

Carnsew Quay, Hayle Proposed Morrison Supermarket

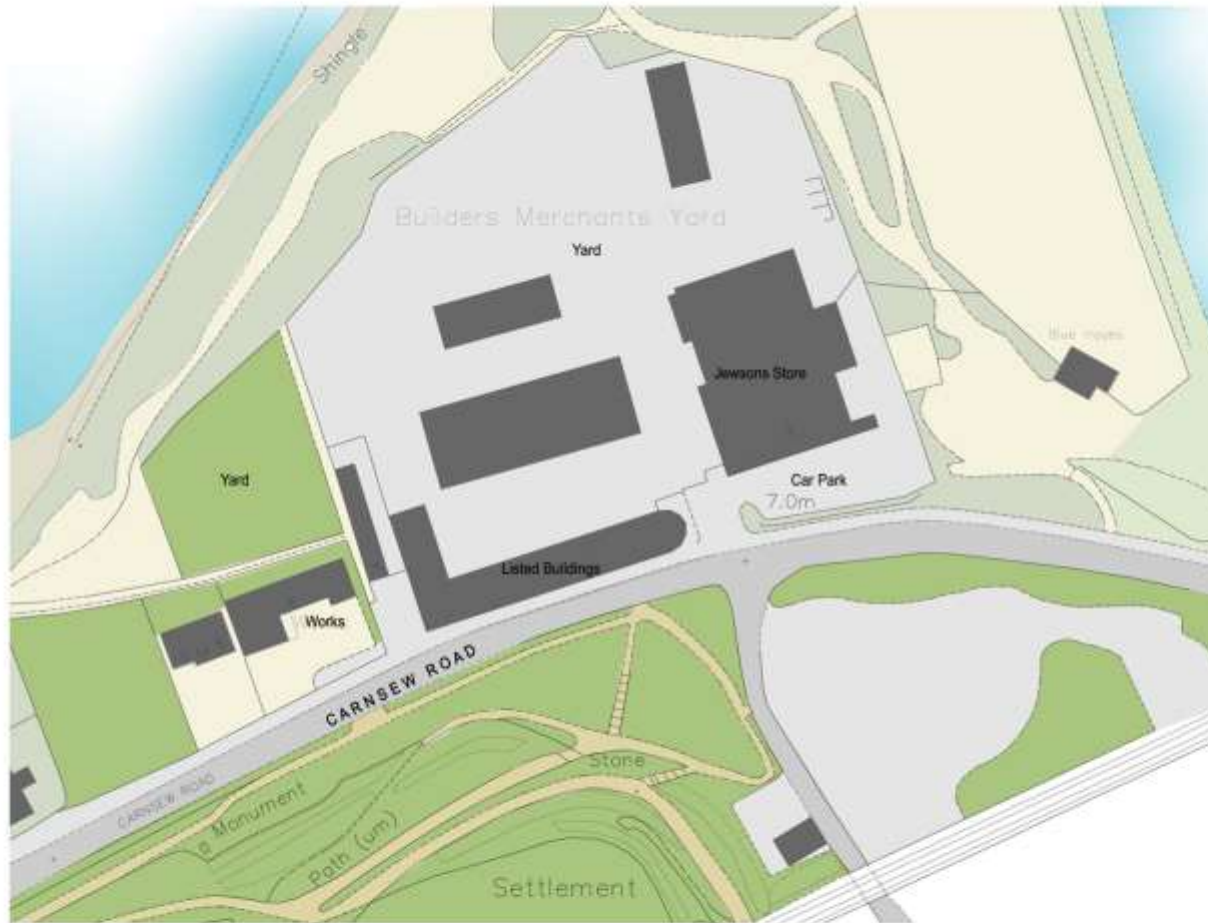


Carnsew Quay, Hayle



The Site

Carnsew Quay, Hayle



The Site

Jewson – Current User to be relocated/retained within Hayle

Size: 3 acres

Edge of Centre site

Includes Listed Building

World Heritage Site

Includes Bulky/Industrial Buildings & Outdoor Storage

Carnsew Quay, Hayle

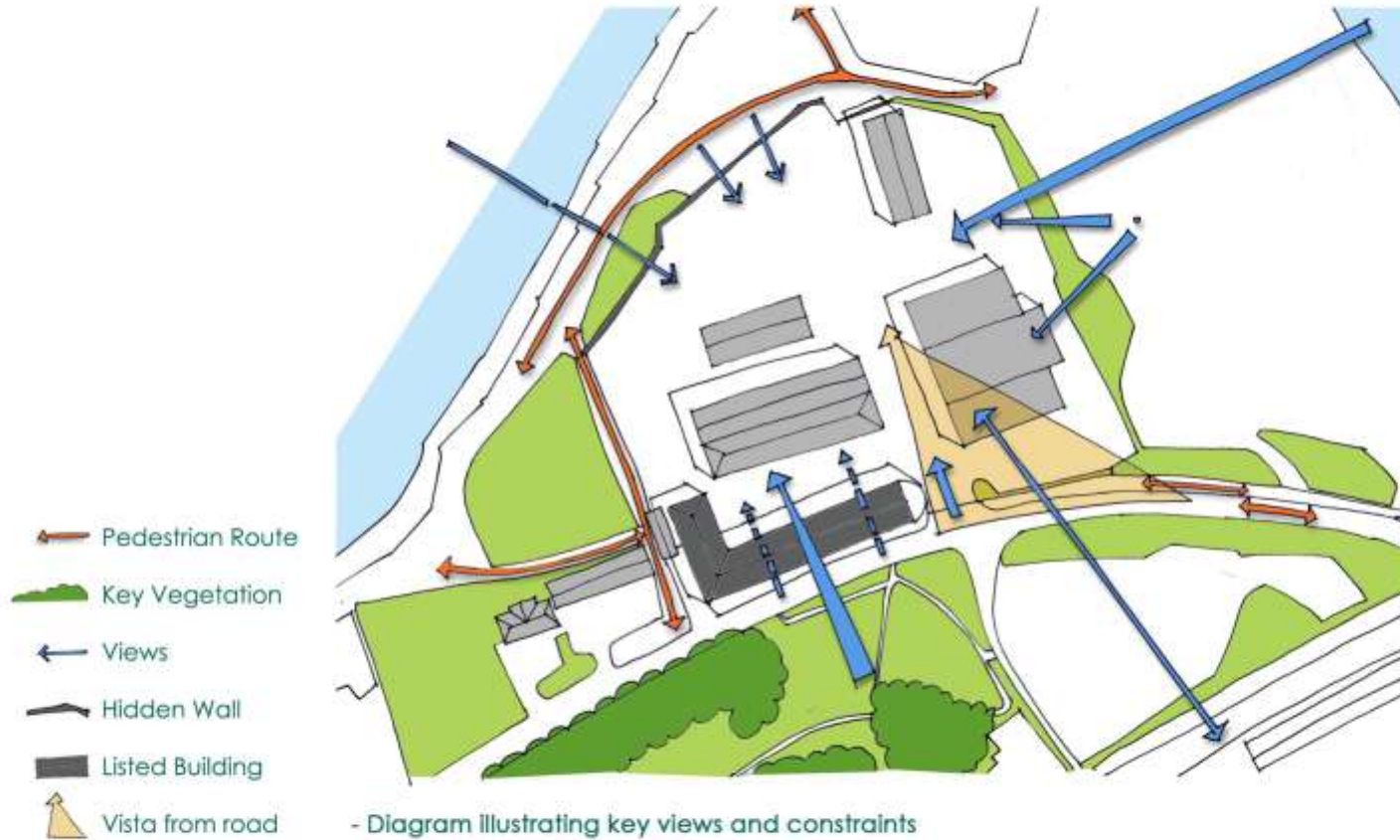
Key Issues

- Retail Need/Impact
- Regeneration
- Heritage
- Traffic
- Flood Risk
- Ecology

All to be subject to detailed appraisal / justification

Carnsew Quay, Hayle

Site Analysis



Carnsew Quay, Hayle

Identified Retail Need

Penwith Retail Study Identifies:

- 73 % of main food shopping trips currently lost from Hayle
- Majority of Trips to Camborne & Penzance
- Identified Food Shopping Need for Hayle
- 2012 – up to 1,500 sq m / 16,146 sq ft (net)
- 2016 – up to 1,600 sq m / 17,222 sq ft (net)
- 2021 – up to 1,750 sq m / 18,836 sq ft (net)

Carnsew Quay, Hayle



The Proposals

- Morrisons Food store
- 3,345 sq m / 36,000 sq ft gross
- 1,858 sq m / 20,000 sq ft net
- 80% Food - Convenience Floorspace (1,486 sq m / 16,000 sq ft)
- 20% Non-Food - Comparison Floorspace (371 sq m / 4,000 sq ft)
- 20,000 Product Lines (Everything needed for main food shop)
- Approx 250 Car Parking Spaces

Carnsew Quay, Hayle



Elevation Proposals

Carnsew Quay, Hayle



M MORRISONS

ING 

ASDA

Sainsbury's

Other Proposals

ACTORIS



MORRISONS

Carnsew Quay, Hayle

Comparison of Proposals

Proposal	Size	Food / Non Food Split	Location
Morrisons	Gross: 3,345 sq m / 36,000 sq ft Net: 1,858 sq m / 20,000 sq ft	80-85% food 15-20% non-food	Edge of Centre
ING	GIA: 6,864 sq m / 73,885 sq ft Net: 3,159 sq m / 34,000 sq ft	65% food 35% non-food	Edge of Centre
Sainsburys	GIA: 5,222 sq m / 56,210 sq ft Net: 3,042 sq m / 32,744 sq ft	70% food 30% non-food	Out of Centre
Asda	Gross: 4,347 sq m / 46,800 sq ft* Net: 3,345 sq m / 36,000 sq ft	Unknown	Out of Centre

GIA: Gross Internal Area

*Assumes a 70% gross to net ratio based on a 36,000 sq ft net (in accordance with press releases)

Figures are indicative and / or assumed figures and are drawn from numerous sources

Carnsew Quay, Hayle

Benefits

- Meets, and is well related to, identified retail need
- Appropriate Scale – big enough but not disproportionate to town centre(s)
- Edge of Centre – Beneficial to Town Centres (linked trips)
- Sequentially Preferable to Out of Centre sites
- Heritage Benefits - Positive feedback from English Heritage
- Approx. 250 Jobs