

Hayle Neighbourhood Plan

1. WHY DO WE NEED A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan is a community-led framework for guiding the future development, regeneration and conservation of an area. **If we don't have one, developers are subject only to the generalised rules in Cornwall Council's Local Plan** – they do not take into account Hayle's views.

2. WHAT IS A NEIGHBOURHOOD PLAN ABOUT?

- Considers the **use and development of land**
- Provides a **vision**, with aims, planning policies and proposals for improving the area or providing new facilities
- Allocates **key sites** for specific kinds of development
- Deals with a **wide range** of social, economic and environmental issues such as housing, employment, heritage and transport
- Reflects issues **relevant** to whole neighbourhoods or parts of them

3. HOW POWERFUL IS IT?

Once adopted, following a referendum of Hayle voters, **the Neighbourhood Plan will be part of the statutory development plan for the area.** This statutory status gives Neighbourhood Plans far more weight than some other local documents, such as parish plans, community plans and village design statements.



4. WHAT ARE THE BENEFITS?

- Gives the **local community control** over development in the plan area
- Towns with an approved Neighbourhood Plan **can receive 25% of the Community Infrastructure Levy** charged to new buildings. This could provide thousands of pounds a year to be spent on projects that benefit **OUR** community



Hayle Neighbourhood Plan

A. CONSULTATION

- A complete Hayle Neighbourhood Plan will include Planning Policies
- These Policies must be followed by Cornwall Council in deciding planning applications
- Developers will also have a clear understanding of what the people of Hayle want
- These Policies will significantly affect how Hayle develops until 2030
- To work properly, and to ensure that new development meets the needs and aspirations of the people of Hayle, the Policies must be agreed and set locally.

**THIS MEANS THAT YOUR VIEW
IS A VITAL PART OF THE PROCESS.**

Arriving at agreed Policies is done in stages. This consultation is the next stage in response to what you told us last summer. It consists of:

1. **A Vision** – How we would like to see Hayle develop by 2030
2. **Aims** – What we would like to achieve
3. **Objectives** – How we will achieve the Aims

Once we have your views, we will produce Policies that reflect these as closely as possible.

A **final consultation** on these Policies will ensure we have captured your views correctly. The Neighbourhood Plan will then be checked by Cornwall Council and an Independent Examiner to certify that it complies with all rules and regulations.

A referendum will then ask every registered voter in Hayle to support or reject the Neighbourhood Plan. If approved, it will be become an enforceable part of planning law.

Be part of the process – have your say!
Complete the online questionnaire at
np.hayle.net



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B. THE HAYLE VISION

A highly connected community:

- linked by road, rail, cycleway, seaport, National Grid and high-speed broadband
- a centre for renewable energy technology, business and tourism, and a gateway to West Cornwall
- celebrating a unique heritage of industry and innovation
- embracing our outstanding coastal and inland waterways and cherished natural environment
- a favoured location that provides high-quality living, work and recreation
- supporting individuals to develop and enabling families to stay together for their whole lives

Marine Renewables Business Park, Hayle, Cornwall



Hayle Neighbourhood Plan

C. THE THEMES

1. Sustainable Development:

We will grow the town in the most sustainable way we can.

2. Natural Environment & Landscape Setting:

We will preserve and enhance the landscape setting of the town, coast and surrounding countryside.

3. People & Housing:

We will meet the housing needs of the local community.

4. Business, Enterprise & Economy:

We will encourage and stimulate business development and improve employment opportunities and prospects.

5. Traffic & Transport:

We will encourage non-car travel and reduce the impact of motor vehicles within the town.

6. Community Wellbeing:

We will sustain the vitality, health and safety of all groups of the community.

7. Heritage, Culture & the Built Environment:

We will respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook.

8. Sustainable Tourism:

We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment.



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THEME 1 – SUSTAINABLE DEVELOPMENT

Sustainable development means leaving our children a better environment, by conserving the planet's resources and using renewable materials wherever possible.

AIMS

- Develop in the right places at the right time
- Set high standards of design, layout and building quality for sustainability, energy and resource efficiency of new developments
- Reduce the risk of flooding from river, rainfall and the sea

OBJECTIVES

- Ensure that new housing is high-quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole life needs of residents
- Require modelling of life-cycle costs and whole life environmental impact for new developments
- Require construction practices that minimise environmental impact and pollution
- Support development proposals that increase the energy efficiency, sustainability and habitability of the existing housing stock
- Encourage innovative design
- Require that new developments are designed with safety in mind and provide adequate footpaths, cycle-ways and bicycle parking
- Ensure adequate infrastructure is available to meet the needs of existing and new communities
- Require new developers to have positive or no detrimental impact on flood risk for themselves or others
- Encourage on-site or local energy production

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THEME 2 – NATURAL ENVIRONMENT & LANDSCAPE SETTING

Hayle's outstanding natural environment is perhaps our greatest asset. Planning policies must integrate with the environment. Settlement areas will be defined to better protect the diverse landscape.

AIMS

- Protect and improve the natural setting of the beaches and Towans, and resist all unnecessary development
- Protect and improve our countryside and green spaces
- Maintain distinctiveness of individual settlements

OBJECTIVES

- Support measures that protect and/or enhance the unspoilt and undeveloped coastal environment
- Provide better public amenities and access to recreational areas where they are required
- Support development ONLY where it is in keeping with its setting and where it is needed and is visually unobtrusive
- Support development that enables improved public access to the beach
- Preserve the character of the Towans by upholding existing controls and restrictions
- The town's green infrastructure/ ornamental landscape should be protected, enhanced and better linked
- Every child should have access to a play area by foot without having to use any uncontrolled crossings
- Existing trees should be protected from loss through development
- Landscaping requirements for new developments must include the planting of native tree species
- Ensure development contributes positively to maintaining the distinctiveness of the area's various settlement areas

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THEME 3 – PEOPLE & HOUSING

Planning Policies will meet the community's broad needs where there is adequate infrastructure. Previously developed sites will have priority. Affordable housing, self-builds, senior housing and live-work units will be encouraged.

AIMS

- Increase supply, choice and flexibility of dwellings to meet local community needs
- Make the quality of new housing developments a source of local pride
- Achieve social and environmental integration



OBJECTIVES

- Facilitate the outstanding requirements of the Local Plan for dwellings constructed over the plan period, on those sites preferred by the community of Hayle
- New housing sites should be released for development in an ordered and phased manner
- Prioritise development on brownfield sites
- Consider allocating exception sites that provide a mix of housing types and tenures to meet an identifiable need and support community integration, plus dwellings suitable for the elderly and disabled
- Consider allocating additional housing development sites suitable for new and/or innovative forms of housing provision such as self-build and live/work units
- Support, if necessary, a lower affordable housing quotient for brownfield sites that have substantial remediation or heritage considerations
- Consider adopting a design guide to help ensure housing construction is appropriate and sustainable
- Ensure new housing developments make provision for high-speed broadband and other communication networks
- Adequate off-road parking provision should be provided for all new housing developments
- Development on housing sites will be subject to adequate infrastructure being in place and sufficient community benefits accruing

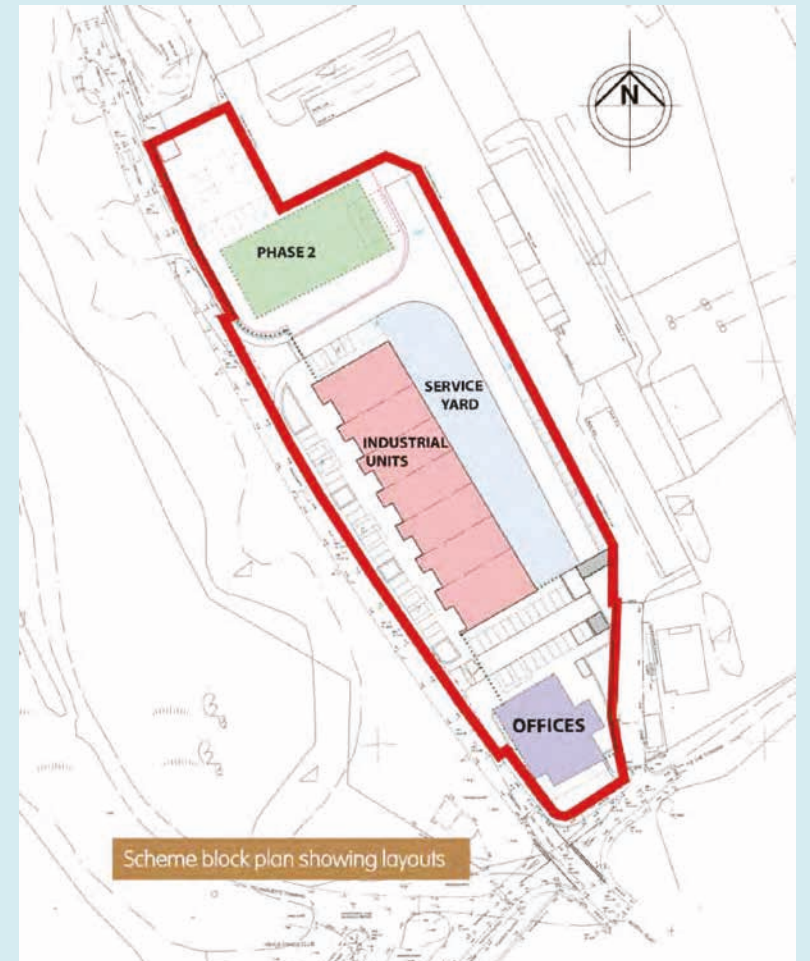
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THEME 4 – BUSINESS, ENTERPRISE & ECONOMY

Creating local jobs is vital to help families stay together and avoid poverty. Our policies will support development that creates good-quality, full-time jobs and provides training, education and apprenticeships.

AIMS

- Allocate employment land and space to reflect new demand
- Improve local employment opportunities
- Meet the job needs of local people
- Encourage more training and education opportunities
- Support local enterprise, especially eco- and sustainability-related
- Encourage micro-, small- and medium-sized business by providing affordable incubation units



OBJECTIVES

- Allocate land for office accommodation and industrial use to create more jobs that meet local employment needs
- Provide opportunity, especially for micro-, small- and medium-sized businesses, to develop and expand without having to move out of Hayle
- Support measures to increase over-16s education and skills provision in Hayle
- Maintain and enhance the vibrancy of high street shopping at both Copperhouse and Foundry whilst protecting the historic fabric of these shopping areas
- Oppose out-of-town-centre food retail development proposals that are likely to impact unfavourably on high street businesses
- Ensure that DDA compliance, accessibility, high-speed broadband and other necessary infrastructure is in place to support business

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THEME 5 – TRAFFIC & TRANSPORT

Improved pedestrian and cycle links plus good public transport services will be encouraged. Appropriate plans for road links will reduce the impact of vehicles on the town.

AIMS

- Reduce the need to use private motor vehicles
- Reduce impact of motor vehicles in built-up areas
- Increase number of safe pedestrian and cycle routes
- Maintain and enhance Hayle's transport links

OBJECTIVES

- Improve linkages between various neighbourhood areas by means other than private motor car
- Ensure route-ways are adequately lit and signposted
- Encourage local traffic while discouraging through traffic
- Encourage alternative ways of travel than by private motor car
- Provide additional secure bicycle parking in suitable locations
- Promote community bicycle and mobility scooters hire (drop curbs where necessary)
- Provide electric charging points in suitable locations
- Support improvements to and better integration of public transport services
- Promote a new junction on the A30 at or near Tolroy
- Revive proposals to improve pedestrian priority at Foundry Square, War Memorial and Copperhouse
- Extend and improve off-street car parking arrangements

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THEME 6 – COMMUNITY WELL-BEING

Support development that improves public amenity and safety and reduces risk of crime. Provide community buildings and recreational spaces, including facilities for young people and safe access to children's play areas.

AIMS

- Improve, promote and maintain recreation and leisure opportunities and adapt to changing needs
- Ensure social integration and inclusion of all community groups
- Protect local services
- Ensure growth of amenities to meet future needs and demands
- Consider what young people want

OBJECTIVES

- Ensure all residents have opportunities to take part in leisure and recreation activities
- Encourage the development of facilities for young people
- Support the retention and development of local hospital, hospice and medical facilities and services
- Improve access to public buildings and open spaces
- Encourage development that improves public safety



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THEME 7 – HERITAGE, CULTURE & THE BUILT ENVIRONMENT

Community involvement in heritage assessments will inform preservation policies and mitigate harmful impact. World Heritage Site development should conserve the Outstanding Universal Value and focus on beneficial activities.

AIMS

- Increase respect and local pride in where we live
- Protect the area's status and heritage
- Improve education and interpretation facilities
- Encourage growth in local arts and cultural activities

OBJECTIVES

- Development should be sensitive to local context and contribute to protecting and enhancing the area's heritage assets including the town's World Heritage Site, Conservation Areas, Listed Buildings and Scheduled Monuments
- Proposals that impact heritage assets shall only be accepted where the heritage has been assessed using best practice and where local people have been involved in the assessment process
- Developments within the World Heritage Site shall protect and enhance the Outstanding Universal Value, but shall also be focused on job creation, heritage and leisure activities
- Development shall acknowledge the needs of local cultural groups and events
- The heritage values of Hayle's green infrastructure and ornamental landscapes shall be protected and enhanced while public access shall be interlinked
- Development shall maintain and improve traditional shop fronts and internally illuminated signs in heritage areas shall be resisted

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THEME 8 – SUSTAINABLE TOURISM

Tourism provides employment in the town. We will support the growth of tourism-related businesses where good-quality, full-time jobs are created and where the environment is protected or enhanced.

AIMS

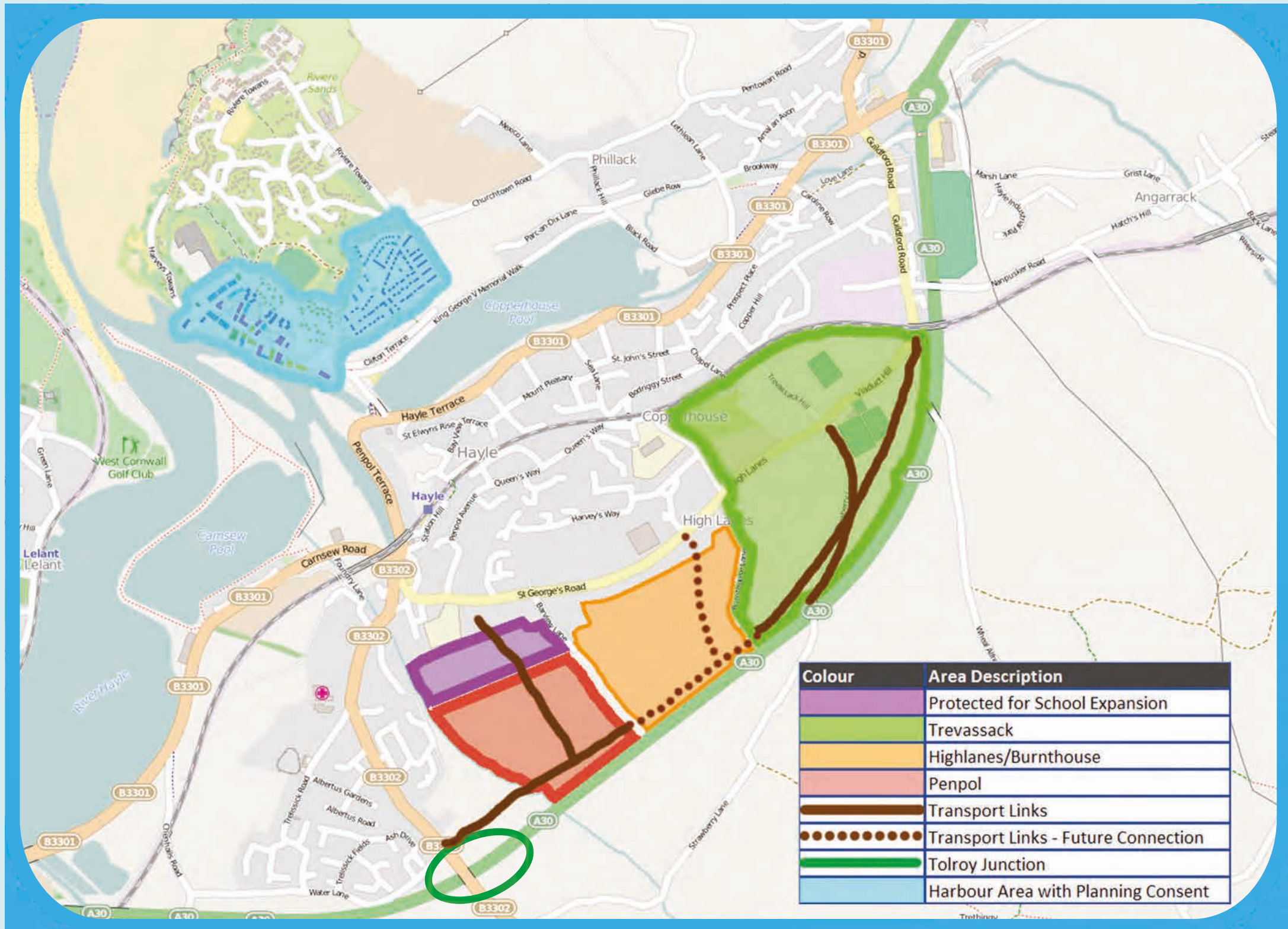
- Realise Hayle's tourism potential where it brings net benefits to the local area and community
- Encourage appropriate and sustainable tourism development

OBJECTIVES

- Welcome developments that extend or broaden the area's tourism offer
- Encourage year-round tourism activity especially where it helps provide good-quality, full-time jobs
- Support proposals for good-quality hotels with conference and exhibition facilities
- Resist the development of new tourist accommodation and facilities that are unlikely to benefit the town's economy
- Promote the development of tourism that relates to, and benefits, the World Heritage Site
- Support accommodation for eco-tourism and environmental education activities
- Support developments that encourage vehicle-free tourism
- Encourage the provision of facilities that promote and support outdoor pursuits such as surfing, walking, canoeing etc.

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LAND USE



Under the Cornwall Local Plan, Hayle is required to provide space for 1400 new dwellings up to the year 2030. Because there are existing planning consents, the additional land allocation requirement is for between 200 and 400 dwellings.

Previous work by Cornwall Council under the Hayle Town Framework has already identified areas to the south of St George's Road for development. They are:

- **Trevassack** – which can be developed soon
- **Penpol** – which might be developed but which the Town Council does not want to develop until new road infrastructure is

available

- **Highlanes/Burnthouse Lane** – which is unlikely to be available for development in the short term
- **School Expansion** – an area that should be protected for school expansion

Transport Links – these lines show a very approximate alignment of a new road that would go from Mellanear Road on the west to Guildford Road on the east and provide improved links for any new developments in these areas. It would also connect with a junction on the A30 at Tolroy, or further east, if we can get one built.