



Planning Statement

Proposed Restaurant/Café and Linen/Laundry Store:

Land Adj 1 Riviere Towans, Hayle, Cornwall,

TA27 5AF



**On behalf of Tom's Holidays
March 2024**

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1.0 Introduction

Situ8 Ltd has been instructed to act on behalf of Tom's Holidays to submit a planning application for the construction of a café/restaurant and laundry store on land adjacent 1 Riviere Towans, Hayle, Cornwall, TA27 5AF (hereinafter referred to as 'the site').

Toms Holidays is a local business that relates to the full management of a large percentage of the rental properties at Riviere Towans Chalets, approx. 130 and a further 30 units in and around Hayle. The business is well established (over 60 years) with their main office and facilities located within the park.

The business model has changed overtime and the holiday offer will now include the provision of bedding/linen for all units of holiday accommodation. Previously all guests brought their own bedding/linen to the holiday units. A full linen/laundry service is therefore incorporated into the business model where in the busy high season will mean approx. 400-500 beds and approx 7 tonnes of linen fabric.

The business also provides cleaning, maintenance (as well as linen services) to a large proportion of these properties. The proposed development will provide the necessary space to accommodate laundry, cleaning and maintenance stock in a water tight and appropriately aired store. Laundry is supplied locally by Elis Laundry (Pool) and this facility will provide the necessary clean and used laundry as well as associated stock to service the letting units.

The proposed new building will provide storage accommodation for other related and associated holiday facilities i.e., replacement mattresses, fridges, kettles, microwaves, toasters. It will resolve current storage and servicing problems by freeing up 1 Riviere



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Towans needs to be used this season as the main reception and business hub. It should be noted that the larger items associated with the business are currently stored elsewhere in the town of Hayle and the business model dictates that it would be beneficial and more sustainable to have the facility closely related to the park.

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2.0 Site and Contextual Appraisal

2.1 Location

The site is located in to the north of Hayle in an area known as the Towans which are an important area for local and tourist recreation, including a number of access points to the beaches.

The Towans is a stretch of sand dunes covering approximately 500 hectares along the coast between Hayle and Godrevy. The system comprises a number of separately identified sections, including Riviere Towans which provides approximately 300 chalets which are used predominantly for tourism accommodation.

The application site lies adjacent to a large number of holiday chalets and located within an area which was used historically as a miniature railway. This offer was operative until the early to mid-nineties. Please see the photographs below.



Also located at the Hayle Miniature Railway was this sign - formerly close to Tolcame Junction on the Newquay branch. Copyright K Jenkin



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Hayle Miniature Railway station with the Marazion name board. Marazion station, main line had closed 5th October 1964. Picture dated 12Apr74 Copyright K. Jenkin

It should be noted that planning permission for planning application 1/94/P/0721/FP was granted in 1994 by the former Penwith District Council. This development was for the construction of a fish and chip shop with restaurant/café and associated parking. To follow, a Certificate of Lawfulness referenced as W1/06/Y/0022 was issued confirming a material operation had been carried out as required by Section 56(4) of the Town and Country Planning Act 1990 for the fish and chip shop/restaurant building. As a result of the determination of the CLEUD the planning permission remains extant and the completion of the development does not require a further grant of permission.

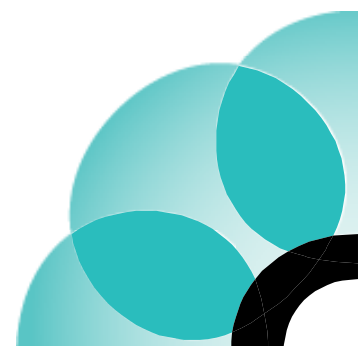
The approved development from the 1994 application can be seen below and was clearly a form and location. It can be argued that it is a building of it's time.

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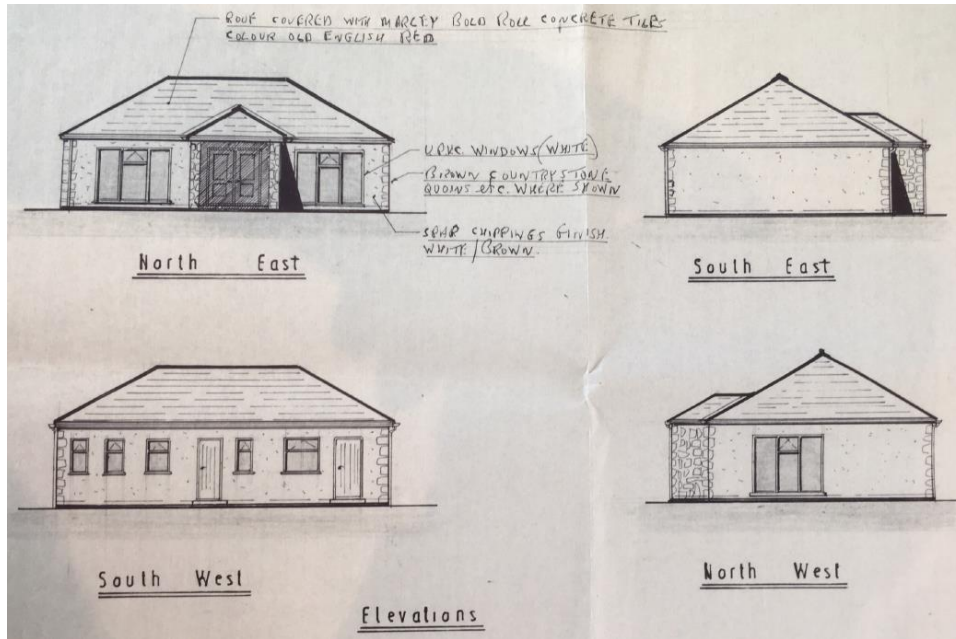
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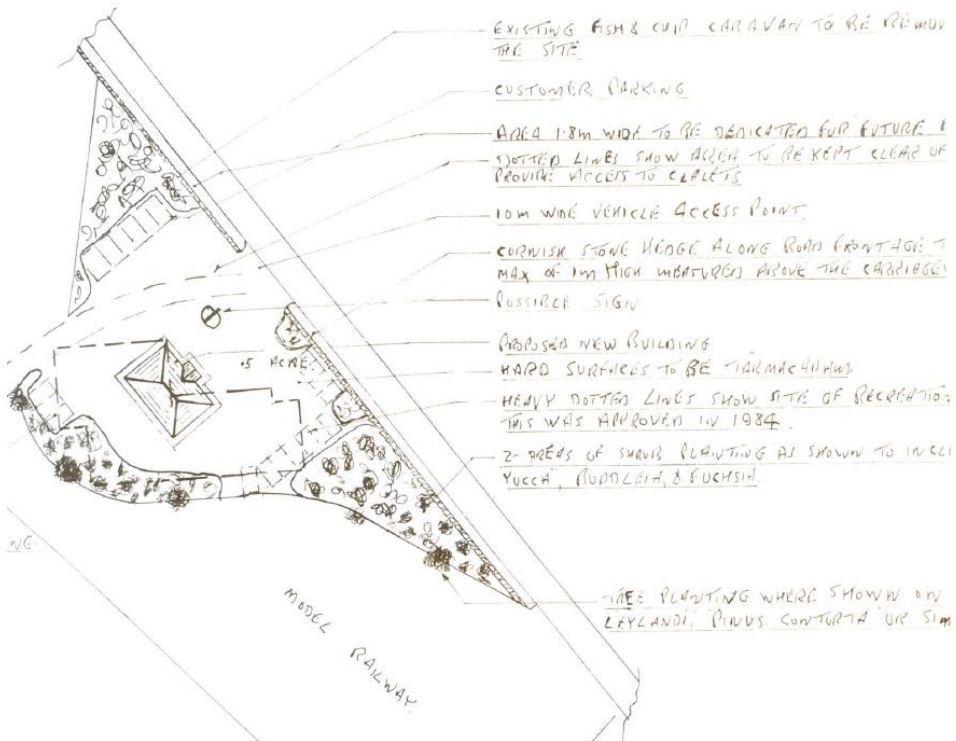


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Extant permission's elevations



Extant permission floor plan

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Photo showing the approximate location of the extant planning permission.

The site is adjacent to Churchtown Road which connects the Towans to Hayle and opposite the site to the east lies open agricultural fields.

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2.2 Surrounding development

The topography of the land is level, where the applicant regularly mows the grass. To the rear of the site (west) the land rises which creates a visual barrier to the large expanse of chalets at Riviere Towans.

Directly to the east of the site a low wall and pavement separates the site from Churchtown Road. This is a road which connects the Towans to Hayle and on the opposite side of the road lies open fields.

The holiday park known as Riviere Sands Holiday Park lies approximately 120 metres to the north of the application site. Also to the north is an adopted tarmac road which connects into the chalet site and separates the site from a nearby residential bungalow.

2.3 Site Description

The topography of the land is level but to the rear of the site to the west it rises slightly which along with existing planting creates a visual barrier to the large expanse of chalets at Riviere Towans.

The application site is well maintained and there is a post and wire fence and large five bar metal gates (to the north) which provides vehicular access onto the site. To the eastern boundary there is a low stone wall with a pedestrian access point.

A large tree and other well-established plants along the southern boundary shield the site on the approach to the Towans from Hayle (along Churchtown Road).



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2.4 Site and Area Photographs



View looking north with the site on the left and Haven Holiday Park to the right



Looking west with chalet roofs visible

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View looking south towards well established site boundary



Double gate access to the north of the site with the Haven Holiday Park visible behind.

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View from inside site looking east



Unadopted road which leads into the chalets

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3.0 Site Investigation

3.1 Ecology

The proposed development site has previously been used as a location for a miniature railway and since that use ended in the early to mid -1990's there has been no use on the site and it has been well maintained with the grass cut regularly. The site is well maintained to ensure that it's upkeep is easy to manage i.e grass mown every fortnight.

Consultants Bright Ecology were instructed to carried out an appraisal in March 2024 which accompanies this submission. The report resolved and concluded that there is no requirement for further surveys.

3.2 Flood Risk Assessment, surface and foul water drainage

3.2.1 Flood risk assessment

Investigation of the Environment Agency Flood Risk mapping for planning shows the site does not fall into an area of flood risk.

Drainage will be via mains for foul and water.



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3.2.2 Surface Water Drainage

Surface water will be directed to soakaways at the site. The proposed siting of the new development is not considered to increase the risk of surface water flooding within or beyond the site.

3.2.3 Foul water drainage

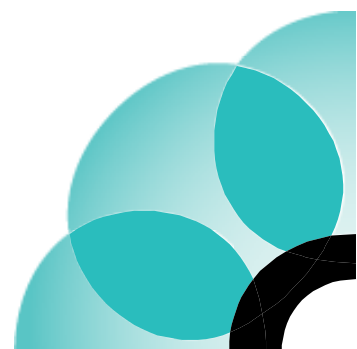
The proposed development will be connected to the mains drainage system. The existing system is connected to the South West Water Services mains system.

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4.0 Relevant Planning History

We draw your attention to the approved developments in the immediate locale.

PA22/05025 - Construction of a Linen store- withdrawn. The application was withdrawn after discussions with the group leader manager Mr M Broomhead and members of the Hayle Town Council. It was considered to be more appropriate if the site was treated with a single built form that accommodated a café/restaurant and linen store

06/Y/0022:

Certificate of Lawfulness of Proposed Use or Development - Approved 29 March 2007

1/94/P/0721/FP:

Removal of Fish and Chip Caravan and Construction of Fish and Chip Shop with Restaurant – Approved 29 November 1994

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5.0 Planning Policy & Guidance

5.1 Background

For the purpose of determining this planning application the following policies from the National Planning Policy Framework (NPPF) 2023, the Cornwall Local Plan Strategic Policies (CLP) 2010-2030 and the adopted Hayle Neighbourhood Development Plan (NDP) 2014-2030 are considered as relevant. In 2023 the council implemented its own Cornwall Climate Emergency DPD which has been adopted for development management purposes.

5.2 National Planning Policy Framework 2023(NPPF)

The NPPF 2023 confirms that sustainable development is ‘about positive growth – making economic, environmental and social progress for this and future generations. Our view accords with Paragraph 8 where the development meets the criteria of Sustainable Development’s three dimensions, those being the economic, social and environmental objectives. These should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

Taking each in turn;

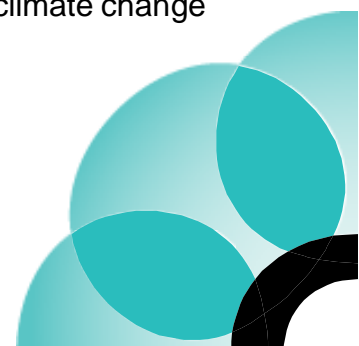


An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure. The proposal, through the upgrading and enhancement of the quality of the tourism offer by providing a bespoke service and facility to the visiting/local community will help sustain and support a longer tourism season and benefit the local economy.

The development will provide an additional income for the applicants, through providing tourists and visitors who are drawn to the area's natural beauty, and recreational opportunities that are within easy access of the site a service that is expected on site. As stated, earlier housekeepers will be retained in the off-peak season. The business promotes expenditure within the local area but also throughout Cornwall through utilising other businesses that rely on the natural environment.

A social role – supporting strong, vibrant and healthy communities, by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. The proposal seeks to continue to provide a high-quality tourist accommodation offer in the area which supports the local job market and encourages guests to utilise local shops, pubs and restaurants and attractions. The additional and associated building will provide the necessary services to ensure that the holiday offer competes effectively with other nearby businesses. Moreover, having this facility on site will ensure that the holiday offer is more attractive and appealing to a wider customer base.

An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently minimise waste and pollution, and mitigate and adapt to climate change



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including moving to a low carbon economy. In this case the development as proposed will significantly reduce the amount of travel movements that are made regularly within the area when accessing the other storage/linen facilities. Further the visiting community will not need to travel to the nearby settlements for sustenance/socialising given the close proximity of the café/restaurant.

The site is not covered by any national or local landscape designations and would not require the loss of any agricultural land nor would it encroach upon any landscape designated areas. There will no loss of trees or vegetation if this building is permitted.

Paragraph 11 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.

In terms of a strong, competitive economy, the NPPF states that:-

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“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

In terms of supporting a prosperous rural economy, the NPPF states that planning policies should ‘enable’ sustainable rural tourism and leisure developments which respect the character of the countryside. It goes further and states that 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. We consider that the proposed development at Riviere Towans, will result in a sustainable upgrading and improvement to an existing and well-established business facility. We firmly believe that the business offer is a prime example of the type of tourism-based development which this policy actively supports. By this we mean boosting the local rural economy and providing excellent 21st century ancillary holiday services and facilities.

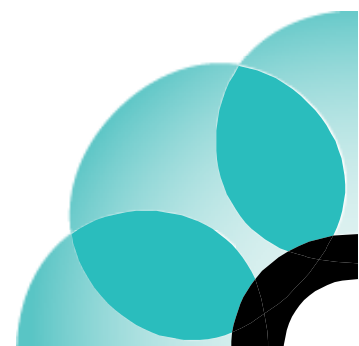
The area is popular with visitors due to the proximity of the site to the north coast and attractions such as the beaches and towns at Hayle and St Ives. The site is also well connected to the A30 that enables the visiting community to have good access to the Eden Project, Truro City and the south coast beyond.

The proposal would result in an efficient use of land on a piece of land which already benefits from an extant permission and has been used for holiday purposes (See Section 2.1 above). The applicant intends to build out and complete this development that will provide another much-needed facility for this competitive tourism business.

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The NPPF also states that the planning system should contribute to, and enhance, the natural and local environment. It advises that the planning system should contribute to and enhance the natural and local environment; for example, by protecting and enhancing valued landscapes, by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution. The proposed development would have no significant adverse impact upon such resources.

5.3 Cornwall Local Plan (CLP) Strategic Policies 2010-2030

The CLP is intended to help deliver the vision and objectives of 'Future Cornwall' – Cornwall Council's sustainable community strategy. The underlying principles of the strategy seek to manage future development to ensure all communities in Cornwall have an appropriate balance of jobs, services, facilities and homes.

'**Theme 1**' of the Plan's objectives is to support the economy, including (as Objective 2) to "enhance the cultural and tourist offer in Cornwall and to continue to promote Cornwall as a year-round destination for tourism and recreation". The proposed development will contribute directly towards this objective. This tourism offer is being upgraded and modernised and the applicant confirms that there is now an expectation from visitors that linen should be supplied as part of the holiday offer. Moreover, in listening to the customer base the provision of facilities such as a café have also been requested. By permitting this development will enable the business to modernise and compete more effectively with nearby similar businesses, whilst providing a more improved facility.

We contend that the following policies are relevant.

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Policy 1 - Presumption in favour of sustainable development

This states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. Proposals should be approved wherever possible, to secure development that improves the economic, social and environmental conditions in the area. In our view, the proposal conforms to this policy in respect of the development adjacent to the existing holiday park curtilage with the efficient use of land that already benefits from an extant permission for an economic use that will support guests who are drawn to the area for leisure/recreational opportunities that are in close proximity to the site.

Policy 2 - Spatial strategy

This policy states that new development should provide a sustainable approach to accommodating growth, providing a well-balanced mix of economic, social and environmental benefits, which should maintain the dispersed development pattern of Cornwall and provide homes and jobs based on the role and function of each place. A number of objectives are set out, specifically respecting and enhancing quality of place; providing solutions to current and future issues, and; generating and sustaining economic activity.

We believe that the proposal is well conceived as a high-quality, well designed built form of development which respects the site's environmental constraints, whilst complementing and improving the quality and layout of the existing site. The specific site location has been chosen to ensure it will not be seen on the approach to the Towans and masked behind the western boundary. In addition, by providing the facility it increases the quality and stock of tourism offer, and will help to ensure that visitors continue to be drawn to Cornwall to



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visit, spend and invest.

Finally, the facility will enhance the existing business and will increase the economic activity at Riviere Towans as well as within the wider local economy.

Policy 5 – Business and Tourism

In relation to tourism, Paragraph 2.8 of the Plan states: -

“The quality of Cornwall’s landscapes, seascapes, towns and cultural heritage, enables tourism to play a major part in our economic, social and environmental wellbeing; it generates significant revenues, provides thousands of jobs and supports communities. Our key challenge is to realise this opportunity in better wages through improved quality and a longer season.”

As stated previously, the proposed development will improve the quality of this tourism offer and extend the tourism season.

This policy states that 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. Proposals should provide a well-balanced mix of economic, social and environmental benefits. We are of the view that the scale and form is appropriate for the site location and relates well to the park as a whole.

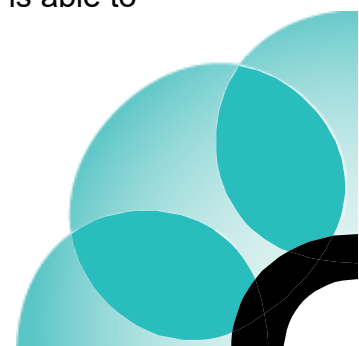
This policy supports the principle of the type of facility proposed, that constitutes a sustainable enhancement to an existing tourism facility and service. The site is able to

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absorb the scale of development proposed, particularly in landscape terms.

The proposed development will be economically, socially and environmentally sustainable taking into account the economic benefits, opportunities created for tourism and leisure.

Policy 12 – Design

This policy seeks to ensure that development ensures Cornwall's distinctiveness and enhances its natural and historic character. The design team has designed a careful and respectful form to reflect the style of the chalets that give the area its distinctive nature. The siting, form and finish is considered to be respectful to the adjacent structures and buildings as well as appropriate for the location. The muted colours and materials proposed for the elevations will ensure that it harmonises with its surroundings.

The need for a full-length roller shutter door has been located on the side of the building where views are limited. The door has been located here in order to not change the character of the site. It demonstrates the applicant's approach to developing the site with a building that is functional, high quality which both respects and enhances the character and constraints of the site and surrounding area, including the existing holiday chalets.

Policy 13 – Development Standards

The scheme has been carefully designed with attention to detail to ensure that no harm to the visitors staying at the chalets or landscape will be impacted upon by the proposal.

Policy 21 – Best use of Land and Existing Buildings

This policy seeks to ensure the best use of land, by encouraging development to be given

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to sustainably located proposals that, amongst other criteria; use previously developed land and buildings provided they are not of high environmental or historic value. The site was used previously as a facility supporting the holiday business (until the 1990's) and part of the land leading to the application site benefits from an extant permission for a restaurant/café.

This development when completed will be read in conjunction with the already approved restaurant/café. Therefore, we consider that the use of this underused piece of land to provide additional facilities/service for the business will help to create a more robust and appealing high-quality tourist offer.

Policy 22 - European Protected Sites

For tourist accommodation, the policy wording explains that "mitigation measures for recreational impacts on European Sites will be required where development is proposed within the identified zones of influence around those European Sites that are vulnerable to adverse recreational impacts".

The site lies in close proximity to the Hayle Estuary and Gwithian to Mexico Towans Sites of Special Scientific Interest (SSSI); approximately 900m north from the Hayle Estuary SSSI and 400m west of the Gwithian to Mexico Towans.

The proposal seeks to support the tourism facilities on site and will not result in an increase of capacity of visitors on site and it is considered that there will be no additional recreational impact on the nearby SSSIs that would necessitate mitigation or management measures. The ecology report has taken account of this designation and raises no concerns.

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Policy 23 - Natural Environment

This policy states that development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance the natural environment and assets. The site does not lie within any landscape designation and there will be no loss of natural features or habitats to facilitate the siting of the linen/laundry store. We consider that the siting and form is appropriate for the location and the development is in accord with the advice and guidance from this policy.

Policy 27 - Transport and accessibility

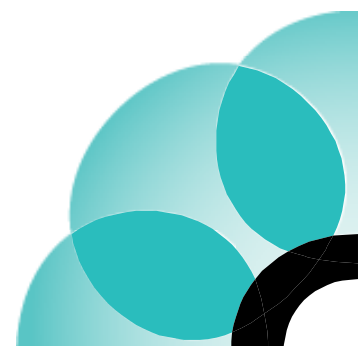
This policy states that all developments should provide safe and suitable access to the site and not cause a significantly adverse impact on the local or strategic road network that cannot be managed or mitigated.

The site already benefits from safe vehicular access which is off Churchtown Road, in addition provision has been made within the site for adequate off-road parking and turning areas, to serve the needs of the linen store.

The traffic movements by staff and the owners will be minimised given that linen/laundry facilities will be contained on site. Therefore, travel movements to other storage sites in the town will cease. We draw your attention to the travel/access statement provided by the instructed highways consultant. The reports accompany the application.

5.3.1 Cornwall Climate Emergency DPD 2023

We are of the view that the proposal is in accord with the requirements of the DPD 2023 in particular policies relating to sustainable practices and transport. Relevant policies include:-



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C1 - Climate Change

G1 - Green Infrastructure

T1 - Transport

RE1 – Renewable and low carbon energy

SEC1 – Sustainable Energy and Construction

5.4 Hayle Neighbourhood Plan 2014–2030

Hayle's Neighbourhood Plan was formally adopted by Cornwall Council with effect mid 2018.

The Vision sets out the following relevant themes:

- **Natural Environment and Landscape Setting** - We will preserve and enhance the landscape setting of the town, coast and surrounding countryside.
- **Business, Enterprise and Economy** - We will encourage and stimulate business development and improve employment opportunities and prospects.
- **Heritage, Culture and Built Environment** - We will respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook.
- **Sustainable Tourism** - We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment.

Relevant policies include the following:-

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Policy NE1: Local Gaps

This policy seeks to ensure that Phillack and Angarrack maintain their separate identity, setting in the landscape and local built character and extent, a local green gap as identified on Map 8 maintains the gap between Phillack and north east of Hayle and Riviere Towans.

The application site sits outside the area identified in the Neighbourhood Plan.

Policy NE2: Undeveloped Coastal Areas

The site is located in the locale designated as a natural undeveloped coastal area. This policy supports development where the proposal requires a coastal location and is for the improvement of an existing built facility and enhances the quality and appearance of the facility in relation to the coastal landscape.

As stated above the proposal is required to improve the existing holiday facility at Riviere Towans. Indeed, we believe that the building has been carefully designed in terms of scale, siting and size to be in keeping with the rural character of the location and the permitted use of the site ensuring the visual impact of the development on the landscape and coastal setting is minimal.

NE5: Riviere Towans Chalets

This policy sets a framework for proposals for replacement chalets, or small extensions, on the Riviere Towans chalet site. The application site is located outside but adjacent to the chalet site.

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ST1: Tourism Development

The policy supports proposals for tourism-related development that extends or broadens or in other ways enhances the neighbourhood area's tourism 'offer' where they will benefit the local economy; not adversely affect local infrastructure; not have an adverse impact on the character of the area but rather will enhance its location and setting; not harm residential amenity; and not adversely impact upon road safety. We are of the view that the proposal is in accord with the policy criteria.

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6.0 Proposed Development

Planning Permission is sought for the construction of a single low pitched roof building. Access for customers to the café/restaurant will be separate from the laundry. This facility will have a roller shutter door to allow for laundry vehicles to access the site.

Seating will mainly be internal (56 covers) with some space for outside seating (weather permitting).

The design team has ensured that the development is simple and traditional with an almost agricultural form that responds to the surroundings. A shallow roof pitch, finished with a standing seam or corrugated metal roof, and exterior walls clad in timber also acknowledge the rural surroundings. Aluminium window frames and glazing forms have been based upon traditional agricultural opening sizes. Glazing is included across north-western and south-eastern elevations. This will allow internal circulation light and views through the building. Photovoltaic panels will be implemented across the southern elevation.

The purpose of the building is to provide ancillary tourism related facilities to the existing tourism offer. In this case that means a facility for linen, and the storage of related items to support the holiday business i.e., fridges, mattresses etc as well as a space for the visiting and local community to socialise.



7. Opportunities

- Provision of additional employment opportunities (inc off-peak retention of housekeepers)
- Reduce travelling to other storage/laundry sites outside of the park
- Modernise the holiday experience in the locale
- Boost the local economy with an improved holiday offer and local facility



8.0 GIP

We refer you to the architect's design and access statement. We can advise the following in respect of GIP:-

The design follows a 'fabric first' approach with allowance for high levels of insulation and high specification windows and doors.

The building envelope will be air tight and have good thermal performance. This combination of insulation and air tightness will result in the demand for space heating to be considerably reduced.

Renewable technologies will be introduced ie Air Source Heat Pump for heating and hot water, and some form of Mechanical Ventilation and Heat Recovery.

Solar panels are proposed on south facing roof elevations.

Waste storage and recycling provision are incorporated within the scheme design.

Sustainable transport will be encouraged and cycling during vacation periods will be promoted by providing secure storage in the form of floor mounted brackets near the entrance.

Electric car charging units will also be installed.



9.0 Access/Travel Statements

We refer you to the accompanying consultant reports from Mr J Holt (Highways consultant) who confirms that the development is acceptable in access, safety and sustainable development requirements.

We can advise that there will be 38 car spaces and the vehicle access will remain from the C0326 route. The applicant has however enhanced and improved the visibility and ensures safe access in and out of the proposed development area.

Access to the laundry store is separate from the restaurant entrance where the primary access point is via an industrial roller door situated off the yard on the building's south-western elevation.

The development is in accord with local and national planning policies.



10. Contamination

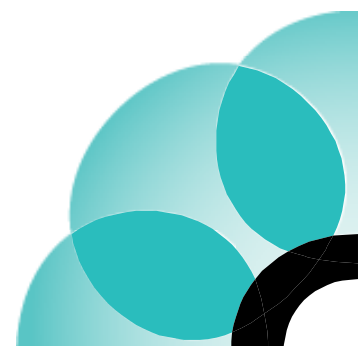
Consultants Yes Environmental have been instructed to provide a report in regard to the contamination at the site. The report confirms that the site comprises a grassed area surrounded by hedging with a gravelled parking area. It is recorded to be overlain by superficial deposits of blown sand and underlain by the Porthowan Formation - graded beds of mudstones and sandstones.

The site is situated within a mineralised area. The closest recorded mineralised structure (lode) contains tin and is approximately 400 metres to the north-north-west of the site. Topsoil arsenic concentrations in the area of the site are recorded to range between 96mg/kg and 146mg/kg.

The site is recorded to be underlain by a secondary aquifer (A). There are no surface water features within 250m of the site. The site is not recorded to be within a water source protection zone.

Due to the local mineralogy, the site's former use as part of a miniature railway and the site's current use for vehicle parking, a potential for heavy metals and/or hydrocarbons to be present in the site's soils has been identified. The preliminary contamination risk assessment concludes a moderate risk to human health and building materials in line with its proposed development. A Phase 2 Site Investigation with soil sampling and chemical analyses should be carried out to quantify the true risks.

The risk to controlled waters is considered to be low with no further action required. The risk to flora, fauna and ecosystems is considered to be low with no further action required.



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The site is in a radon affected area. As such radon protection measures should be installed in all buildings in line with building regulations. In accordance with the mining report, the site appears to be at low risk from past mining activity with no recommendations made.

Situ8 Planning Consultancy Ltd

Millham Farm, Lostwithiel, Cornwall, PL22OJA

01726 67591 enquiries@situ8.co.uk www.situ8.co.uk



11. Conclusions

We hope that the information provided within this Planning Statement and accompanying reports provides sufficient information to enable Cornwall Council's local planning authority, statutory consultees and nearby residents to view and respond to the proposed application at Riviere Towans favourably.

We have endeavoured to take account of all the relevant planning policies and guidance at local and national levels, and are confident that the scheme conforms to this guidance.

The proposal is a modest and sympathetic form of development which takes account of the landscape setting by reason of its siting, form and finish.

The proposed development makes a positive contribution to the facilities of an existing tourism site both within the local area and Cornwall itself and is conceived as a sustainable form of development.

We contend that the additional facility will modernise the holiday offer as a whole and increase the appeal of the existing site experience for the visiting/local community.

The principle of the development is considered to be acceptable judged against CLP 2010-2030 policy 5, where the development is an upgrading and improvement of facilities to Riviere Towans Holiday Chalets. It is also of an appropriate scale to its location and accessibility.

The development also meets the policy criteria in the Hayle Neighbourhood Plan Policy ST1 which supports proposals for tourism-related development that extends or broadens



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or in other ways enhances the neighbourhood area's tourism 'offer' where it will benefit the local economy.

The development will also be sustainable in terms of providing a well-balanced mix of economic, social and environmental benefits. In particular, the development will provide significant economic benefits in compliance with relevant policies, in terms of providing good quality opportunities for tourism and leisure, boosting the local economy and helping to ensure the long-term sustainability and viability of the existing holiday chalet site.

We trust that you will support this development proposal and the applicant looks forward to implementing the scheme.

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