

Planning Statement

Application for Outline Planning Permission with all Matters Reserved for the Construction of up to 40 Tourism Lodges, Associated Estate Road and WC/ Shower Facilities.

at

Carvynick Holiday Park
Summercourt
Newquay
TR8 5AF



Introduction

This Planning Statement has been prepared by CAD Architects Ltd on behalf of Kingsley Developments (SW) Ltd in respect of a proposed development at the Carvynick Resort, Summercourt, Newquay. The application is an application for outline planning permission with all matters reserved for the construction of up to 40 tourism lodges, associated estate road and WC/Shower Facilities.

Planning Background

This application is submitted further to the recent outline approval PA21/12061 dated 5th July 2022 which granted conditional planning permission for 40 tourism lodges and associated estate road and wc/shower facilities on the site immediately adjacent and located to the east of the application site.

Location

Carvynick Holiday Park is an established business located on the outskirts of Summercourt, Newquay, TR8 5AF. It comprises of residential and touring pitches as well as residential and self-catering cottages. The site has recently obtained planning permission for the construction of 46 residential dwellings.

Site

The application site has an area of 1.52 Hectares and adjoins the existing holiday park. The site is currently open grassland with access tracks which continues to be used as a seasonal caravan and camping field.

The boundary with the public road is well screened with an existing timber fence and established tree line. The south-west boundaries are also planted with mature hedgerow. The Southern boundary adjoins the proposed development as detailed in 'PA20/02147'. Existing Access into the south-east corner of the site will be maintained within the proposal.

The site will be bounded by approved residential properties to the south and an existing dwelling adjoining the site to the west.

The natural topography of the land is relatively flat but with a gentle gradient falling from north to south.

Principle of Development

The site is on land adjacent to an existing holiday park located to the north of Summercourt and the A30. Cornwall Local Plan (CLP) policy 5 supports developments "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".

The made St Ender neighbourhood plan, at policy 5 ('Employment Policy 5: tourism') echoes similar sentiments, noting that developments must be "of an appropriate scale to their location" and must not "have an unacceptable impact on the character of the countryside" or "dominate nearby villages or settlements".

The site itself has been used for seasonal camping and is located adjacent to the existing holiday park with pedestrian and road links to Summercourt and very close to the main A30 dual carriageway.

Previous appeal decisions have recognised Carvynick as being accessible and suitable for new residential development which has relevance to the proposed tourism use. A pedestrian link to Summercourt has been created as part of earlier (permanent) residential development at the wider Carvynick site. Overall, the Carvynick site is separated from Summercourt and further tourist development would not overwhelm or dominate the village, but would be likely to lead to increased employment opportunities at the site linked to tourism development and would have possible off-site economic benefits from increased visitor footfall locally.

The proposal is considered to be a sustainably-located development with potential economic and social benefits through increased tourist provision in the locality, and is considered to be acceptable in principle. The application is outline in form so final details will be agreed with a future reserved matters application and a condition stipulating time for submission of reserved matters would be included with any permission granted, alongside a specific condition for tourism use of the lodges.



Amount

The proposal includes up to 40 lodges expected to occupy circa 15-20% of the total site area.

Two sets of ancillary facilities that include showers, WCs & Washrooms will be required to serve the 40 lodges. It is anticipated that they will occupy less than 1% of the total site area.

Whilst scale is a reserved matter, the development is expected to have a gross internal floor area of circa 2,500-3000 square metres.

Access

The existing site access in the south-east corner is to be retained, but will be widened slightly and upgraded to an estate road which will serve the 40 lodges and ancillary buildings and provide sufficient width to be used by emergency vehicles. Each plot will have its own parking space to allow for vehicle turning.

Scale

The 40 Lodges, Ancillary Facilities and Bin Store/WC Block will all be single storey, to ensure they are well screened by the existing and enhanced boundary trees/hedgerow.

Sustainability

The proposed lodges and ancillary buildings will adopt a fabric first approach to maximise the amount of insulation in the floor, walls and roof to reduce energy use.

PV panels, heat pumps and electric car charging points will be incorporated to further reduce CO2 emissions. Recycling will be provided on site and water consumption will be carefully managed and where possible grey water re-cycling will be included.

Green roofs will be included on the wc and shower blocks to reduce rainwater run off and enhance biodiversity.

The Fox's Revenge Public House is a 400 year old pub located within Carvynick Holiday park and located less than 200 metres from the application site and within walking distance.

Guests will be able to purchase food and drink without reliance on private car use and will contribute to the longer term economic viability of the existing business.

Ecology and Landscape

Existing Boundary trees/hedgerow are to be maintained and additional planting will provide a net gain of tree cover.

The existing landscape is not agricultural and has been utilised as a seasonal caravan and camping field for several years. Therefore, we consider the proposal to have minimal ecological impact as set out in the Extended Phase 1 Habitat Survey. The proposal will ensure high standards of amenity space for each lodge as well as provide potential opportunity for mitigation in undeveloped parts of the site.

Flood Risk Assessment and Surface Water Drainage

The site is in Flood Zone 1 and has a low probability of flooding, but as the site has an area greater than 1 Hectare a Flood Risk Assessment has been submitted with the application. Site infiltration testing has been undertaken to establish the size of soakaways. The site is of a sufficient size to provide adequate on-site surface water drainage.

Foul Drainage

The development will drain to the existing non-mains septic tank system which has been upgraded with the treated effluent discharging within the site area. There is sufficient land within the applicants ownership to sufficiently increase the capacity of the system and enlarge the area of the drainage system

Conclusion

This application will provide economic and social benefits from additional tourism development on an existing tourist site. It complies with relevant local and national policies and subject to appropriate planning conditions should be recommended for approval.