

Hayle Neighbourhood Plan

Have your say



# The Hayle Neighbourhood Plan

Have Your Say

28 May 2014



# What can Neighbourhood Planning do?

- Neighbourhood planning enables communities to shape the development and growth of a local area.

A Neighbourhood Plan can be used to:

- choose where new homes, shops and offices should be built, and
- have a say on what those new buildings should look like

# What can a Neighbourhood Plan not do?

National Planning Policy Framework (paragraph 184) says:

- Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan
- Neighbourhood plans should reflect these [strategic] policies and neighbourhoods should plan positively to support them
- Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies

# Examples of what a Neighbourhood Plan can do

## Guide and shape development:

- Identify preferred sites / locations for housing, employment, community facilities - but not undermine delivery of development proposed in the Local Plan
- Urban design through design guides
- Priorities for affordable housing

## Set out priorities for infrastructure:

- Open space
- Improving pedestrian links
- Upgrading paths

# Who Should Prepare A Neighbourhood Plan

In areas where a parish or town council exists, these are the only bodies that can prepare a Neighbourhood Plan

Stakeholders that the parish / town council should seek to involve in the process include:

- residents
- community organisations
- elected representatives
- businesses
- landowners

At certain stages, also need to involve officers from Cornwall Council

# What are the benefits of developing a Neighbourhood Plan?

- Community-led - community representatives engage with community from the beginning and write the Plan
- More Influence - Plan becomes part of the statutory development plan. Cornwall Council or planning inspectors make planning decisions on the basis of the Plan and any other material considerations
- Site Allocations - providing it does not undermine Local Plan strategic policies, allows community to develop criteria and choose which sites are allocated for what kind of development
- Funding for local community – receive 25% of revenues from the Community Infrastructure Levy (where it exists) arising from the development the community chooses to accept.

# Any reasons not to develop a Neighbourhood Plan?

- Parish / town councils do not have to prepare Neighbourhood Plans. Planning policies in the Cornwall Council Local Plan will apply
- Development could be secured through submitting a planning application to Cornwall Council
- Depending on what the Parish / Town Council is seeking to achieve, there may be alternatives to Neighbourhood Plans – e.g. Community-Led Planning
- May need to tackle some difficult issues and may be frustrating if local agreement cannot be reached
- Can be a long process (up to two years) and will require considerable commitment
- Will involve financial costs

# What legislative requirements does a Neighbourhood Plan have to meet?

Neighbourhood Plans have to:

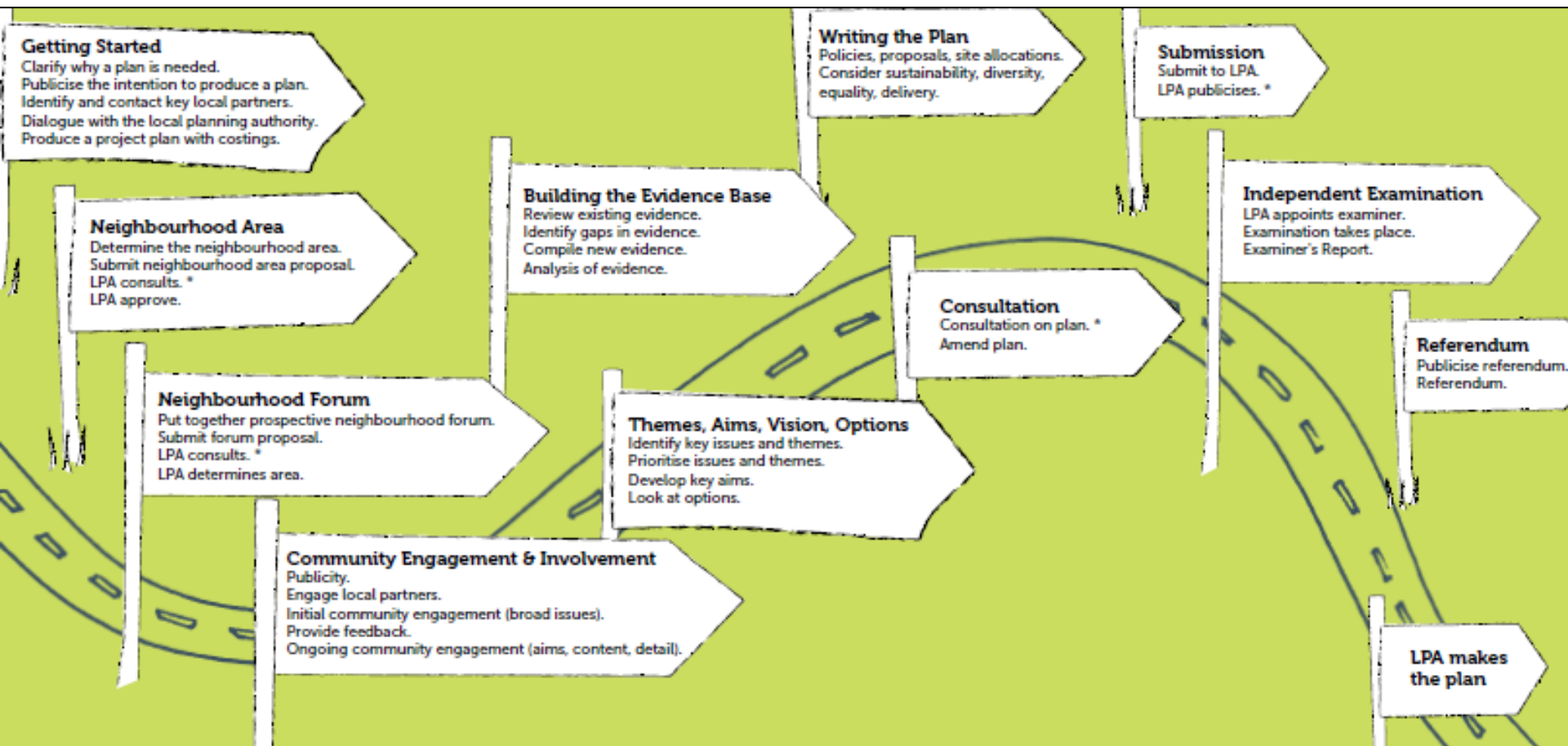
- Have regard to National Planning Policy Framework (NPPF)
- Generally conform with strategic policies in the Local Plan
- Comply with Neighbourhood Planning Regulations
- Satisfy requirements of EU environmental legislation including:
  - Strategic Environmental Assessment (SEA) - likely to be required if Plan will cause significant environment effects
  - Habitats Regulation Assessment (HRA) / Appropriate Assessment (AA) - may be required if area includes an international nature conservation site
- Sustainability Appraisal



# How long will it take to prepare a Plan and how much will it cost?

- Time and costs will vary considerably depending on what is being proposed
- Government has indicated that they see process taking approx. 1 year. Emerging experience suggests 15 months to 2 years may not be unrealistic
- Estimates of cost vary widely, but:
  - some costs the responsibility of Cornwall Council e.g. independent examination and referendum
  - try to minimise costs by using existing evidence e.g. Community / Parish Plan, Local Plan
  - use external consultants if the work cannot be done in-house

# The Process



# Support from Cornwall Council

- General advice and guidance on:
  - Neighbourhood Planning
  - stakeholder engagement
  - conformity with national planning policies and local plan
  - technical aspects of producing a Plan (e.g. advice on drafting policies, undertaking environmental assessments, negotiations with developers etc.)
  - signposting to relevant contacts within Cornwall Council or within other stakeholder organisations
- In kind support through the provision of materials (e.g. maps, display boards for exhibitions and events etc.)
- Appoint an independent examiner
- Arrange and pay for the referendum

# Next Steps

Neighbourhood Plan Steering Group

# Steering Group Terms of Reference

## Key elements:

- Responsible for the preparation of the Plan and associated tasks leading to its adoption.
- The NPSG shall be formed from current town councillors and local members of the community and shall include not fewer than six and up to 12 members (no more than six to be Town Councillors in any capacity)
- The Chair will be appointed by the town council

# Steering Group – Current Members

John Bennett, Chair

Howard Lyons, Consultation Strategy

Louise Fox, Communications

Graham Coad

Jayne Ninnes

Brian Capper

# What we need

- Community steering group members able and willing to contribute to preparing the Plan
- Community engagement and support
- Issues, ideas & feedback

# Schedule Overview

PROJECT PLAN OVERVIEW													
Stage:	Mar14	Apr14	May14	Jun14	Jul14	Aug14	Sep14	Oct14	Nov14	Dec14	Jan15	Feb15	Mar15
1 Getting Started	C1												
2 Identify & Analyse Issues			C2										
3 Vision & Objectives					C3								
4 Generate Options													
5 Prepare Draft Plan													
6 Consultation & Submission								C4	C4				
7 Independent Examination													
8 Referendum & Adoption													C5



# Stage 2: Identifying the Issues

Stage 2 Identifying the Issues:										
No.	Process	Method	Lead	Mar14	Apr14	May14	Jun14	Jul14	Aug14	Sep14
2.1	Strategic context	research/review strategy documents	Con							
		liaise with LPA	Con							
		prepare report	Con							
2.2	Community context	research/review local situation/strategies	Con							
		prepare report	Con							
2.3	Local needs	consult local bodies/organisations	Con							
		advise on consultation method(s)	Con							
		design & carry out community consultation	Hayle							
		analyse survey & prepare report	Con							
2.4	Development potential	planning history & current land uses	Con							
		development site identification and appraisal	Hayle							
		analyse and verify development potential	Con							
2.5	Future demands	trends & forecasts	Con							
		specialist studies ( <i>if necessary</i> )	Con							
		report & presentation	Con							
2.6	Stakeholder views	consult landowners & local stakeholders	Hayle							
		correspond with statutory bodies and agencies	Con							
		prepare report	Con							
2.7	NP Issues	analyse surveys & consultations	Con							
		prepare issues & opportunities report	Con							
2.8	Scope & content	prepare & recommend scope & content	Con							
		agree NP purpose & focus	HTC							
		Sub-totals:								

# Stage 3: Vision and Objectives

Stage 3 Vision & Objectives:										
No.	Process	Method	Lead	Mar14	Apr14	May14	Jun14	Jul14	Aug14	Sep14
3.1	Draft vision	visioning exercise	Con							
		prepare vision statement	Con							
		agree draft vision	HTC							
3.2	Draft objectives	interpret vision & prepare draft objectives	Con							
		agree draft NP objectives	HTC							
3.3	Sustainability	set objectives & criteria	Con							
		agree sustainability framework	Con							
3.4	Consult	publicise draft vision & objectives	Con							
		consult widely on vision & objectives	Hayle							
		analyse and report on consultation	Con							
3.5	NP vision & objectives	prepare vision & objectives report	Con							
		approve vision & objectives	HTC							
		<b>Sub-totals:</b>								

# Stages 4, 5 & 6: Options & Consultation

Stage 4 Generate Options:											
No.	Process	Method	Lead	Aug14	Sep14	Oct14	Nov14	Dec14	Jan15	Feb15	Mar15
4.1	Options	generate development options	Con								
4.2	Impacts	consider who/what will be affected and how	Con								
4.3	Sustainability	sustainability appraisal	Con								
4.4	Options Appraisal	options appraisal	Con								
Sub-totals:											
Stage 5 Prepare Draft Plan:											
No.	Process	Method	Lead	Aug14	Sep14	Oct14	Nov14	Dec14	Jan15	Feb15	Mar15
5.1	Policies	draft NP policy statements	Con								
5.2	Proposals	prepare NP proposals map(s)	Con								
5.3	Implementation	prepare implementation framework	Con								
5.4	Viability & Compliance	checking exercise	Con								
5.5	Consultation document	approve draft plan	HTC								
Sub-totals:											
Stage 6 Consultation & Submission:											
No.	Process	Method	Lead	Aug14	Sep14	Oct14	Nov14	Dec14	Jan15	Feb15	Mar15
6.1	Statutory consultees	consult formally	TC								
6.2	Community	consult widely on draft plan	Hayle								
6.3	Stakeholders	consult formally	TC								
6.4	Consultation	prepare consultation statement	Con								
6.5	Amendments	recording & responding to comments	Hayle								
		analyse comments & amend if necessary	Con								
6.6	Submission documents	approve submission documents	HTC								
6.7	Publicity	publicise intention to submit	TC								
6.8	Submission	prepare and submit required documents	TC								
Sub-totals:											

# Cornwall Council's Local Plan

The vision of Future Cornwall (our adopted sustainable community strategy) is to:

**“achieve a leading position in sustainable living”**

Future Cornwall themes:

- Theme 1: to support the economy
- Theme 2: Enable self sufficient and resilient communities
- Theme 3: to promote good health and wellbeing for everyone
- Theme 4: to make the most of our environment.

## Policy PP2 – Hayle and St Ives CNA

**1. Development will be permitted where it can be demonstrated that the following priorities for Hayle and St Ives can be satisfied:**

- a. The protection of the vitality and viability of St Ives and Hayle town centres through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b. The provision of around 8,450sqm of B1a office accommodation and 8,450sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period;

- c. Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements;
- d. The provision of around 1,300 dwellings in Hayle in the period up to 2030 to be phased in relation to infrastructure requirements;
- e. The provision of around 750 dwellings in St Ives in the period up to 2030;
- f. The regeneration of Hayle focusing mainly on the Hayle Harbour area and the development of the wavehub and associated employment development;
- g. Support for St Ives Bay as a key

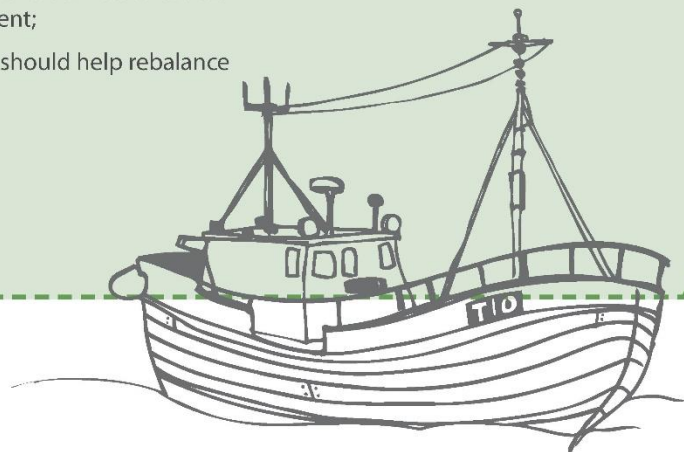
tourist destination. Proposals should support sustainable tourism which will enhance the tourism offer and deliver year round employment opportunities.

**2. In the remainder of the Community Network Area development will be permitted where it supports the following priorities:**

- a. The provision of around 350 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;
- b. Development should help rebalance

the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;

- c. Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.





## Legend

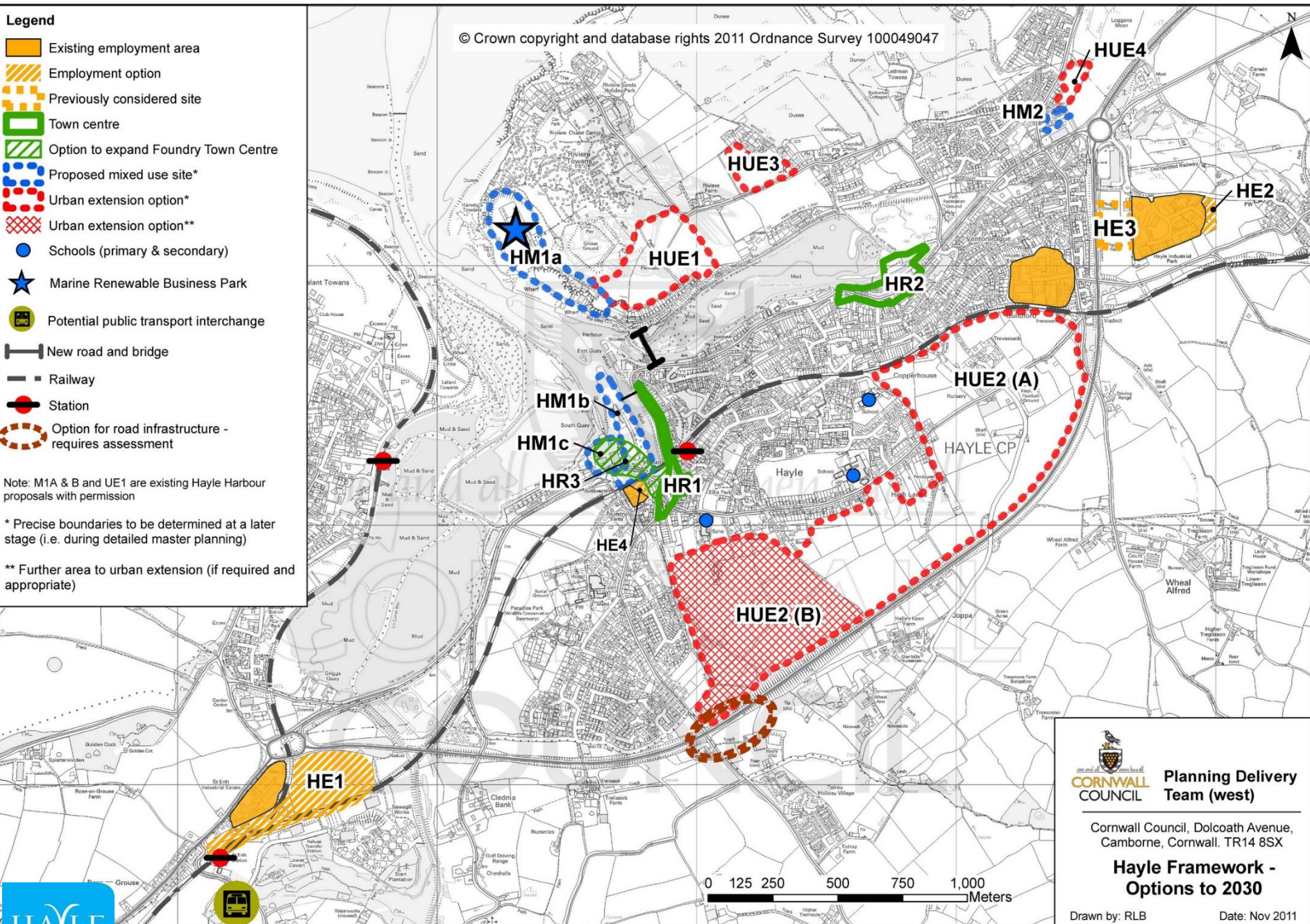
-  Existing employment area
-  Employment option
-  Previously considered site
-  Town centre
-  Option to expand Foundry Town Centre
-  Proposed mixed use site\*
-  Urban extension option\*
-  Urban extension option\*\*
-  Schools (primary & secondary)
-  Marine Renewable Business Park
-  Potential public transport interchange
-  New road and bridge
-  Railway
-  Station
-  Option for road infrastructure - requires assessment

Note: M1A & B and UE1 are existing Hayle Harbour proposals with permission

\* Precise boundaries to be determined at a later stage (i.e. during detailed master planning)

\*\* Further area to urban extension (if required and appropriate)

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**Hayle Framework - Options to 2030**

Drawn by: RLB

Date: Nov 2011