



Whealdream

Recovery Operation

Non-Technical Summary

23rd October 2025

Land &
Mineral
Management



Whealdream is an established and successful family-run holiday destination complete with lodges and self-catering accommodation; a small golf course; a Football/Rugby Golf course; and a highly rated restaurant.

Whealdream is located 2.6km to the northeast of Helston, Cornwall, at Grid Reference SW 66601 29309. The site is bordered on three sides by farmland, a small number of residential dwellings and agricultural buildings, as well as a large area of woodland to the Southwest. The Site is accessed from the B3297, a minor road running parallel to the Eastern boundary of the site

The application area comprises a total of 6.94 ha of land (including the temporary haul route). The application site falls entirely within the confines of Whealdream Holiday & Leisure. The land on which the proposed ground modelling work will take place is mainly amenity grass associated with an existing par 3 course and Footgolf course. The existing topography slopes from the northeast corner of the Site and falls away to the west, from 117 AOD to 104AOD.

Cornwall Council have granted planning permission ref: PA24/03864, dated 29/11/2024, for *“Construction of a golf range and associated covered bays building with cafe, together with a new 18 hole footgolf / rugbygolf course, new maintenance shed and water storage lagoon and extensive native planting scheme. Ground modelling to be undertaken using imported inert materials”*

The proposed landform and development is shown in Final Masterplan ref: 901.17, with an excerpt below:



Figure 1 - Excerpt from Final Masterplan ref: 901.17 to show the approved development.

Volumetric calculations and a cut/fill analysis, as set out in section 10 of the approved Design & Access Statement that accompanied the planning application have determined that a volume of approximately 102,000m³ of material is required to achieve the approved landform. This equates to approximately 163,200 tonnes of inert waste assuming a bulk density of 1.6 tonnes/m³ but obviously both the conversion factor and the total amount needed to achieve the permitted landform will be subject to a degree of fluctuation depending on ground conditions and types of waste received. The development is seeking to achieve a precise landform, not manage a specific amount of waste. The estimated volumes and tonnages will be subject to change, this does not change the concept of it being a recovery operation.

Following approval of a Waste Recovery Plan (v2.1 June 2025), an application is now being made for the necessary bespoke Permit.



The importation of inert materials will commence in Phase 2 when the infrastructure including an access road and construction compound have been created. Storage of imported materials may occur when weather conditions prevent work, or to deal with fluctuations in supply.

There are in essence three phases of the site as shown on approved drawing no 901.45. It is estimated that the importation of materials will take two years, but there is no prescribed time limit.

An Environmental Risk Assessment (ERA) and an Environmental Setting and Design report (ESSD) form part of the application submitted.

The Hydrogeological Risk Assessment (HRA) for the site has included an assessment of the risk of importing the inert wastes approved in the Waste Recovery Plan.

A Stability Risk Assessment has been included with the application as a requirement of the process, rather than because any issues were identified that indicated a risk.

Additionally the site is not one of the type listed at [.gov.uk](https://www.gov.uk), where a DMP is required with a bespoke application, however to avoid any conflict at the planning stage a DMP has been included based on the measures that have been agreed via the CEMP as sufficient to control dust from the site.

Gas risk has been addressed in the ESSD at section 3 with a simple source – pathway - receptor risk assessment, as has been successfully used for other recovery operations.

Pre-application advice was sought and an initial response 05-09-2025 confirmed *“I have looked at the information you have provided and there are no suggestions that you must submit a Noise and Vibration Management Plan(NVMP).“*

The response received on the need to pay a Habitat Assessment fee was confusing in the same email, but finally confirmed 08-10-2025 that no fee was required. This chain of emails is included with the application.