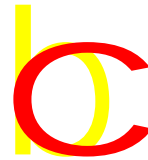


17 February 2010
PW/CFPL192526



Mr Jeremy Content
Planning and Regeneration (West Cornwall)
Cornwall Council
Dolcoath Avenue
Camborne
TR14 8SX

By E.Mail:- Jeremy.content@cornwall.gov.uk

Paul Williams
E: pjwilliams@savills.com
DL: +44 (0) 2920 368920
F: +44 (0) 2920 368906

12 Windsor Place
Cardiff CF10 3BY
T: +44 (0) 2920 368 920
savills.com

Dear Mr Content,

Land at the Jewson Site, Carnsew Quay, Hayle, Cornwall - Proposed Scope of PPS4 Impact Assessment

Savills are instructed by Actoris in respect of their proposals for a Morrisons supermarket on the Jewson site, Carnsew Quay in Hayle. A planning application is currently being prepared, which will include an Impact Assessment in line with PPS4: Planning for Sustainable Economic growth.

PPS4 practice guidance (Part 7: Assessing Impact) suggests a check list for scoping Impact Assessments with LPA's. I would be grateful for your views on the following scoping in line with the recommended checklist in order to facilitate an Impact Assessment.

This is of course set against the background of the two recent Retail Impact Assessments that have been carried out under the now superseded PPS6 requirements. I first set out the details of the proposed development before examining the background to the other live applications for Food stores in Hayle, followed by setting out the matters that we seek your views on.

The Proposals

The proposals are to consist of the following:-

- A Food superstore of approximately 3,345 sqm. gross, / 1,858 sqm. net with an 80 / 20 split of convenience to comparison floor space i.e. 1,486 sqm convenience to 372 sqm comparison.
- The proposals are to be located on the site edged red on the attached plan.
- The proposed level of car parking is approximately 250 spaces.
- The broad layout of the site is shown on the attached draft plan.
- The superstore is intended to serve a catchment area of Hayle and its immediate surroundings. It is intended to serve the identified need set out within the Penwith Retail Study of December 2007 (PRS) in the form recommended by the study, i.e. in a single large retail unit relocated on an edge of centre site.

Matters established from previous scoping requests

Scoping advice in respect of the ING proposals at the South Quay site and the Sainsbury's at Marsh Lane have established the following.



Primary Catchment Area (PCA)

The ING scoping established that the primary catchment area for a food store with an estimated net sales area of between 2,322 sq metres – 3716 sq metres would incorporate zones 2 and 3 as set out within the PRS of December 2007. These areas cover Hayle and St Ives.

It is anticipated that for the Jewson site, with a net sales area of 1,858 sq metres, the PCA would remain the same. Confirmation is therefore sought as to whether this is still applicable.

Sequential Assessment Sites

The South Quay consultants agreed the following scoping with regards to sequential test.

- There are no allocated sites in the defined town centres (Foundry and Copperhouse on the adopted local plan proposals map).
- Two edge of centre allocated sites were assessed under proposals TV-D (Hayle Harbour) and proposal TV-E, comprising the foundry area. In respect of TV-E it was agreed that only the Jewson site need be assessed. In this instance it is anticipated that only the South Quay site needs to be assessed in place of the Jewson site.
- Opportunity sites set out within the Hayle AAP options paper were agreed to be assessed for completeness.

The Sainsbury's sequential scoping agreement included a wider range of sites owing to the out of centre nature of the proposal and the need to assess other potential out of centre sites.

Health Checks

It was agreed that the only centres that required health checks were Foundry and Copperhouse town centres as part of the ING scoping. Sainsburys however were required to undertake an assessment of St Ives town centre, presumably due to the larger scale of the proposals and the out of centre location.

It is therefore proposed that the only health checks that are necessary to carry out are in respect of the Foundry and Copperhouse town centres. It was also confirmed that there are no designated district or local, neighbourhood and / or village centres that would need to be assessed.

It was confirmed that there are no retail commitments (recent permissions, developments under construction or completed developments) that need to be taken account in the RPA. We are not aware of any change in these circumstances and therefore would seek agreement that this remains relevant.

Penwith Retail Study

The ING scoping agreed that the findings of the PRS remain relevant, as were the findings of the associated house hold survey. Discussions with the Council's retail planning advisors (GVA Grimley) indicate that this remains to be the case.

Views Sought on Scoping - Impact Assessment

In light of the above, and the previous scopings undertaken, we would seek confirmation that the following approach is acceptable to the authority.

The Impact Assessment is to be carried out in accordance with the PPS4 requirements under Policies EC15 (Sequential Test) and EC16 (Impact Assessments for Main Town Centre Uses) which apply to main town centre uses which are not in a centre and not in accordance with a development plan.

a

The requirements of EC10 are to be principally assessed within a suite of supporting documents to the application including the Transportation Assessment, the Design and Access Statement and the Heritage Statement. The accompanying Planning Statement will tie together an overview of these assessments.

It is important to note that the application site lies within a mixed use allocation which includes Class A1 retail floorspace. Sequential assessments have been required as part of the assessment of the ING proposals at South Quay, which lie within the same policy designation as the application site. This was specifically at the request of the LPA, therefore, for completeness, and owing to the fact that the allocation policy itself requires a sequential assessment, the assessment will include consideration of EC15.

Sequential Sites to be Assessed

In line with the ING scoping for an edge of centre site, the following town centre and edge of centre sites are proposed to be considered as part of the sequential assessment:

1. Proposal TV-D – Hayle Harbour, South Quay
2. Proposal TV-E – Bookers Warehouse
3. Proposal H-G – R&J Supplies, Copper Terrace
4. AAP Site H8 - Atlantic Motors, Commercial Rd, Copperhouse
5. AAP Site H9 – Former Daniels Store, Copperhouse

In addition, it was agreed as part of the ING scoping that a number of vacant units would need to be assessed within both Foundry and the Copperhouse town centres. A review of whether these stores remain vacant will be undertaken in order to determine which are to be considered.

Impact

Policy EC14.4 requires an assessment addressing the impacts of retail proposals where they exceed 2,500 sqm gross floor space and where they are not in an existing centre and not in accordance with an up to date development. Policy EC16 details the Impact Assessment required in order to assess proposals for main town centre uses. As with EC15, the mixed use allocation covering the site includes A1 retail but not explicitly a foodstore. Consequently, an assessment under Policy EC16 will be carried out for completeness.

With regard to this application, the following impacts are of relevance:

- Impact on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal (*for clarity – the assessment will only include proposals within defined town centres*)
- Impact on town centre vitality and viability (including consumer choice and range and quality of the comparison and convenience retail offer)
- Impact on allocated sites outside town centres being developed in accordance with the development plan
- Impact on in-centre trade / turnover and on trade in the wider area (taking into account current and future consumer expenditure in the catchment area up to five years from the time the application is made)
- Whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres
- locally important impacts upon centres (*there are none anticipated in this instance*)

Primary Catchment Area

For the purposes of assessing impact upon trade/turnover, the PCA is to be based upon zones 2 and 3 of the PRS (December 2007), based upon a ten minute drive time from the proposed application site.

a

Health Checks required

For the Vitality and Viability assessment, health checks will only be required on the Foundry and Copperhouse town centres, in line with the ING scoping.

We trust that the above information provided sufficient clarity to the approach being taken and seek your views on this as soon as possible please.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

Paul Williams
Associate Director