



25 July 2011

Jeremy Content
Cornwall Council Planning and Regeneration (West)
Cornwall Council
Planning and Regeneration (West)
St Clare,
Penzance,
TR18 3QW

Our Reference: MT/W01484-2 /L01

Dear Jeremy

Submission of additional information in respect of a hybrid planning application at South Quay & Foundry Yard on behalf of ING RED UK (Hayle Harbour) Ltd (Application Reference PA/08142)

The intention of this letter is to demonstrate that the changes made to the development proposals in order to satisfy Heritage, Design and other issues following the Strategic Planning Committee's decision on 9th February to defer the ING application, have not materially affected the original transportation submissions made in support of this application.

It is however important to reiterate that the ING proposal for South Quay received no negative feedback from either the County highways department or the Highways Agency (HA) as confirmed in the Officer's Report to the Planning Committee on 9th February 2011.

In addition, the proposed amendments have been discussed with your highway officers who concur that the transport impact will be equal to, or less than the proposed development assessed within the December 2010 ING South Quay & Foundry Yard Transport Assessment.

As a result of the ongoing consultation between the Council and the ING team since the decision to defer the application, the quantum of development has evolved since the December 2010 Transport Assessment was carried out. The following table illustrates these changes in development which are referred to as the Proposed Amendments.



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Land Use	Current PA10/08142 (m² /no. of units)	Proposal Dec 2010	Proposed Amendments (m² /no. of units)
Residential	30		30
Retail	2,397		1,990
A3 (restaurant)	372		276
A3/A4 Unit	0		407
Food retail	5,230		5,230
Cinema	433		0
Total Floorspace	8,432		7,903
Total parking	326*		310*

*does not include residential parking

The key amendments now proposed include a number of design related changes, such as a reduction in overall footprint of development on South Quay, changes to the residential layout, enhancements to the public realm and a revised approach to the foodstore and parking area.

The proposed amendments will not give rise to any additional traffic demand and as such our previous position on transport impact / capacity still stands i.e. that the development will not have an adverse impact on the local and strategic road network and particularly not compared with the Consented Masterplan. Indeed, there is likely to be a small net decrease in traffic attraction from the development compared with what was previously assessed, due to a reduction in the overall retail floorspace and the removal of the cinema from the Masterplan

The Current Proposal delivers the following benefits:

- A new 3m wide pedestrian / cycle bridge over Penpol Creek. The Council in consultation with the local community is currently considering whether the location highlighted on the submitted application drawings is the most appropriate. The position of the bridge is subject to securing all necessary approvals and ING will be offering to make a financial contribution secured through the S106 legal agreement. Should an alternative location be deemed more suitable then the financial contribution can be used for this purpose and a revised permission can be sought;

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- It provides high quality retail facilities as an extension to Hayle town centre, thereby reducing the need to travel to other towns and out of centre facilities for shopping needs, thus reducing the level of traffic on the Strategic Road Network.
- There would be 15% less traffic than the Consented Masterplan at Foundry Square
- It gives more traffic capacity at Foundry Square as a result of some very minor, yet sensitive adjustments to the geometry of the junction.
- Continuous, new, high quality and attractive pedestrian and cycle linkages through the development that will enhance the accessibility of the development. Cycle parking spaces will be provided across the development for public use.
- A reduction in parking of 150 spaces compared to the Consented Scheme for South Quay.
- It would introduce a parking strategy that provides for short term stays whilst preventing vehicles blocking back onto Carnsew Road
- There will be no reduction in existing on-street parking availability within Hayle.

In response to the heritage and design led issues the developable area available within the site has decreased slightly compared to the Dec 2010 application which has resulted in a slight reduction in the overall number of parking spaces. However the car parking provision remains within Cornwall Council's Parking Standards and we strongly believe that this level of parking is appropriate given the sustainable location of the site. In addition a robust Parking Management System will be implemented in conjunction with the Council, which through the introduction of an appropriate pricing regime, will favour users of the facilities on the site over others. There will be periods throughout the day when demand from the foodstore and ancillary development declines and during these times there will be surplus car parking available for other town centre or leisure users.

In sustainable transport terms, this site also offers the best location for a foodstore compared with the other competing foodstore sites intended to serve Hayle. Many users will be able to visit the site via sustainable modes of travel, although the development is also designed to accommodate travel by private car. The site is less than 200m from the town centre and pedestrian connectivity will be significantly enhanced through the provision of a new 3m wide pedestrian / cycle bridge across Penpol Creek, facilitating safe movement to South Quay from Penpol Terrace.

In addition to this letter we have also provided as part of the accompanying revisions to this application, two Briefing Notes on highways and transportation. These are intended for Members and Officers as an aide memoire.

I would stress that the current proposals present a real opportunity to deliver a prestigious and sustainable development within the centre of Hayle which offers tangible infrastructure benefits as well as providing a range of retail and other uses.

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I trust this meets with your approval.
Yours sincerely

A handwritten signature in black ink, appearing to read 'M Thomas', written in a cursive style.

Matt Thomas
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for **Savell Bird & Axon**
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