

REDEVELOPMENT PROPOSALS FOR HAYLE RFC

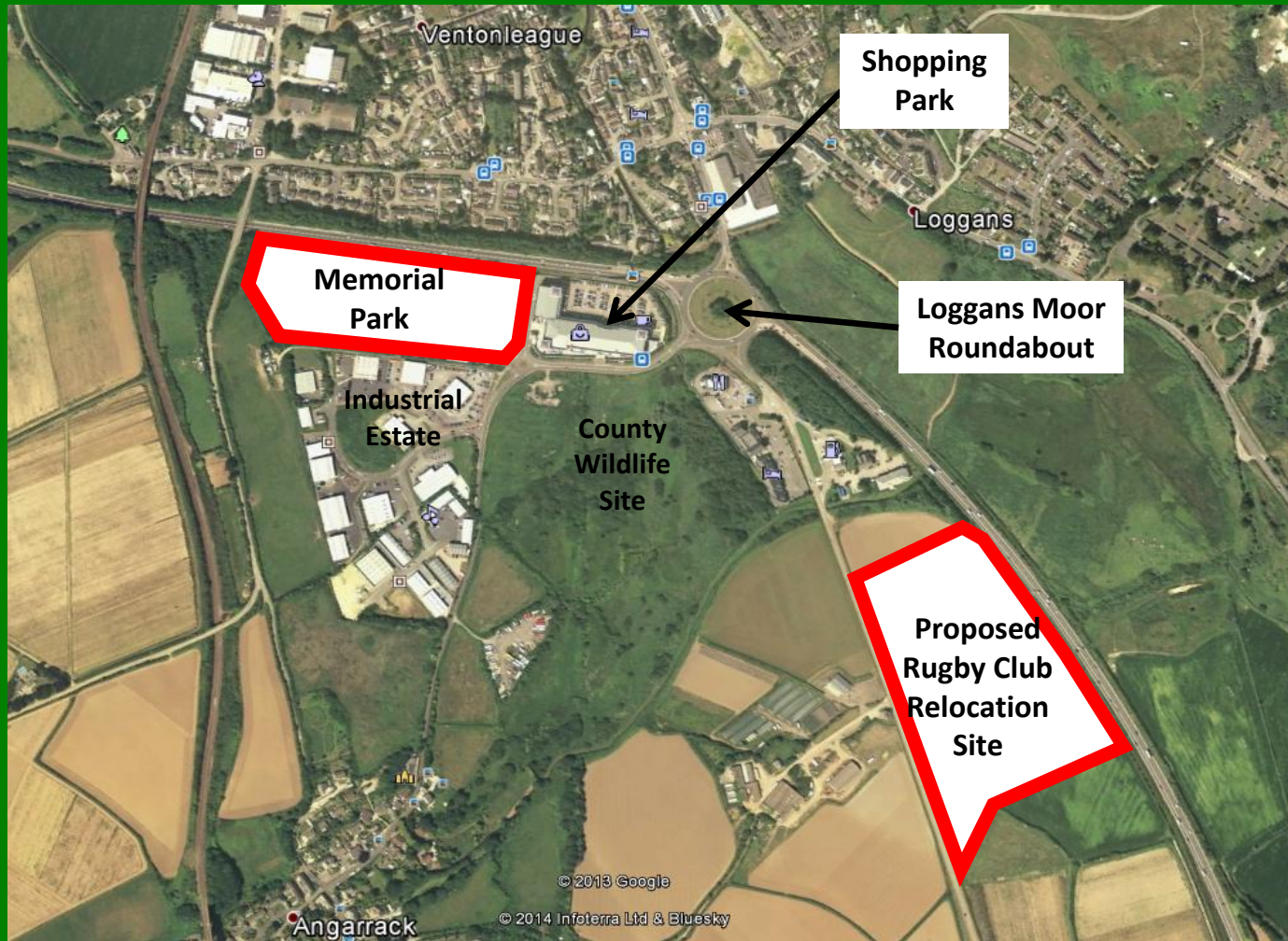


New Retail Park adjoining the West Cornwall Shopping Park
Hayle RFC, Memorial Park, Marsh Lane and Club Relocation

Delivering new investment, sports and community uses in Hayle

THE PROPOSAL

- Outline application for circa up to 170,000 sqft of retail, restaurant and cafe uses at Memorial Park directly next to West Cornwall Shopping Park
- The relocation site for new Rugby Club has already got consent at Carwin Rise/Connor Downs road
- The retail development will ensure that the club relocation can go ahead



PLANNING HISTORY

- Previous proposal by ASDA for this site – Their preferred location.
- Established retail trading position and close to A30 and Hayle.
- Linked trips with existing retail park.
- Application refused October 2011 but Rugby Club Relocation site minded to approved at same Committee subject to S106 relinquishing existing use on Memorial Park. Consent granted June 2013.
- ASDA subsequently agreed terms on the South Quay site as consent was granted there, opened this week 3 years later.
- Its a prime retail location and we believe there is a presumption for an alternative use.



SPORT, RECREATION & COMMUNITY BENEFITS (already has planning consent)



PROPOSALS FOR CARWIN RISE

Bars/function rooms, kitchens, club/committee rooms, gym, 6 changing and match officials, kit/equipment & maintenance store;

150 seat covered stands, 90 space car & bus park, 2 senior floodlit pitches, training and junior playing zones.



NOT JUST A RUGBY CLUB – A Community Facility

Up to 1500 use this facility at different times.

Senior, junior, mini's rugby, County rugby matches
Hayle runners / West Cornwall concert band /
Hayle in Bloom / Cricket Club / Surf life saving club
/Bingo /Dance groups /functions for local
community / Friday night youth disco.

£4m Sports & Community Investment



THE RETAIL APPLICATION AT MEMORIAL PARK

- It is an OUTLINE application with all detailed matters reserved (finishes, layout, landscape etc) with the exception of access to the site.
- The detail will be dealt with as part of a Reserved Matters application (detailed application)

This is because:

1. We want to establish the principle of development first.
2. We want to optimise the relationship with the existing Shopping Park.
3. We are currently investigating with the Council other Transport Strategy benefits our scheme can bring – the potential of a Link Road onto Nanpusker Road.

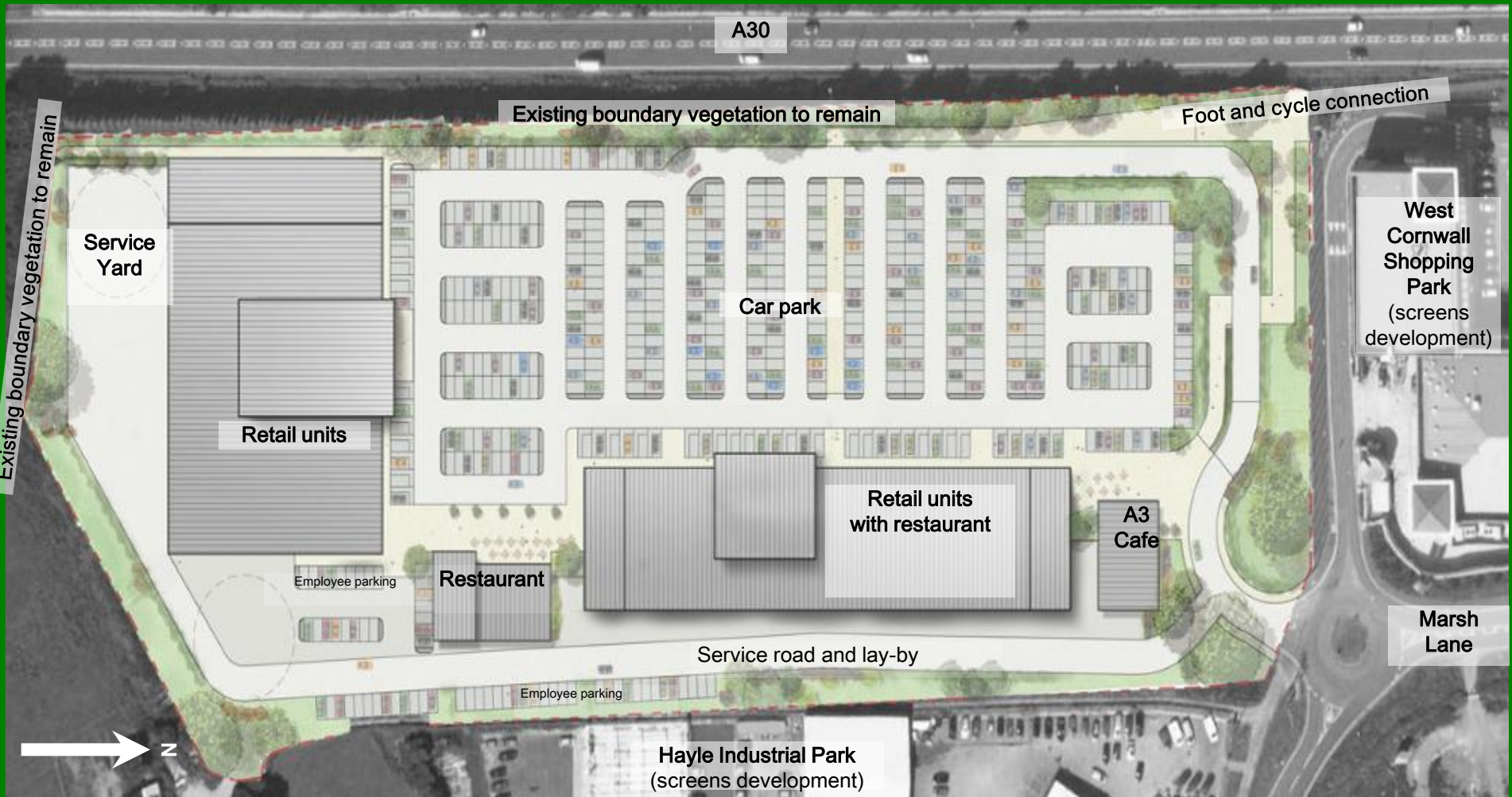
THE SCHEME IN MORE DETAIL

- 9 to 10 retail units - total retail floor area ... Approx' 14,600 sq m (157,000 sqft)
- 3 cafe/restaurant units ... Approx' 950 sqm (10,000 sqft)

Car Parking ... 596 gross car parking spaces, comprising...

- 528 standard spaces
- 5% will be disabled access spaces;
- 3.5% will be parent & child spaces
- 68 employee spaces
- 26 customer cycles spaces
- 10 motor cycle spaces

ILLUSTRATIVE SITE PLAN





West facing elevation



East facing elevation



North facing elevation



South facing elevation

Appearance

- **Rainscreen cladding**; dark grey - echo Cornish slate highly engineered finish
- **Facing concrete block work** making reference to the existing park & provide a contrast in finishes
- Dark panels give development own identity
- **Large areas of aluminium shop front glazing**, providing active frontages
- Glazed canopies – weather protection

ILLUSTRATIVE 3D VIEWPOINTS



View from the access to the development from Marsh Lane



View from the existing West Cornwall Shopping Park

ILLUSTRATIVE 3D VIEWPOINTS

**Marsh Lane
Industrial Estate**

**West Cornwall
Shopping Park**

Camborne – A30 – Penzance

HIGHWAYS BENEFITS

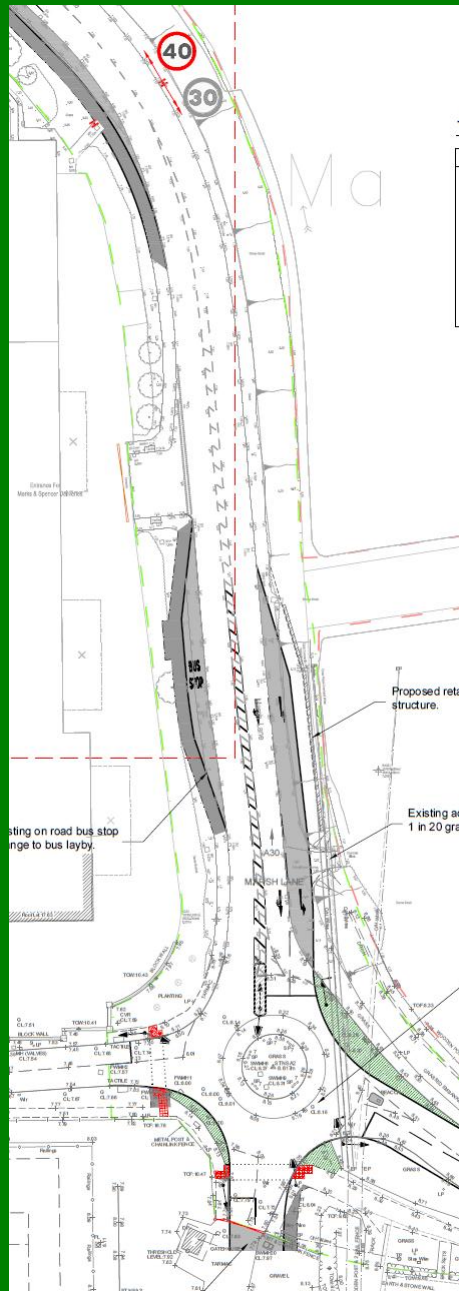
Improvements/changes to:

Loggans Moor Roundabout

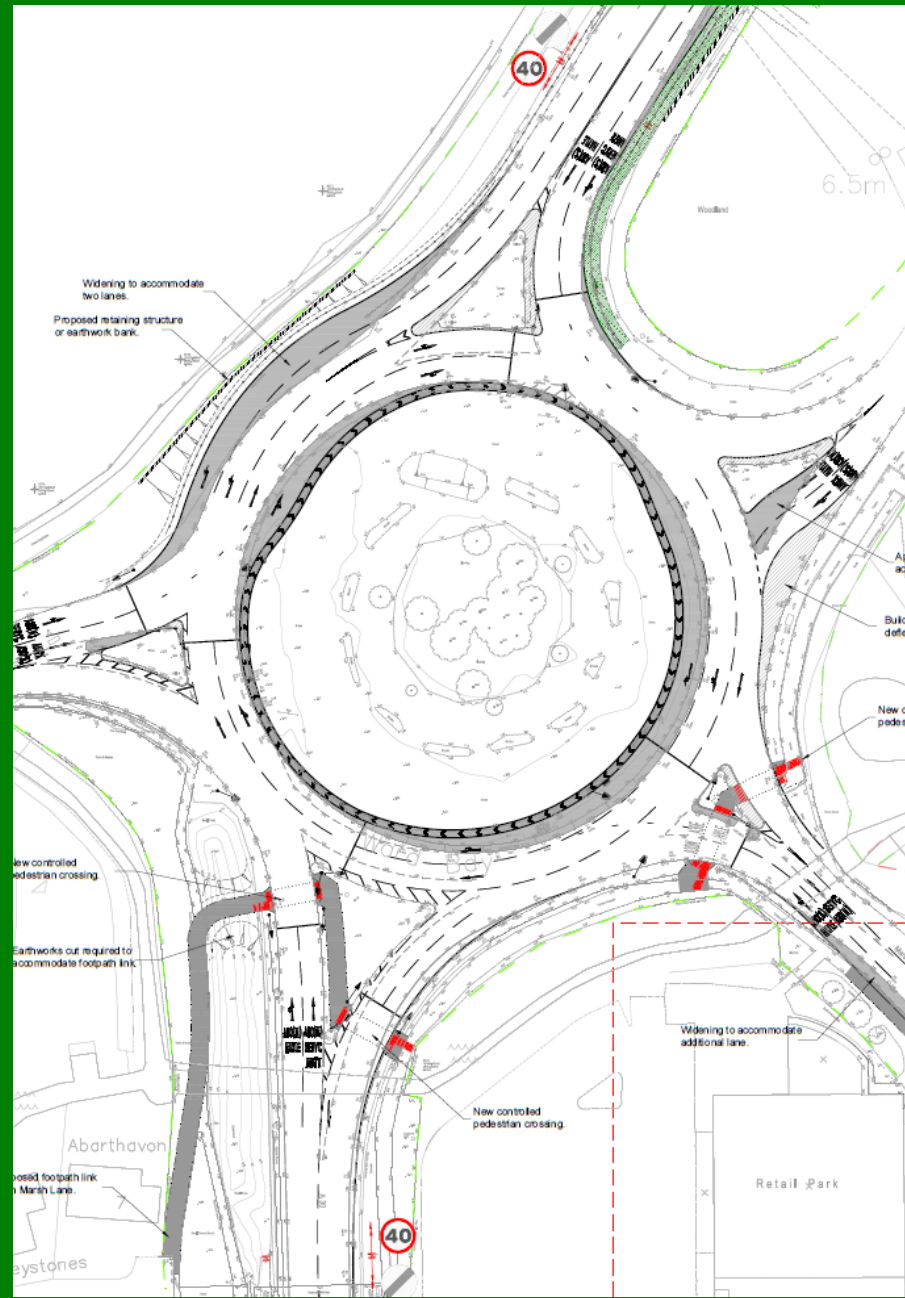
- signalised
- at grade foot crossing
- additional lanes
- speed reduction signage

Marsh Lane

- new off road bus stop
- lane widening
- change roundabout to a signal junction
- Parking advance direction signage



Marsh Lane



Loggans Moor Roundabout



NANPUSKER LINK

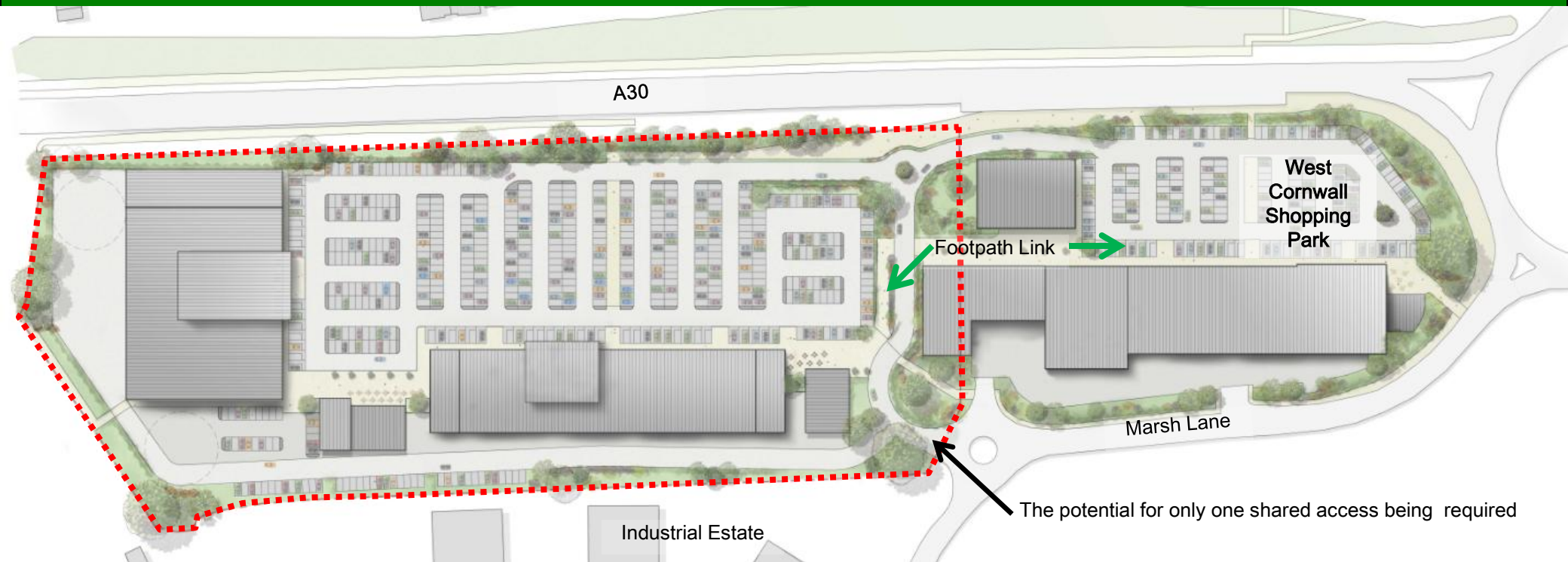
Currently being investigated with Cornwall Council



Potential Nanpusker Road to Marsh Lane Link Road

- Helps relieve the Carwin Rise double mini roundabouts
- Helps provide capacity for future residential growth to the south of Hayle
- Potential to provide an alternative HGV route to Guildford Industrial Estate

POTENTIAL INTEGRATION WITH WEST CORNWALL SHOPPING PARK



BENEFITS WITH LOCATION DIRECTLY ADJACENT WEST CORNWALL SHOPPING PARK



BENEFITS

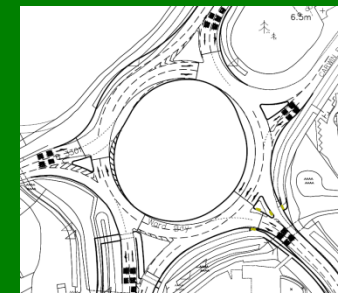
- Creates one larger integrated retail park with good safe pedestrian connectivity – linked trips
- Shared car parking
- Cars and pedestrians travel between the retail units are off Marsh Lane (the HIGHWAY network)
- Is close to and can use the existing pedestrian connections as the shopping park including the footbridge
- Marsh Lane's road form remains as is, suitable for all modes and uses (retail and industrial)

SCHEME BENEFITS

- **SPORT, RECREATION & COMMUNITY** – A new purpose built and state of the art rugby club for Hayle RFC and the community groups and bodies that use it. Fully compliant with the objectives of the **NPPF** supporting local strategies **to improve health, social and cultural wellbeing.**



- **HIGHWAYS** – Improvements to the Strategic & Local road networks at Loggans Moor and Marsh Lane; a new bus stop and pedestrian and cycle links in the locality. Cornwall have improvement scheme for the Carwin double mini roundabouts which links with our proposals.



- **HIGHWAYS** – The potential for a Nanpusker Road link to help with future residential growth and to help relieve the Carwin Double mini roundabouts. Currently being tested by the Council, we will deliver the land necessary.

- **HIGHWAYS** - No vehicle or pedestrian cross visitation back onto Marsh Lane.

- **HIGHWAYS** – Removal of the Sunday car boot sale (currently creates up to 1000 car movements).



SCHEME BENEFITS CONTINUED

- **EMPLOYMENT** – Creation of up to 600 jobs (part time and full time), retail and construction at retail park, construction at the new rugby club. Continuing dialogue with Ian Richards of Job Centre Plus.
- **INVESTMENT IN THE TOWN and LOCALITY** – In the form of a financial contribution to help improve the two centres. Could be signage, town centre managers, information boards about the town centre. Improving pedestrian access and traffic calming to Angarrack.
- **NEW RETAIL TO HAYLE AND WEST CORNWALL** – This could include a number of brands not already present at the existing Shopping Park.
- **BROWNFIELD and INFILL SITE** – it is Brownfield (more preferable than Greenfield) and is bound by development.
- **EXISTING RUGBY CLUB SITE** – No impact on flooding and no impact on wildlife – there will be wildlife creation at the proposed new Rugby Club.



jobcentreplus



DELIVERY OF THE PROPOSALS

- Upon consent immediate submission of the detailed scheme.
- Hayle RFC ready to relocate to the new site and occupy temporary buildings if necessary.
- New artificial 4G surface will enable use within 6 months of construction and laying.

SUMMARY

- The existing site at Memorial Park is ideally located to be a **rational extension** to the existing West Cornwall Shopping Park
- The retail scheme secures the **investment** in a **sporting facility** for Hayle and provides a base for many of the **community groups** that use it
- There are **highways improvements** to **Loggans Moor, Marsh Lane**, pedestrian and cycle improvements
- The potential **Nanpusker Road Link** to assist Cornwall with their future strategic highway improvements
- The proposal will improve **shopping choice** for the people of Hayle and West Cornwall with the addition of national brands
- The proposal will create **significant job opportunities** for local people
- A significant **financial contribution** to **Hayle town centres** (to be invested at the direction of the Town Council) and to **improved traffic calming / pedestrian access to Angarrack**
- Over **400 letters of support** including from **Angarrack Residents** and **IM Properties**, owners of the West Cornwall Shopping Park and **no letters of objection** from **members of the public**