

Hayle

**Cornwall Site Allocations DPD
Town Framework
Neighbourhood Plan**



1. Housing, employment & retail figures for Hayle
2. Progress & timetable on Local Plan & Cornwall Site Allocations – emerging applications
3. Hayle Site Allocations Map – working draft options
4. Neighbourhood Plan?
5. Next steps

Timetable & process

- **Sept/Oct:** Draft Site Allocations document
- **Oct/Nov:** Review with Hayle Town Council?
- **Early 2015:** Public Consultation early in the New Year on Site Allocations Document
- **Mid 2015:** Local Plan examination & **End 2015** adopt?
- **End 2015:** Site Allocations DPD examination after Local Plan?

Applications process?

Housing figures

Local Plan target 1400

- Already built: 73
- Outstanding permissions: 877

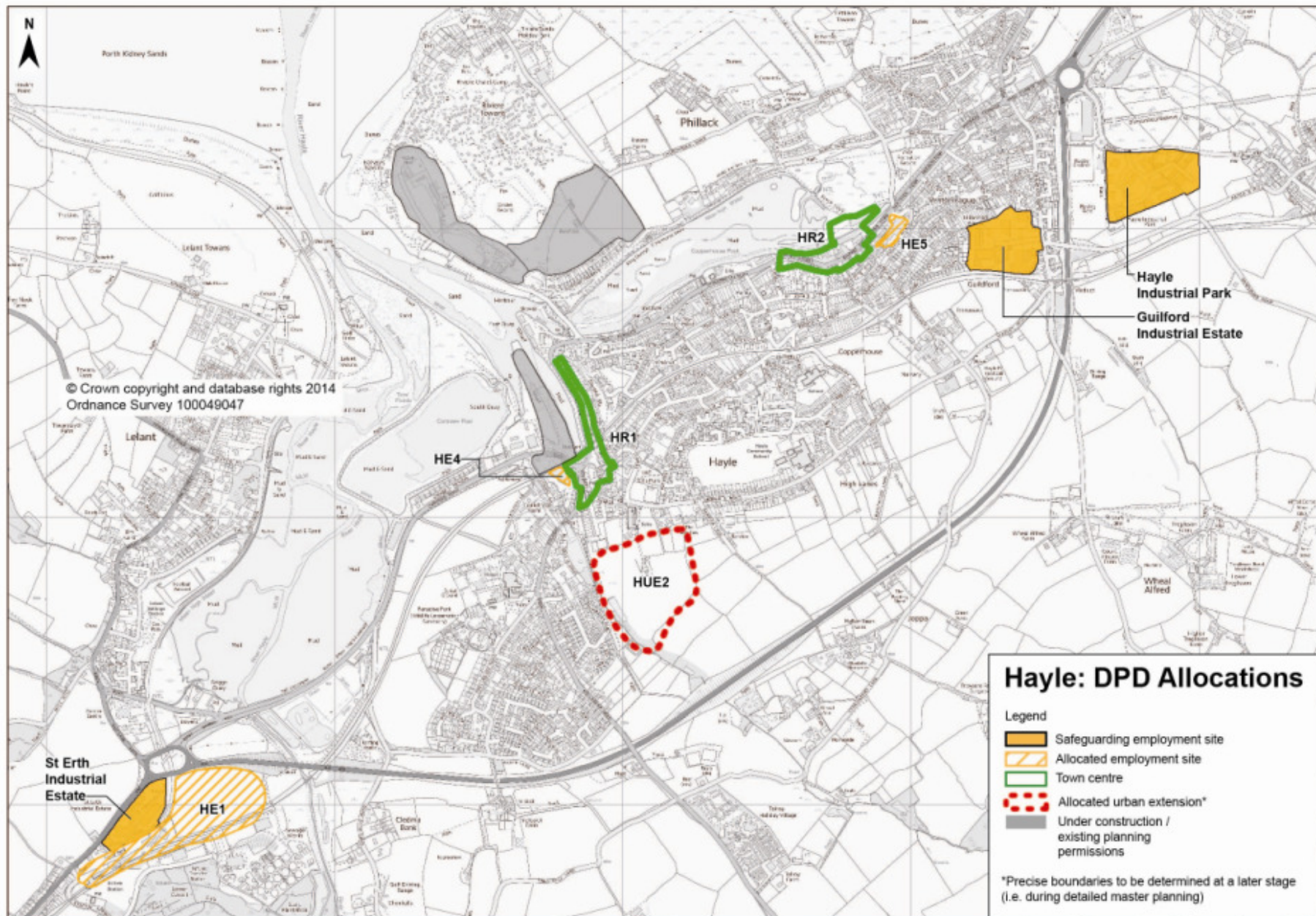
Total: **950**

- Remaining to be provided **450**
- Windfall 2020 to 2030 = 107
- Other SHLAA sites: 120/150

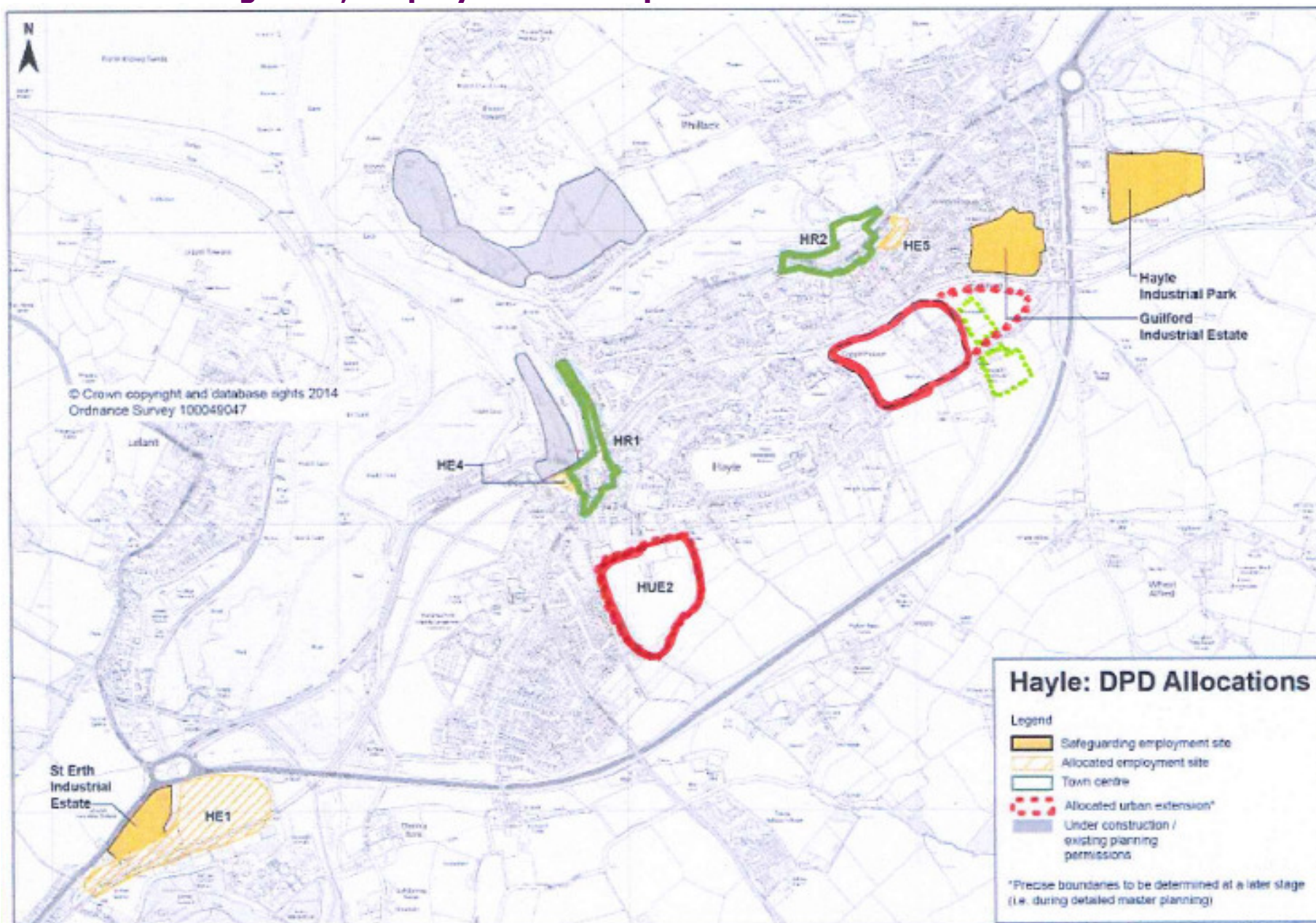
Requirement for Site Allocation around **200 to 250 dwellings**

Site Allocations Document only allocating **medium/large / strategic sites**

Note: Working draft, employment site options to be determined



Note: Working draft, employment site options to be determined



Penpol Option - Pro's & Con's

Pro's

- Would provide land to expand Penpol School including drop off area
- Would provide strategic open space in the west where there is a deficit / poor access
- Good proximity to Foundry regeneration – promote walking/cycling?

Con's

- Penpol road / Foundry constrained for vehicles
- Valley setting, higher grade land on part?

Trevassack Option – Pro's & Con's

Pro's

Proximity to Copperhouse Centre

May disperse vehicles along Guilford & Penpol Rd, although both constrained

Development on two / three sides

Con's

Constrained routes to Copperhouse Centre

Sport pitches consideration?

Less strategic infrastructure potential

Longer term movement considerations?

Housing prioritisation process – urban extensions

- Undertaken for the Cornwall Site Allocations DPD
- Methodology – used on all Towns:
 - objective planning assessment
- To prioritise which site should be allocated
- & recommend other sites not be allocated / carried forward

DPD site allocations – Assessment Criteria Scoring Sheet

Notes: Assuming all sites are realistic options resulting from previous Town Framework Plan (TFP) urban extension assessments; and, only need to use if there is a need to discount sites around a town i.e. there are more sites than needed to deliver the level of growth required.

Criteria					
Landscape character score / comment ⁱ	Red -	Amber --+	Yellow -/+	Light Green ++-	Dark Green +
	Red -		Yellow -/+		
Designations ⁱⁱ e.g. OALS, Conservation Areas, BAP habitat etc.	Covers whole or majority of area	Small part of area or adjacent		None	
Agricultural Land Grade	1 / 2	3		4 / 5	
Flood Zones or known issues	2 / 3 and significant areas that flood	2 / 3 and small areas that flood		No known issues	
Urban Design Assessment: overall score & comment	Barriers to development	Some barriers – potentially could be overcome		Would create new or expand existing neighbourhood	
Infrastructure requirements / connectivity (Urban Design text)	Significant requirements / cost	Some requirements		No significant requirements	
Land Ownership & Developer Interest	Majority of land owners indicating land is available, but with no developer interest	All landowners interested with developer interest or activity on part of the area at present		All land owners interested with developers actively pursuing a scheme on whole area e.g. PPA, application etc	
Site viability assessment/comment	Potentially unviable	Marginal / Issues		Viable site	
Benefit to wider town Strategy e.g. infrastructure; regeneration mix of uses etc	No or limited contribution to wider town strategy	Some benefits to town strategy e.g. provision of desirable community infrastructure etc		One key strategic benefit or a number of other benefits e.g. essential community infrastructure	
Overall comment & conclusion incl: infrastructure required, mitigation, masterplan etc					
Where, as a result of carrying out an assessment for each potential site around a town, the assessment above fails to identify preference between sites the following information should be incorporated into the assessment.					
Town Council acceptability	Opposition	Neutral		Support	
Wider Public acceptability	Opposition	Neutral		Support	

Individual Site Assessment Sheet (Hayle – Penpol area)

DPD Site Assessment Example	Commentary	Assessment
Landscape character score/comment	Around 60% of the west area is higher landscape value with the eastern strip being of intermediate value; could be adequately mitigated however with appropriate development response	
Designations	A small area in the North West of the area was an <u>QARs</u> in the previous District Local Plan.	
Agricultural land grade	Around 60% of the area in the west is grade 2 with the remaining grade 3.	
Flood Zones or known issues	A water course and narrow flood corridor runs through the valley bottom in the west of the area.	
Urban Design Assessment: Overall score & comment	The area would expand the Foundry town centre area with good facilities nearby. The cell relates well with the town and adjacent neighbourhoods. There is potential to expand an existing neighbourhood. In the west of the cell a flood corridor would need to be managed and/or integrated with any development and may require bridging. A wider and longer term movement issue to be assessed and safeguarded may be the opportunity or otherwise for access from the A30 at SW tip of cell.	
Infrastructure requirements / connectivity (Urban Design text)	Existing local highways would require improvement to increase capacity, near to <u>Penpol School</u> and to the Foundry	
Land Ownership & Developer Interest	Current developer interest on whole area but with a PPA for a first phase scheme on part of the area in place. Planning application anticipated to be submitted during 2014.	
Site viability assessment/comment		
Benefit to wider town Strategy e.g. infrastructure; regeneration mix of uses etc	The area is in close proximity to the Town centre and Hayle harbour regeneration proposals; it will also provide an expansion for <u>Penpol Primary school</u> which is critical infrastructure required in the short term for the town. May also enable strategic provision of open space in the west of the town where there is a deficit.	
Overall comment & conclusion incl: infrastructure required, mitigation, masterplan etc	The area relates well to the Foundry town centre area and harbour regeneration and would expand the existing neighbourhood. Local highways improvements would be required, as would an area for expansion of <u>Penpol school</u> as part of any scheme.	
In the case of town **** the results of the site assessments to this point failed to illustrate any preferred site and therefore the following information should be taken into account in this assessment.		
Town Council acceptability		
Wider Public acceptability		

Individual Site Assessment Sheet (Hayle – Trevassack/High Lanes area)

DPD Site Assessment Example	Commentary	Assessment
Landscape character score/comment	The wider area was scored as intermediate to high value and could be adequately mitigated with an appropriate development response	
Designations	A small area in the North West of the area is adjacent to a Conservation Area	
Agricultural land grade	The whole area is grade 3.	
Flood Zones or known issues	No Known issues, site would drain to the east	
Urban Design Assessment: overall score & Comment	<i>(Note the area being assessed is slightly smaller than the earlier cell area and doesn't include the area to the south adjacent to the A30). The cell is well related to the town centre and existing neighbourhoods and defined by the barrier of the A30. There is opportunity to expand the existing adjacent neighbourhood area and facilities. Routes into the Town Centre are constrained by narrowness in places in particular under the rail line.</i>	
Infrastructure requirements / connectivity (Urban Design text)	Access routes into the Town Centre under the rail line would require improvements. The existing highways capacity in the local area would likely require improvements, particularly along <u>Guidford Rd</u> and <u>Carwin Rise</u> double mini.	
Land Ownership & Developer Interest	Majority of landowners are interested although there is only developer interest on a small part of the area at present	
Site viability assessment/comment		
Benefit to wider town Strategy e.g. infrastructure; regeneration mix of uses etc	The area is in relatively close proximity to the <u>Copperhouse</u> Town centre. May enable some small scale new or improved open space provision, existing sports pitches would need to be retained or replaced.	
Overall comment & conclusion incl: infrastructure required, mitigation, <u>masterplan</u> etc	The area relates well to the <u>Copperhouse</u> area of Hayle. Access and movement would require some mitigation as Guildford Rd has a pinch point and further vehicle routes to the Town Centre are constrained by two narrow links under the rail line. Existing sports facilities in the east of the area would need to be retained or replaced.	
In the case of town **** the results of the site assessments to this point failed to illustrate any preferred site and therefore the following information should be taken into account in this assessment.		
Town Council acceptability		
Wider Public acceptability		

Individual Site Assessment Sheet (Hayle – Burnthouse Lane/High Lanes area)

DPD Site Assessment Example	Commentary	Assessment
Landscape character score/comment	The wider area was scored as intermediate value and could be adequately mitigated with an appropriate development response	
Designations	A small area in the North West of the area was an OARs in the previous District Local Plan and the NW area is adjacent to a Conservation Area	
Agricultural land grade	The whole area is grade 3.	
Flood Zones or known issues	No Known issues, site would drains to the North and some mitigation may be required in this area	
Urban Design Assessment: overall score & Comment	<i>(Note :the area being assessed is slightly smaller than the earlier cell area and doesn't include the area to the west).</i> The cell is relatively well related to the two town centre areas Foundry and Copperhouse. There is opportunity to expand two existing adjacent neighbourhood area and facilities (however this area is in the middle of two potential expansion areas). Routes into the Town Centre are constrained by narrowness in places in particular under the rail line.	
Infrastructure requirements / connectivity (Urban Design text)	Access routes into the Town Centre under the rail line would require improvements. The existing highways capacity in the local area would likely require improvements, particularly along Guildford Rd and Carwin Rise double mini, Penpol Rd and the approach to Foundry Square	
Land Ownership & Developer Interest	Majority of landowners are interested although there is only developer interest on a small part of the area at present; one landowner has indicated part of the area may not be available for a number of years	
Site viability assessment/comment		
Benefit to wider town Strategy e.g. infrastructure; regeneration mix of uses etc	The area is in the middle of two potential neighbourhood extension areas Foundry and Copperhouse, and as such may be a logical third phase of a wider development area outside of this Local Plan period to 2030. There may be a possible long term need to safeguard an area for education purposes in this area.	
Overall comment & conclusion incl: infrastructure required, mitigation, masterplan etc	The area is in the middle of two potential neighbourhood extension areas Foundry and Copperhouse, and as such may be a logical third phase of a wider development area outside of this Local Plan period to 2030. Vehicle routes to the Town Centre are constrained by two narrow links under the rail line and pinch points at Penpol Rd and Guildford Rd.	
In the case of town **** the results of the site assessments to this point failed to illustrate any preferred site and therefore the following information should be taken into account in this assessment.		
Town Council acceptability		
Wider Public acceptability		

Summary Table Hayle

DPD Site Assessment	Hayle, <u>Penpol</u>	Hayle, <u>Trevassack</u>	Hayle, High Lanes/ <u>Burnthouse</u>	Town, Site XXXX
Landscape character score/comment				
Designations				
Agricultural land grade				
Flood Zones or known issues				
Urban Design Assessment: Overall comment				
Infrastructure requirements / connectivity (Urban Design text)				
Land Ownership & Developer Interest				
Site viability assessment/comment				
Benefit to wider town Strategy e.g. infrastructure; regeneration mix of uses etc				
Overall comment & conclusion <u>incl</u> : infrastructure required, mitigation, masterplan etc	The area relates well to the Foundry town centre area and harbour regeneration and would expand the existing neighbourhood. Local highways improvements would be required, as would an area for expansion of <u>Penpol</u> school as part of any scheme. May also enable provision of strategic open space in the west of the town where there is a deficit.	The area relates well to the <u>Copperhouse</u> area of Hayle. Access and movement would require some mitigation as Guildford Rd has a pinch point and further vehicle routes to the Town Centre are constrained by two narrow links under the rail line. Existing sports facilities in the east of the area would need to be retained or replaced.	The area is in the middle of two potential neighbourhood extension areas Foundry and <u>Copperhouse</u> , and as such may be a logical third phase of a wider development area outside of this Local Plan period to 2030. Vehicle routes to the Town Centre are constrained by two narrow links under the rail line and pinch points at <u>Penpol</u> Rd and Guildford Rd.	

Site Prioritisation Sheet - Allocations

DPD Site Allocations – “Town” Preferred Sites	Site	Reason / Justification
Preferred Site for “town” Target	<u>Penpol</u>	Within good proximity to the Foundry town centre area and regeneration proposals which may encourage walking/cycling. Would enable land to expand <u>Penpol</u> School which is critical on the infrastructure needs assessment for Hayle. May enable provision of strategic open space in the west of the town where there is a deficit.
Preferred Site for “town” Target		

Reserve Sites for “Town” Target (Not allocated)	Site	Reason / Justification
reserve Site	<u>Trevassack/High lanes</u>	Would be in relatively close proximity to the <u>Copperhouse</u> area of town. Further highways assessment work may be required. May not enable any critical community infrastructure at this stage.
reserve Site	<u>High Lanes/Burnthouse</u>	Due to its location and distance from Foundry and <u>Copperhouse</u> centres this may be a logical third phase of a wider development area outside of this Local Plan period to 2030; both Foundry and <u>Penpol</u> appear logical earlier phases as part of a longer term <u>masterplan</u> consideration.

ⁱ Landscape scores are based on the assessments carried out on the original landscape ‘cells’, identified during the early stages of the TFP process. Where the sites incorporate areas of more than one of the original landscape cells, the landscape assessment reflected here is either the assessment given to the cell covering the majority of the site area or, where this is not applicable, the most negative cell assessment relevant to a partial area of the site.

ⁱⁱ During the early stages of the urban extension assessment process, land designated (in its entirety or majority) as either ancient woodland, significant woodland cover, dune systems, SSSI, SAC, Heritage Coast or AONB was discounted from the process. Land designated as OALS, AGLV, RIGS, land with historic & cultural designations (e.g. WHS, Conservation Area, Listed buildings, Ancient Scheduled Monuments) or designated due to their ecological assets (CWS, LNR, BAP habitat) proceeded through the assessment process.