Council approved an application for the development of a further 60 hard standing lodge bases and concluded that the Park Deane site is a sustainable location for further tourist development. In locational and accessibility terms there is no difference between that site and this application site.

Relevant Planning History

1.5 The site benefits from an extant planning consent (PA20/05760) for the demolition of the on site chalets and the construction of new offices and a workshop. The chalets have been demolished and the Council has confirmed that the scheme has been implemented and remains extant. The offices and workshop have not been constructed but there is no restriction on them being built out at any stage. This therefore confirms that the site is previously developed land and that a number of new larger footprint buildings can be constructed no site without restriction.

1.6 The site also has a well established record of providing tourist accommodation as for around 40 to 50 years from the late 1940's a number of holiday chalets were located on site. This demonstrates the suitability of the site for tourism uses. These chalets were only removed when the owner decided to base their commercial business operations (the offices and workshops) on site. The holiday chalets were removed to enable the replacement business to operate on site.

1.7 The access arrangements proposed in this application are identical to the access arrangements already approved by Cornwall Council under planning consent reference PA22/07013 dated 25.10.22. Whilst there will be a change in the number of vehicles using the

access junction, the Transport Note confirms that this is not significant materially in terms of the functioning of the junction.

2. Planning Policy Context

2.1 This section provides a summary of the relevant planning policy context for determining the application. The National Planning Policy Framework (the Framework) provides national guidance for determining the application and confirms that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.2 The scheme will deliver a high quality sustainable development which will make a much needed and positive contribution towards the overall provision and quality of tourist accommodation in the area in accordance with the objectives of the development plan.

2.3 The Framework confirms (Paragraph 11) that planning decisions should apply a presumption in favour of sustainable development, which for decision taking means:

“...approving development proposals that accord with the Development Plan without delay;”

2.4 The Framework confirms at Paragraph 81 that planning decisions should help create the conditions in which business can invest, expand and adapt and that significant weight should be placed on the need to support economic growth. At Paragraph 84 the Framework states that in order to support a prosperous rural economy, planning decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;

....

c) sustainable rural tourism and leisure developments which respect the character of the countryside; and ...

2.5 At Paragraph 85, the Framework states:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

2.6 Section 11 of the Framework focuses on making effective use of land. The site is previously developed with an extant consent for the development of workshops and associated offices. The re-use of a previously developed site will contribute to the efficient use of land resources.

Development Plan

2.7 The Development Plan comprises the adopted Cornwall Local Plan 2010 to 2030 (adopted 2016), the Site Allocations Development Plan Document (adopted in November 2019 and

making no allocations in respect of the site and therefore not considered further) and the Climate Emergency Development Plan Document (2023). There is no neighbourhood plan or designated area in the Parish (Colan). Each of the technical reports submitted as part of the application package incorporate a review of how relevant policy is satisfied in that respect.

2.8 This section provides a brief summary of the objectives of relevant development plan policy and the way that this application satisfies the objectives.

Cornwall Local Plan

Policy	Title	
1	Presumption in favour of sustainable development	This introduces the presumption as set out in the original version of the Framework (carried forward in subsequent versions with modifications) confirming that schemes complying with the Development Plan will be regarded as being sustainable development and will be approved. As set out in this Section, the scheme complies with the Framework and the Development Plan and should be approved.
2	Spatial Strategy	Of particular relevance the Policy focusses on respecting and enhancing the quality of place, providing solutions to current and future issues and generating economic activity.
3	Role and Function of Places	The Policy sets out the strategic approach to delivering new development (housing, Community, cultural, retail, utility and employment rather than tourism) throughout Cornwall and states that development in Newquay with Quintrell Downs will be delivered through the Site Allocations DPD (which does not make provision for new tourism development) or Neighbourhood Plans. As noted above, a Neighbourhood Plan has not been progressed in this area. On this basis the scheme needs to be considered against the general policies of the Plan.
5	Business and Tourism	The Policy supports the development of new tourism facilities, attractions and accommodation where it is of an appropriate scale to the relevant location and accessible by a range of transportation modes. The Policy also confirms that proposals should provide a well balanced mix of economic, social and environmental benefits. The scheme will achieve this as set out later in this report.
12	Design	The policy seeks to promote high quality safe, sustainable and inclusive design in all new developments.

13	Development Standards	The policy seeks to ensure that all new development achieves appropriate design and layout standards.
21	Best use of land and existing buildings	Of relevance, the Policy supports the use of previously developed land and buildings provided that they are not of high environmental or historic value. The site is previously developed land and is not of high environmental or historic value.
22	European protected sites	The Policy confirms that tourism accommodation development will need to include mitigation where relevant for any recreational impacts upon European sites. The site is within the area of influence of the Penhale Downs SAC and an appropriate financial contribution will be made in accordance with the Council SPD.
23	Natural environment	The Policy seeks to protect Cornwall's natural environment and assets. The scheme will achieve this objective as set out in the supporting reports.
25	Green infrastructure	The Policy focusses on enhancing the existing green infrastructure network in Cornwall. The Design and Access Statement sets out how the objectives of the Policy will be delivered.
26	Flood risk management and coastal change	The Policy seeks to ensure that all new development is acceptable in this respect. The scheme Flood Risk Assessment confirms that the objectives of this Policy are satisfied.
27	Transport and accessibility	The Policy seeks to ensure that all new development is acceptable in this respect. The scheme Transportation Note confirms that the objectives of this Policy are satisfied.
28	Infrastructure	The Policy seeks to ensure that all new development is supported by appropriate infrastructure. All necessary infrastructure will be provided and delivered through planning conditions and a planning obligation as necessary.

Climate Emergency Development Plan Document

Policy	Title	
C1	Climate Change Principles	The Policy sets out a series of objectives to be met by new development in bringing forward sustainable new development. There is no conflict between the scheme and any of the ten objectives.
G1	Green Infrastructure Design and	The Policy sets out the principles that new development will be expected to meet to ensure the permeability of schemes for wildlife and people.

	Maintenance	The scheme Green Infrastructure Plan demonstrates how this will be achieved.
G2	Biodiversity Net Gain	The Policy requires a BNG of at least 10% from all development proposals and that this is secured for at least 30 years post development. The scheme BNG reports confirm that this will be achieved.
G3	Canopy	The Policy requires canopy cover of at least 15% of the site area. The Canopy Cover Assessment confirms that this target has been exceeded as part of the scheme.
T1	Sustainable Transport	The Policy seeks to minimise the need to travel and promote non private car travel options. The Council has concluded that in terms of accessibility and sustainability the site immediately across the road is well served by public transport and is a sustainable location for the same uses as proposed in this scheme. On this basis, the subject site must also be considered as a sustainable location for the uses proposed.
T2	Parking	The Policy sets out parking requirements including meeting the Council's parking standards and making sure that cars do not dominate layouts. This will be achieved through a sensitive site development.
SEC1	Sustainable Energy and Construction	The Policy sets out the standards to be achieved in new residential and non residential development.
CC3	Reduction of Flood Risk	The Policy confirms how schemes should reduce flood risk.
CC4	Sustainable Drainage System Design	The Policy promotes the use of above non buried SuDS.

3. Consideration of Key Planning Issues

Principle of Development and the presumption in favour of sustainable development

- 3.1 The Framework and Development Plan provide support in principle for the scheme given that it will deliver new high quality tourism facilities on a previously developed site in a sustainable location without any significant detrimental impacts. The scheme will result in the loss of the garden area. However, high quality landscaping will mitigate this and it already benefits from an implemented consent for development.
- 3.2 The site is immediately opposite an existing tourism scheme that the Council has very recently determined to be a sustainable location for new tourism uses. The application site is readily accessible by a choice of means of transportation and is considered to be accessible and sustainable. There are no policies indicating that development should be resisted in the area. As already noted, for many years the site provided holiday chalets that were well used and only removed to allow a previous owner to pursue different business interests.

Proposed Layout

- 3.3 The application layout is a reserved matter although an Illustrative Masterplan has been submitted to demonstrate that the site can accommodate the scheme. The Masterplan shows that an appropriate and well landscaped scheme can be delivered in accordance with all policy requirements.

Biodiversity and Biodiversity Net Gain

- 3.4 The ecological impacts of the application scheme are predominantly focused on the application site and its immediate surroundings although consideration has also been given to ecologically designated sites within the wider area as relevant. The site is not located within a designated wildlife area.
- 3.5 The survey results are set out in the Ecological Appraisal and supporting Protected Species report. The scheme satisfies the requirements of the Framework and Development Plan. The BNG Report confirms that the scheme will deliver more than the 10% minimum requirement and this is a significant benefit of the scheme. The scheme will deliver a 12% increase in habitat units, 125% increase in hedgerow and 27% increase in watercourse units. There are well in excess of the policy objective and are a significant benefit of the scheme.

Foul Drainage

- 3.6 Foul drainage will be separated from surface water and will be discharged into the foul system in the sewer adjacent to the highway via a private pumping station. The quality of the effluent discharge from the STW is controlled by licence from the Environment Agency.

Flood Risk and Surface Water

- 3.7 The Flood Risk Assessment confirms that all of the proposed development within the site is located within Flood Zone 1 meaning that there is a low risk of flood risk. No development is proposed in other parts of the site.
- 3.8 The scheme will alter the permeability of the surface and create some impermeable areas. The introduction of a sustainable drainage scheme (SuDS) and soakaways will ensure that

there will be no more than greenfield run off rates from the site post development. This will also ensure that there is no impact on downstream areas as a result of the development.

Ground Conditions

- 3.9 The assessment provides a record of readily available information on the history of the site and surrounding land, assesses the ground conditions and the potential for contamination and evaluates the geotechnical ground conditions. The analysis confirms that the impact of the development on ground conditions is acceptable and is not a constraint to the scheme progressing.

Landscape and Visual Impacts

- 3.10 The site is in the open countryside on the lower slopes of the Porth River to the immediate south of the A3059 Road. The site is already developed and has an extant consent for further commercial development. In order to assess any landscape and visual impacts (and whether a full LVIA is necessary), the site has been inspected from the local network of highways, bridleways and footpaths to assess whether there would be any impacts arising from the proposed scheme on the CA15 Newquay and Perranporth Coast Landscape Character Area.
- 3.11 The proposed scheme is not in a sensitive location in respect of likely landscape and visual impacts and it is not considered that a Landscape and Visual Impact Assessment of the scheme is required given the lack of sensitivity. The site is situated in the valley bottom with only glimpsed views into it from the A3059 highway. The site is well screened with established landscaping along the boundaries. Public viewpoints into the site are limited to road users on the A3059 and a limited view from a field gate at a break in the mature hedgerows along the un-named road to Colan. At that point the site is seen at the bottom of the view with the more prominent part of the view being the land rising away to the north comprising fields and the Park Dean resort. Development on the subject site will have no material impact on this (and will have no more impact than the implemented consent on site) and it is generally seen below eye level. The proposed scheme has been formulated taking full account of the site's landscape and visual relationship with the surrounding environment and, overall, the proposal will not adversely impact on the wider environment.
- 3.12 The proposed Newquay Growth area is situated to the south west of the site although the intervening topography means that there is no intervisibility between the Growth Area and the site.
- 3.13 The scheme will not have a significant adverse impact on any views and therefore there is no conflict with the Framework or Development Plan.

Archaeology and the Historic Environment

- 3.14 Given the planning history and characteristics of the site and surrounding area, an Archaeological Desk Based Assessment has not been prepared as there is no requirement to do so.

Transportation and Accessibility

- 3.15 The Transportation Note demonstrates that the impacts on any nearby junctions (including the existing site access) are acceptable and that the scheme fully complies with all policy requirements. The scheme will also provide benefits including enhancements to bus stop facilities, new footways and cycleways within the site and linkages to the wider area.

Compliance with Development Plan Policies

Policy 1 – Presumption in favour of sustainable development

- 3.16 The scheme complies with all Development Plan policies and therefore satisfies Policy 1.

Policy 2 – Spatial Strategy

- 3.17 Policy 2 sets out the overall spatial strategy for development and confirms that proposals should maintain and respect the special character of Cornwall and support employment schemes that break seasonal labour cycles. This includes protecting, conserving and enhancing the natural landscape. The scheme accords with this Policy.

Policy 5 – Business and Tourism

- 3.18 Policy 5 supports new high quality sustainable tourism development where it is of an appropriate scale to the location and accessible by a range of transport modes. Proposals should provide a balanced mix of economic, social and environmental benefits. The site is accessible by a range of transport modes and is in a sustainable location. The scheme will also deliver a range of benefits as summarised below.

Policy 7 – Housing in the Countryside

- 3.19 Policy 7 is not directly relevant because the scheme does not propose housing in the countryside. However, in order to ensure that scheme will not need consideration against Policy 7 at any stage in the future, the applicant proposes the use of a condition as drafted below:

“The holiday lodges hereby approved shall be occupied as holiday accommodation only and for no other purpose including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended or in any provision equivalent to that class in any statutory instrument revoking and re enacting the Order, with or without modification. The holiday lodges shall not be occupied as a person’s sole, or main place of residence. The owners / operators shall maintain an up to date register of the names of any owners / occupiers of the holiday units on the site and of their main home address, and shall make this information available at all reasonable times to the Local Planning Authority. The register shall normally be collected by the site operator or manager.

Reason: To enable the Local Planning Authority to retain control over the development, which is intended to meet the needs of the holiday trade, and to prevent the creation of permanent dwellings in the open countryside which would be contrary to the aims and intentions of Policy 7 of the Cornwall Local Plan 2016.”

Policy 23 – Natural Environment

- 3.20 Policy 23 addresses the natural environment and confirms that schemes must take into account and respect the sensitivity and capacity of the landscape asset. The site is previously developed land and benefits from an implemented consent for development. The site is not in a prominent location in visual impact terms and all boundary planting will be retained and enhanced. The landscape and visual impacts of the scheme are very limited and are not materially different to the consented baseline position. The ecological assessment confirms that the scheme will deliver a Biodiversity Net Gain well in excess of the 10% requirement as set out earlier in this section.

Policy 25 – Green Infrastructure

- 3.21 Policy 25 addresses green infrastructure. The Design and Access Statement and Green Infrastructure Plan confirm that the objectives of the Policy will be met.

CLP Policy 5 - Scheme Benefits

- 3.22 CLP Policy 5 states that:

‘Proposals should provide a well balanced mix of economic, social and environmental benefits’.

The scheme will deliver a significant range of economic, social and environmental benefits as summarised below:

Environmental Benefits

- 3.23 The scheme will deliver clear environmental benefits. The level of Biodiversity Net Gain to be provided is in excess of policy requirements and is a significant benefit of the scheme. Whilst development is proposed on the site, this must be viewed in the context of the fact that it already benefits from an implemented consent for development and the scheme delivers an overall biodiversity gain.

Economic Benefits

- 3.24 The applicant has significant experience in developing and managing tourist accommodation schemes (including static caravans) in the area over the last thirty years. As part of this, the applicant has formulated a business model that ensures the schemes operate year round rather than the more traditional focus on the traditional tourist season of Spring to Autumn. This therefore delivers significantly greater year round benefits (such as expenditure in the local economy) and employment opportunities.
- 3.25 The scheme will generate around 10 to 15 permanent year round jobs. These include a range of skills including reception work, catering, cleaners, maintenance, marketing and building services / gardening related work.
- 3.26 In addition, the scheme will support existing business in the area through increased spend on a year round basis, helping to reduce the seasonal reliance on summer tourism work.
- 3.27 Holiday makers will generate significant expenditure in the local economy which will have both direct and indirect impacts.

Social Benefits

- 3.28 Social benefits include additional support for local services and facilities. The provision of modern high quality accommodation will ensure that self catering holidaymakers will support local businesses throughout the year.

Policy 28 – Infrastructure

Planning Obligations Heads of Terms

- 3.29 The applicant commits to delivering all infrastructure necessary to bring the scheme forward and to deliver obligations that satisfy the relevant tests. Whilst this can only be determined once all consultation responses are received, the applicant recognises and accepts that an obligation will be required to deliver the Penhale SAC contribution and the establishment and long term management of the BNG. Other contributions may also be required and these will be considered in light of consultation responses.

4. Conclusion

- 4.1 The scheme will make a significant positive contribution towards further improving the range and quality of holiday accommodation in the Newquay area on a previously developed well screened site within a well landscaped setting. The applicant has extensive experience in the tourism industry in the Newquay area and this scheme will complement their existing operations.
- 4.2 Satisfactory measures are proposed (to be controlled by conditions) to ensure that the scheme will be properly served by all necessary infrastructure including highways, drainage and long term biodiversity net gain. A condition is also proposed to ensure that the lodges are used for tourism purposes only in perpetuity. The very limited harm caused by the development of the garden must be seen in the context that irrespective of this proposal the garden area will change significantly as it has an implemented consent for new office and workshop development. The subject scheme therefore has no materially different impact to the baseline position.
- 4.3 The Development Plan (Policy CLP5) specifically supports new tourism schemes such as that proposed in this application that are in sustainable locations, will deliver a well balanced range of benefits and do not give rise to any policy conflicts. The scheme clearly accords with the Framework and the Development Plan and should therefore be approved.