



Ref: A039340/SC/AJ

Date: 23 July 2010

FAO Mr J Content

Planning & Regeneration
Cornwall Council
St Clare
Penzance
TR18 3QW

BY COURIER

Dear Mr Content

**SAINSBURY'S SUPERMARKETS LTD & CRANFORD (HAYLE) LLP
LAND AT MARSH LANE, HAYLE
DETAILED PLANNING APPLICATION FOR A FOODSTORE (CLASS A1), ACCESS, CAR PARKING,
SERVICING, PETROL FILLING STATION, HIGHWAY WORKS, LANDSCAPING AND THE CREATION OF
A NATURE RESERVE**

Introduction

We enclose a detailed planning application for the development of land at Marsh Lane, Hayle as described above. This application is a re-submission of an earlier application (ref. 09-1273-P dated 20 November 2009) that was withdrawn in February 2010 to enable the applicant to consider consultation responses from statutory consultees.

New Scheme Elements

The new elements included in the revised application are:

- Improved layout that provides amongst other things, an additional bus stop on Marsh Lane close to the store entrance and a bus turning facility adjacent to the service yard
- Improved front and side store elevations

creative minds safe hands



- S106 heads of terms including:
 - the construction of a footpath on Marsh Lane between Angarrack and the foodstore
 - the inclusion of an additional 2.30 ha (5.68 acres) of land in an improved County Wildlife Site. This land includes the existing commercial vehicle park, which is a contaminated area of land extending to some 0.63ha (1.56 acres) that will be fully remediated and re-planted by Sainsbury's as well as additional land between the vehicle park and Angarrack.
 - Land within the applicants control extending to about 10.46 ha (25.85 acres) will be offered to be dedicated to Cornwall Council, the aim being to make it publicly accessible.
 - Funds for future management, visitor car parking on the former commercial vehicle park and associated visitor facilities including a boardwalk, bird hide, bat roost and interpretation boards.
 - A new bus service linking the foodstore and Haye.
- An enhanced ecology mitigation strategy
- A winter bird survey
- A detailed landscaping strategy
- Refined junction and network modelling that has been developed with the Highways Agency
- An assessment of the impact of a foodstore on the Outstanding Universal Value of the World Heritage Site to inform the assessment of potentially sequential sites on the Harbourside
- Updated technical statements reflecting these changes and responding to comments from statutory consultees.

Benefits of the Application Proposal

The proposed foodstore would provide a modern foodstore to complement and enhance Hayle's retail offer. It would enable local residents and visitors to carry out their weekly food shop in Hayle for the first time, which in turn would reduce the need to travel to centres such as Penzance and Camborne and retain more food and non-food shopping trips within Hayle. It would also create about 270 new jobs that are likely to appeal to local people. The effects of increased trade retention and the new jobs are likely to provide a significant boost to the local economy. Overall, it is considered that the application site is the most appropriate location for a foodstore serving



Hayle.

The foodstore would be served by a new frequent bus service to Hayle. A new footpath link to Angarrack along Marsh Lane would also be constructed together with an "at grade" pedestrian crossing on the A30 to complement the existing footbridge, meaning that the foodstore would be accessible by car, bus, cycle and on foot.

The road improvements to Marsh Lane include the widening of the roundabout serving West Cornwall Shopping Park and would extend the 2 lane approach to the roundabout, ensuring that traffic entering the Shopping Park and the foodstore can use separate lanes. The part signalisation of the Loggans roundabout will also reduce queuing and waiting times for traffic exiting Marsh Lane onto the A30 Loggans roundabout. These improvements will not only improve the flow of existing and new traffic on Marsh Lane but will also benefit Angarrack residents.

As noted above, the application proposal involves significant ecology benefits. The foodstore would be constructed on 1.71 ha (4.22 acres) of the County Wildlife Site. In response, it is proposed to include an additional 2.30 ha (5.68 acres) of additional land within an improved County Wildlife Site. This represents a net gain in the size of the County Wildlife Site of 0.6ha (1.38 acres). The applicant will also offer to dedicate some 10.46ha (25.85 acres) of land comprising most of the improved County Wildlife Site to Cornwall Council together with funds for future management on the proviso that it enables public access to it for the first time. This would be supported by new features such as water bodies, a visitors' car park, a boardwalk, a bird hide and bat roost and interpretation boards. As part of this package of benefit, the existing commercial vehicle park would be remediated, re-planted and would form part of the improved County Wildlife Site. The inclusion of additional land to the east of the commercial vehicle park within the improved County Wildlife Site would create a 'green' buffer between the foodstore and Angarrack in perpetuity.

The foodstore development would deliver significant benefits to Angarrack villagers in the form of a new footpath along Marsh Lane and a permanent 'green' buffer of land forming part of an improved County Wildlife Site between the village and the foodstore. Villagers would also benefit from improved traffic flows on Marsh Lane and its junction with the Loggans roundabout.

Hayle residents and tourists would also benefit from a new main food shopping destination on a sustainable location that avoids harmful development on the sensitive Harbourside. The public exhibition and community consultation undertaken in June 2009 demonstrated significant community support for the proposals, with many residents asking "When" not "If".



Application Details

Accordingly, we enclose the original plus three copies of the following documents comprising the planning application, together with 15 CDs containing electronic copies of all the documentation:

- Completed application form, including the appropriate ownership certificates.

The following drawings:

- 31133 P(0)01B Site Location Plan
- 31133 P(0)02 Existing Site Plan
- 31133 P(0)03A Proposed Foodstore Site Plan, Floor Plan and Roof Plan
- 31133 P(0)04 Proposed Elevations and Section
- 31133 P(0)05 Proposed Masterplan
- 2457/22F Planning Application Plan

The following supporting statements:

- Planning Summary, prepared by WYG Planning & Design
- Planning Statement, prepared by WYG Planning & Design
- Retail Assessment, prepared by WYG Planning & Design
- PPS25 Sequential Test Assessment, prepared by WYG Planning & Design
- Ecology/Habitat Survey Ph.1 and 2, prepared by WYG Environment
- Ecology Mitigation Strategy: Technical Statement prepared by WYG Environment
- Ecological Mitigation Strategy: Visual Interpretation, prepared by Stride Treglown & WYG Environment
- Winter Bird Survey, prepared by WYG Environment
- Protected Species Survey, prepared by WYG Environment
- Design & Access Statement, prepared by Stride Treglown
- Sustainability Statement, prepared by Stride Treglown
- Landscaping Strategy prepared by Stride Treglown
- Transport Assessment, prepared by Connect Consultants
- Interim Travel Plan, prepared by Connect Consultants
- Draft Section 106 heads of terms
- Flood Risk Assessment, prepared by RMA Environmental
- Statement of Community Involvement, prepared by JBP.

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The foodstore, ancillary development and highway improvements are not materially different to the withdrawn application, the red line is unchanged and the revised application is submitted within 12 months of the previous application. It is considered therefore that this application qualifies as a "free go" and no application fee is therefore payable.

It is also considered that the Council's Environmental Impact Assessment screening opinion relating to the withdrawn application dated 10 July 2009 that concludes that there is no requirement for an EIA, also applies to the revised application.

We look forward to receiving confirmation of the registration of the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Simon Coles', written over a horizontal line.

Simon Coles
Regional Director
For and on behalf of WYG

Enc

cc Joint Applicants