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limited by guarantee, company number 7900674

Tuesday 8th December 2015

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| Cornwall Planning | planning@cornwall.gov.uk |
| George Eustice MP | camborneredruthconservatives@gmail.com / george.eustice.mp@parliament.uk |
| Camborne Town Council | cambornetc@cornwall.gov.uk |
| Cllr John Herd | jherd@cornwall.gov.uk |
| Cllr Jude Robinson | Jude.robinson@btinternet.com |
| Cllr Jon Stoneman | jstoneman@cornwall.gov.uk |
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BID Camborne Response to Marsh Lane Developments at Hayle Rugby Ground

BID Camborne wishes to strongly object to the retail development proposal approved by Cornwall Council to replace the rugby ground at Marsh Lane in Hayle. This will have negative impact on Camborne Town businesses and have a serious detrimental effect on our town.

BID Camborne businesses will have invested over £500,000 pounds through BID Camborne between 2012 and 2017 on improvements to our town environment that has boosted investor confidence in Camborne. All of this work will be wiped out if this Hayle retail development proceeds.

BID Camborne has reviewed the GVA Retail Impact Study commissioned by Cornwall Council on these developments. We wish to draw your attention to the following sections in the report:-

- Page 10 – Policy 4 of the Cornwall Council February 2015 Draft Local Plan states “*Development will be permitted where it supports the vitality and viability of town centres. No significant adverse impact upon the health of town centres.*” This is completely wrong - over recent years the Government has been concerned that out of town shopping centres directly affect the high streets of nearby towns.
- Page 11 – The Inspectors reviewing the Draft Local Plan have said “*The Sequential Test must be applied.*”



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- Page 12, paragraph 4.11 says there is no capacity requirement for these developments.
- Page 29 – Camborne is estimated to lose 5% of Comparison Goods trade if just one of these developments is permitted. The table on page 43 shows an 8% loss if both developments proceed.
- Page 30 – Shows Camborne is already showing decline in Fashion goods market share – 2014 survey.

The five points highlighted above show that permitting the development goes against Cornwall Council's own Draft Local Plan. There is no capacity need for this development and it will significantly impact local town centres. It should not proceed.

BID Camborne does not usually comment on planning applications as we are not a statutory consultee on planning matters. However we are so concerned about the possible impact to our town from this development that we feel we must put our objections in writing to you.

We hope our views are duly noted.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mel Martin', with a stylized flourish extending to the right.

Mel Martin

BID Camborne Manager

(on behalf of BID Camborne and the 320 levy payers we represent)

