

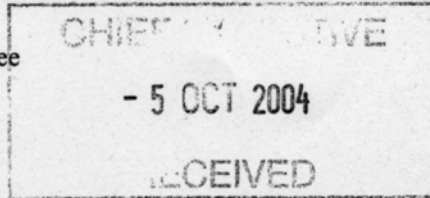
6 - OCT 2004

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30/09/2004

Mount Edgumbe Joint Committee  
Clerk  
Plymouth City Council  
Civic Centre  
Plymouth  
PL1 2EW



Dear Sir/Madam,

**Re: Raleigh Battery/Whitsand Bay Holiday Camp/Whitsand Bay Lodge Park  
Whitsands Bay  
Nr Millbrook  
Cornwall  
PL10 1JZ**

As a chalet owner on the cliffs at Whitsand Bay I have become most concerned by the apparent trade off with Mr Wintle (owner of above) by the Local Council, the Environment Agency and English Heritage in trying to rescue a sadly abused National Monument – the Raleigh Battery.

The trade off appears to be to allow Mr Wintle to flout Planning Directions for the area (approved by the Secretary of State Transport, Local Government and the Regions) and turn the Camping facilities outside the Battery into a Lodge Park. The Monument would be salvaged and protected yet at the same time the plan (deal) will allow Mr Wintle to maintain many of the fixed site caravans, **improve** the shopping, service and leisure facilities inside the National Monument.

The proposed Lodge development is on the whole perfectly acceptable but the first phase is not – it's in a field which has never had any development in it that is on the road side on the cliff top.

I understand the need sometimes for a "trade off" when trying to bring about change but what is happening here appears to be flying in the face of common sense.

I have enclosed a copy of my recent letter to Caradon District Council in which I am questioning the soundness of part of a recent planning decision that in my mind flouts local planning Directions and denigrates an area of Outstanding Beauty. I hope the enclosure explains my concerns more clearly.

I appreciate that the Whitsand Bay Lodge Park is not part of the Mount Edgumbe Estate (Jointly managed with Cornwall County Council) but there are cliff chalets with in the Estate the will be within a 100 metres of this development.

I would welcome your comments.

Yours sincerely,

Owen Harris

local gossip and news. I'm also very inquisitive about anything that may affect the beauty and uniqueness of the cliffs at Whitsands.

Since that meeting I have asked the Newsagent, the Hairdresser and the Chemist's Assistant in Millbrook about any prior knowledge they had about the proposed Lodge development on Southfield. They told me that they had been made aware of the general plans from an article in the Cornish Times 24/04/04 (the editorial content was critical of the plans) and then from gossip from employees at the Holiday Camp. All of it vague and no understanding that Southfield was going to be used, let alone be Phase 1 with 11 landscaped lodges monitored by CCTV and a secure entrance to that Phase. Even the early adverts in the local Estate Agents did not alert them to this Southfield development.

I also asked three of the cliff chalet owners' Associations if they had been approached by Mr. Wintle about his plans. The answer was negative.

I'm not at all sure how to continue with my bid to prevent what now appears to be a *fait accompli*. As you can see from the photo (above) Southfield has had its top soil removed and is scrubland with a nasty gravel track laid in preparation. Mr Wintle has diverted the Campers footpath north away from this field. (That should improve the restoration of the Monument, especially the bits of faced granite stone he's bulldozed out of the way.)

If only there were no plans to build in Southfield!

If only phase 1 was not in Southfield but elsewhere and so less obtrusive!

(What happens to the Southfield site if the Lodges are not a success?)

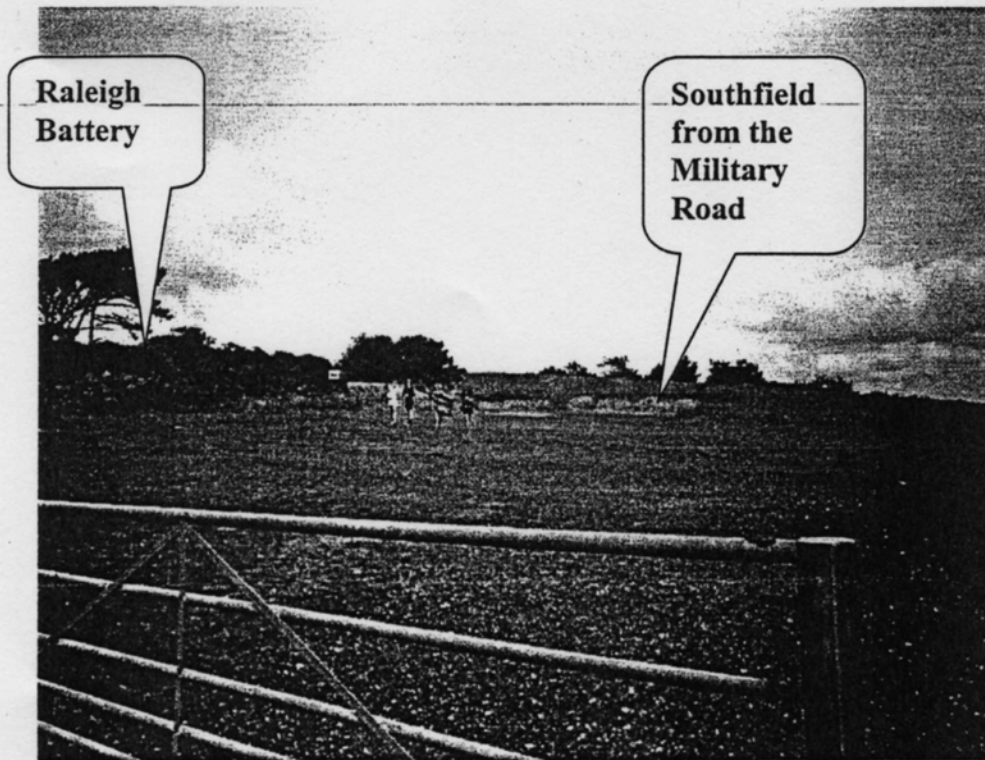
So in desperation, I am copying this letter with a covering note to all of these organisations with a plea for them to try and put pressure onto you to force Phase 1 to a different and more acceptable part of the site as lots of us believe that the current consent is really an incorrect decision. Not enough people have been listened to.

Yours sincerely,

Owen Harris

Copy to:

- Secretary of State for Transport, Local Government and the Regions
- Ombudsman
- National Trust
- Environment Agency
- National Heritage
- Tregonhawke and Withnoe Chalet Owners Assoc.
- Wiggle and Treninnow Tenants Assoc.
- Mount Edgcombe Joint Committee (PCC/CCC)



11 lodges are planned for Southfield which is on the cliff top, visible to all and is in a field that has never had any development in the past 50 years. The proposed landscaping will be out of character and the Lodges much bigger than any permitted by Article 4. (300 sq. ft.)

This is in an area that is recognised as being of Scientific Interest, Outstanding Beauty and Lodge development in Southfield appears to flout not only the spirit of Article 4 but its written guidelines approved by the Secretary of State and proposed by Caradon District Council to protect the beauty of Whitsands Bay.

Article 4 was also proposed by Caradon Council to help clarify the position for the many chalets owners on the cliffs as to what was likely to be permissible in terms of size, shape, appearance and replacement in order to protect and maintain the Whitsands Bay environment.

The granting of this development in the Southfield will now muddy these waters again. It will make it more difficult for those of us on the cliffs that favour the spirit and principles behind Article 4 to successfully encourage our fellow cliff dwellers to conform to it even if they cannot approve of it. They will simply say that they will copy the Lodges' example!

At my meeting with Ms. Susan Waters at Caradon Planning Office in August 2004 I expressed my dismay at the lack of prior information I had about this development especially missing the planning notice and now it appeared too late to affect any decision making. Ms. Waters sympathised and reassured me that the decision had not been taken lightly. Also she believed that there had been articles in the local press and that whilst she was not sure she thought that Mr Wintle (owner/developer) had had meetings with people from the nearby Millbrook village and some group of cliff chalet owners.

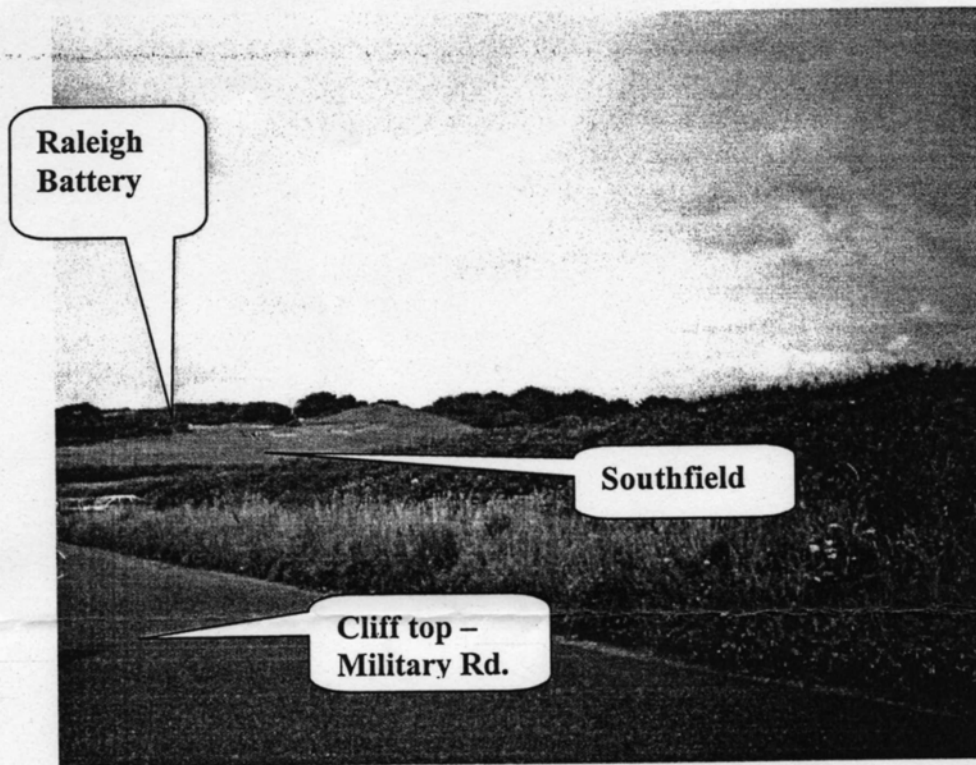
I explained that this also surprised me as whilst I do not live locally I do spend time there every month and have many local acquaintances who are always keen to keep me up to date with all the

the moat is to be halved and what is left of the Battery is to be “protected” and improved *to be made available to the public*. (I’d love to know what this really means.)

As a result the pay off appears to be that the current owner of the Holiday Camp, Mr Wintle, will be allowed to develop over 70 Lodges that will all be outside the Battery on surrounding land – some of which is currently used for 3-4 months of the year by touring tents and caravans. These lodges will be up to 45ft \* 20ft (900 sq. ft.) and will have electricity, cable TV, CCTV, Landscaping etc and will cost around £200,000. Around each Phase will be some sort of security that will only be accessible via a Key Code. They are being marketed as an investment opportunity. (This appears to mean that they are **not** eligible to contribute to the Local Council Tax as second homes.)

My concern is not so much about the upgrading but about the fact that planning approval has been given for the first phase of this development to take place in a field known as **Southfield**. The rest of the plan looks quite appropriate.

There is a Development Plan (Article 4 (1) approved by the Secretary of State in April 2002. This plan outlines strict guidelines for development in a designated area that includes the Whitsands Bay Holiday Camp/Raleigh Battery.



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30/09/2004

Caradon District Council  
Development and Building Control Services  
Luxstowe House  
Liskeard  
Cornwall  
PL14 3DZ

Dear Mr Rolfe,

**Ref: Whitsands Bay Lodge Park  
Whitsands Bay  
Nr Millbrook  
Cornwall  
PL10 1JZ**

I am an owner of a hut on the cliffs at Whitsands Bay and this summer was amazed to learn that the nearby Whitsands Bay Holiday Camp was to be redeveloped. I say amazed because despite my fixation with reading yellow planning notices on the cliffs I had not seen one for this proposal (and nor had any of the chalet owners on Tregonhawke Cliff nor residents of the nearby village of Millbrook that I spoke to).

A visit to your offices in August confirmed that planning permission had been requested, a yellow notice had been placed at the entrance to the Camp and that permission had been granted. An arrangement with National Heritage and the Environment Agency had been agreed so that the Raleigh Battery, as a National Monument could be protected and more favourably displayed and to facilitate this the owner of the Whitsands Bay Holiday Camp would be able to upgrade this site into a Lodge Park in areas outside the Battery.

The original site, Raleigh Battery, was a Napoleonic Defence (a Palmerston "folly") and as a child I used to stay in one of the WW II barracks that had been built in it and had been "passed" onto the farmer whose land surrounded the Battery.

Over the years this Battery (Raleigh) has been developed into a Holiday Camp with many of the gun emplacements, underground defences, the moats and drawbridge being destroyed to allow for this.

However this new plan is far more radical – the majority of overnight caravan and camping facilities are to be dramatically reduced, the number of permanent standing caravans in what was