

Hayle Neighbourhood Plan

2016 – 2030

POLICY CONSULTATION

APRIL/MAY 2016



The following printed survey is for reference only.

Please complete the survey on-line at:

<https://www.surveymonkey.co.uk/r/hayle1>

If you need help completing the survey on-line, please contact the Neighbourhood Plan team.

<http://np.hayle.net/>

Hayle Town Council, 755005

April 2016

Hayle Neighbourhood Plan

Have your say



Policies - First Consultation

Introduction

Before you start!

The survey is hosted by Survey Monkey. If you leave the survey before completing it you can **usually** come back to it and continue – if you use the same computer and you have not rebooted your internet modem. It is safer to do it in one go, if you can.

There are a total of 65 questions and completion can take between 30 and 90 minutes – so please allow time. The policies are really important for controlling the way Hayle develops and they do have to be written in a fairly formal way. The Steering Group hopes that we have made it as clear as we can without making it even longer.

When you are ready - read on...

Following the excellent response to our Aims and Objectives Questionnaire last year, the Neighbourhood Plan Steering Group (NPSG) has met dozens of times to create policies that capture the spirit of the views expressed.

The objective of this questionnaire is to get your views on the policies we have drafted - and your suggestions for any we have missed. Once this consultation closes, we will update the policies based on the feedback received. They will then be incorporated into the plan document, reviewed by Cornwall Council, and then we will have another consultation.

The final document will be sent to an external inspector to check for compliance with the rules and the final plan will be submitted to the voters of Hayle in a referendum. If the plan receives majority support it will become part of the formal planning process and must be followed by Cornwall Council's planning committee.

The map below shows the boundary of Hayle parish which is also the boundary for the Neighbourhood Plan.

Map 1 The Hayle Neighbourhood Plan Boundary



Abbreviations

We have used a few abbreviations in this document so it is a bit shorter and easier to read.

Here are the ones we have used:

NPPF	The National Planning Policy Framework	This is the overriding document specifying central government's planning policies
CLP	The Cornwall Local Plan	Every county is required to write a local plan giving specific details. The CLP, for example, specifies how many dwellings must be built in Hayle
NP/ HNP	Neighbourhood Plan/ Hayle Neighbourhood Plan	This is our Neighbourhood Plan which, when adopted, runs until 2030.
PLP	The Penwith Local Plan	For many years the PLP was the governing document for planning in Hayle and West Cornwall. It is superseded by the CLP and the NP but had some good policies that we have tried to capture.

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Hayle Neighbourhood Plan

Have your say

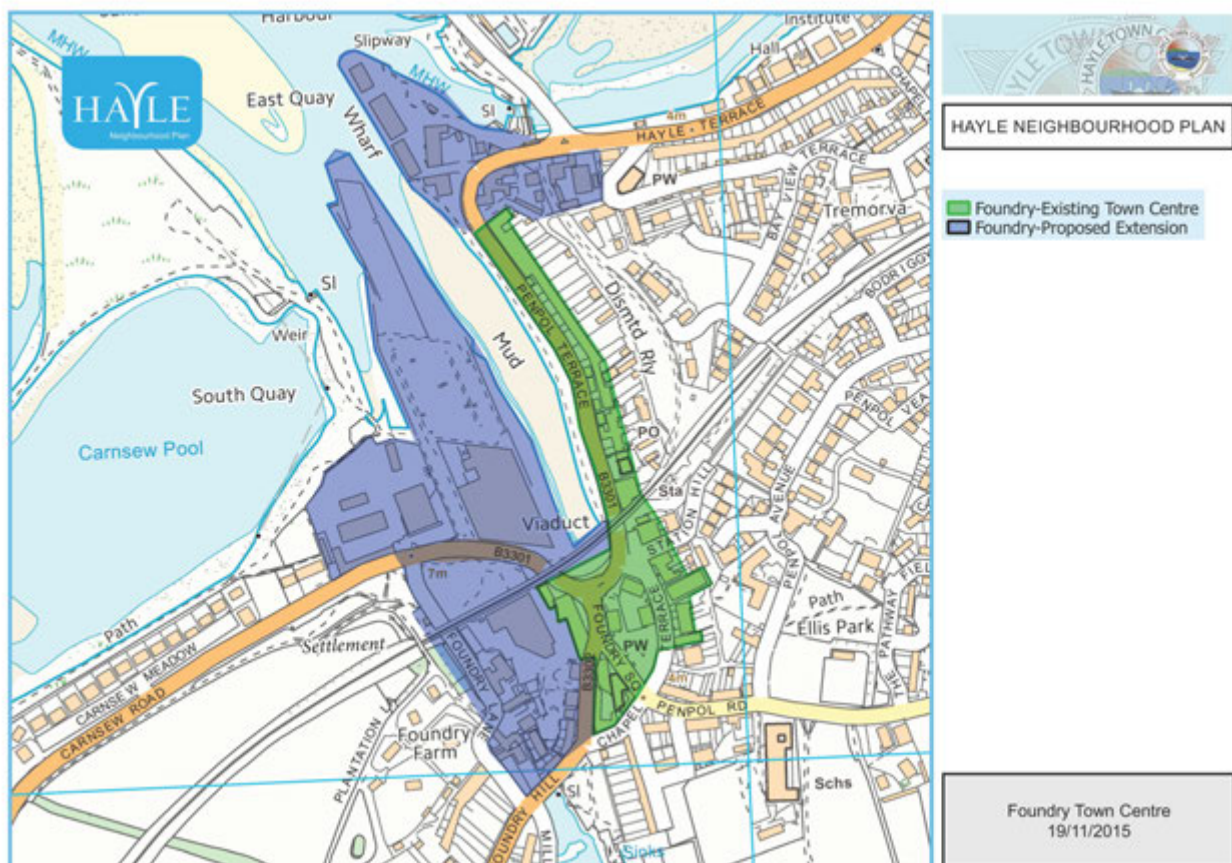


Policies - First Consultation

Town Centres

Cornwall Council has not amended the definition of the town centres of Foundry and Copperhouse for some years. We feel that they are outdated and would like to make them larger. Some of the policies in the Cornwall Local Plan (CLP) and the National Planning Policy Framework (NPPF) refer to 'town centres' so it is important to have an accurate definition.

Map 2 Foundry Town Centre



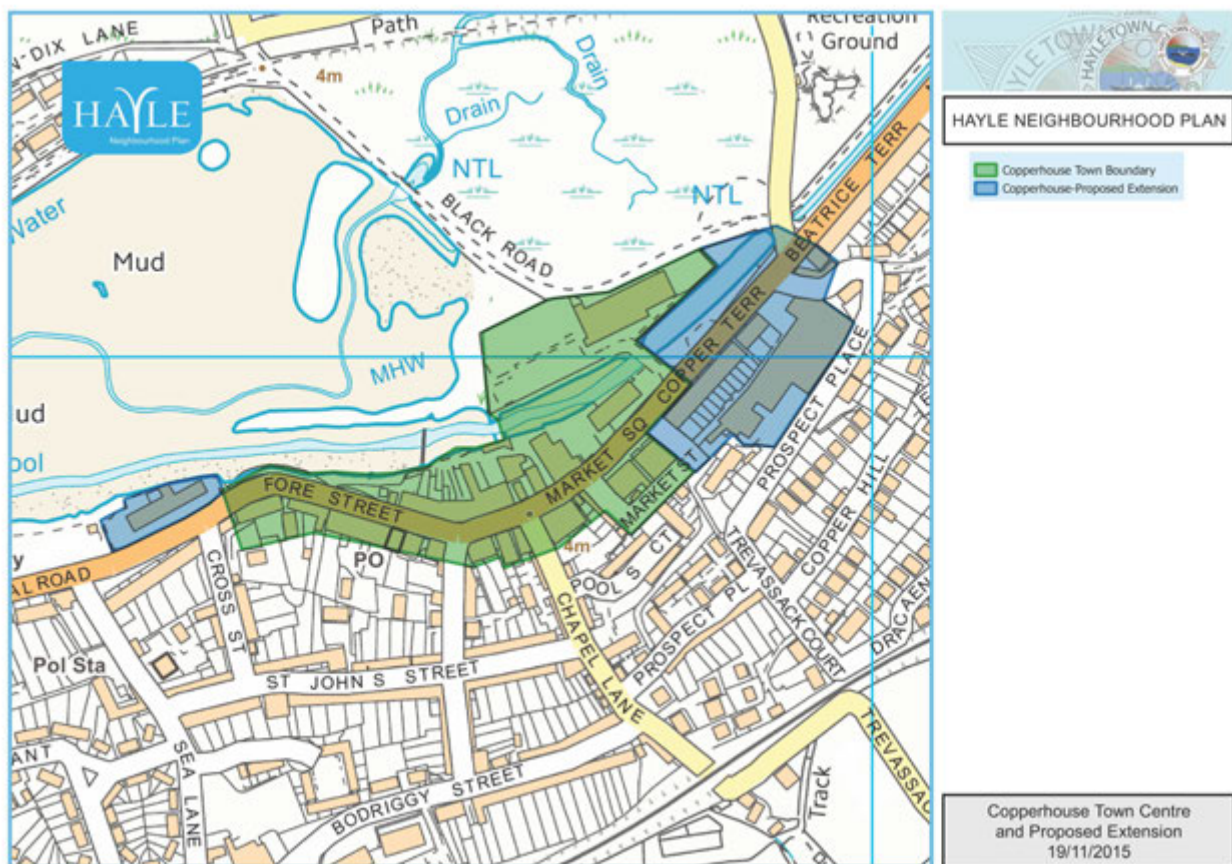
Click [here](#) for a larger map.

1. In Map 2 shown above, do you think the Foundry town centre should be:

- ☐ The original area shaded in green?
- ☐ The larger area comprising both the green and purple shaded areas?
- ☐ Neither of these?

Comment (if any):

Map 3 Copperhouse Town Centre



Click [here](#) for a larger map.

2. In Map 3 shown above, do you think the Copperhouse town centre should be:

- ☐ The original area shaded in green?
- ☐ The larger area comprising both the green and purple shaded areas?
- ☐ Neither of these?

Comment (if any):

Until we are able to get Cornwall Council to modify the town centre definitions, we are proposing a policy to give the extensions preference over the 'edge-of-centre' and 'out-of-town' areas. The NPPF sets a preference for where commercial development shall take place and in 'the hierarchy' prefers town centres. This policy would make the extensions the second choice after the town centres as currently defined.

POLICY SP1 Town Centre Extensions

In addition to the Town Centres defined in the Cornwall Local Plan, for the extension areas shown in the maps above:

- 1. In the hierarchy of centres referred to in NPPF-23 shall be second to the CLP-defined town centres.**
- 2. The NPPF and CLP policies of ensuring the vitality of town centres shall apply to these areas subject only to a sequential test with the defined Town Centres.**

3. Do you support POLICY SP1?

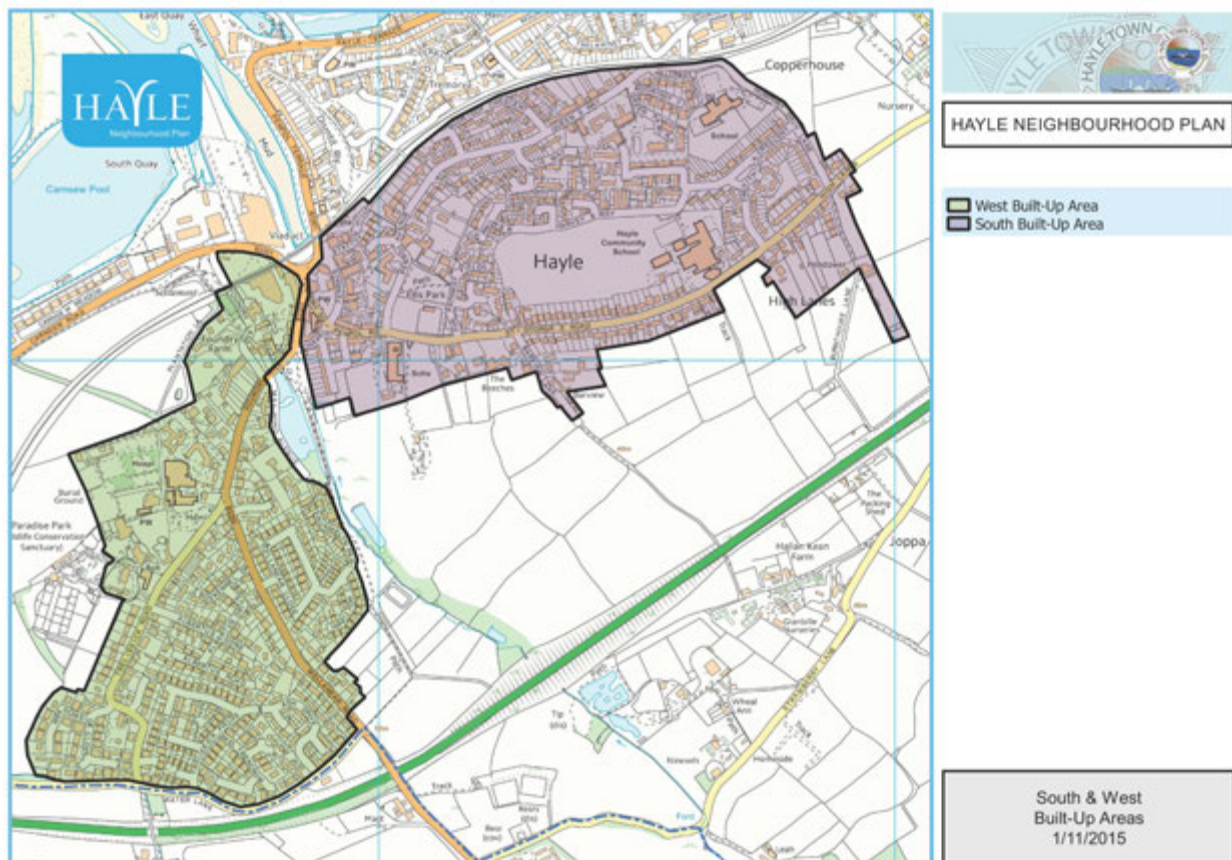
- ☐ Yes
- ☐ Yes, with the following comment
- ☐ No

Comment (if any):

Built-up Areas

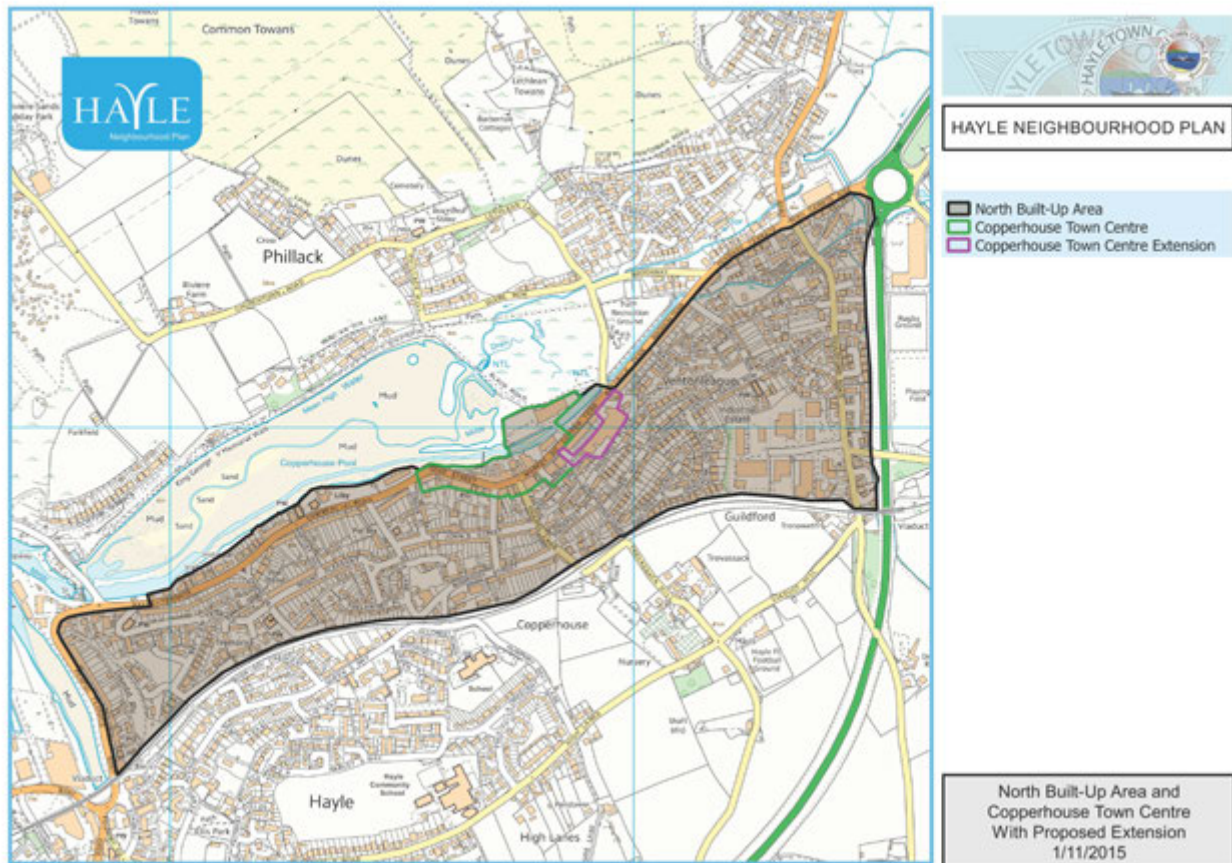
In addition, Hayle Parish is required to deliver 1,600 new dwellings between 2010 and the end of the plan period. Some of these have already been delivered and some will be delivered through existing planning consents. The residual number of dwellings for which space must be allocated is around 700.

Map 4 South and West Built-up Areas



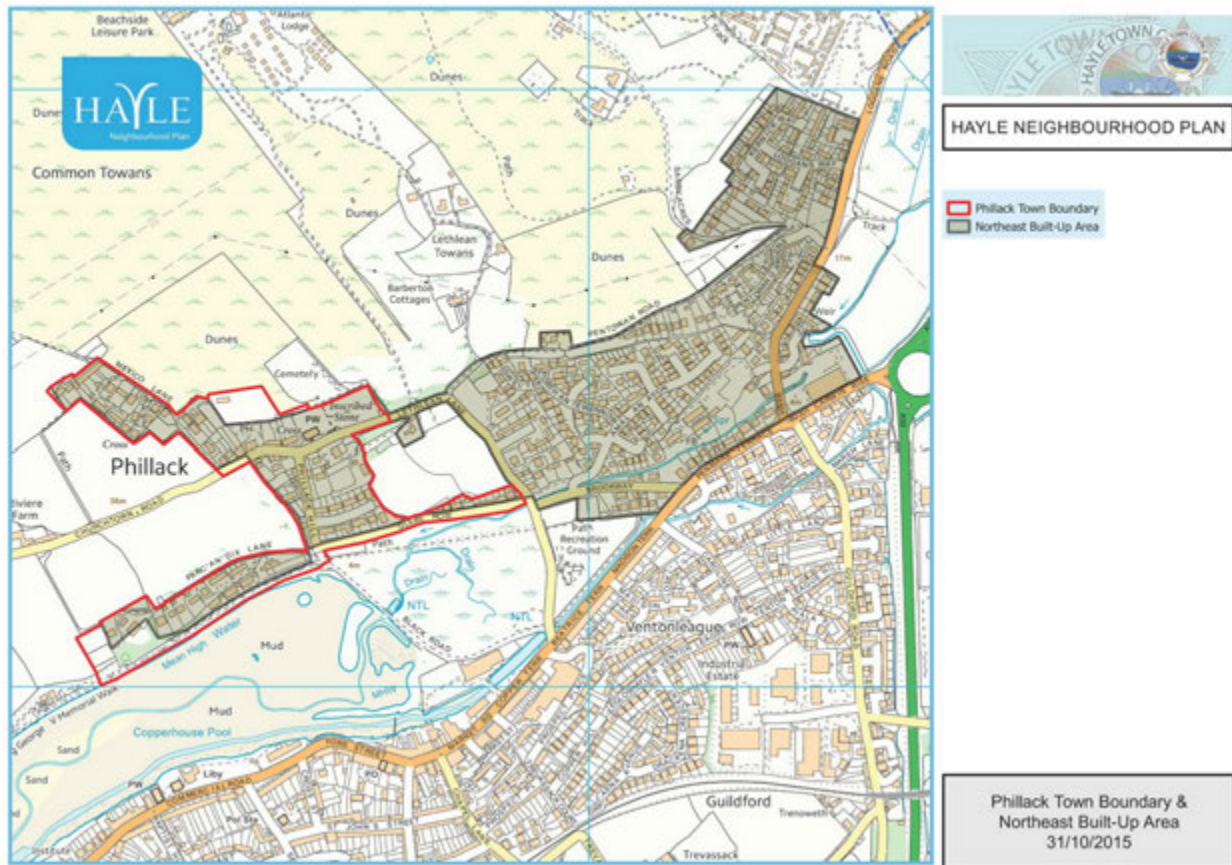
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Map 5 North Built-up Area



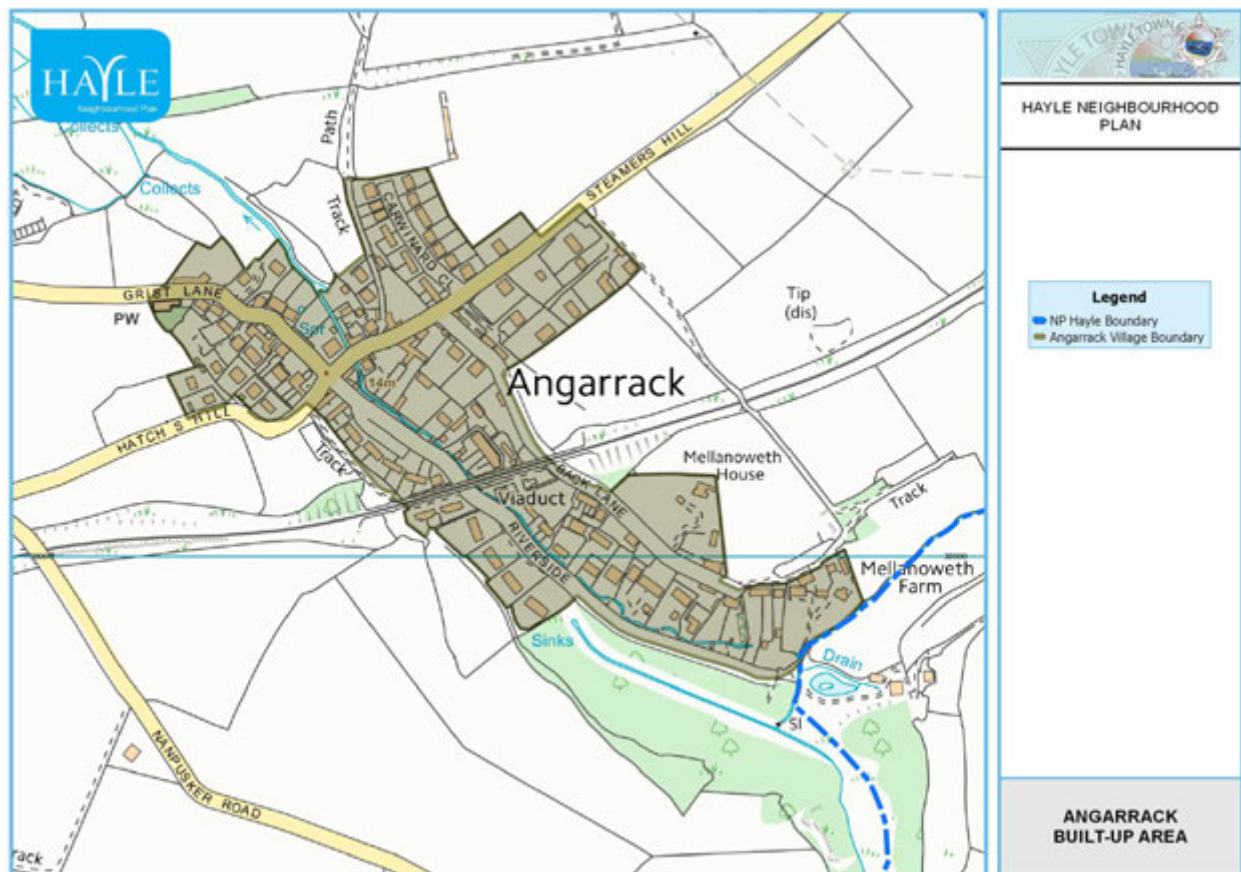
Click [here](#) for a larger map.

Map 6 North-east Built-up Area



Click [here](#) for a larger map.

Map 7 Angarrack Built-up Area



Click [here](#) for a larger map.

4. Built-up Areas

- ☐ I agree with the built-up areas shown in the maps
- ☐ I agree with the built-up areas shown in the maps - subject to the comments below
- ☐ I do not agree with the built-up areas

Comment (if any):

New Built-up Areas

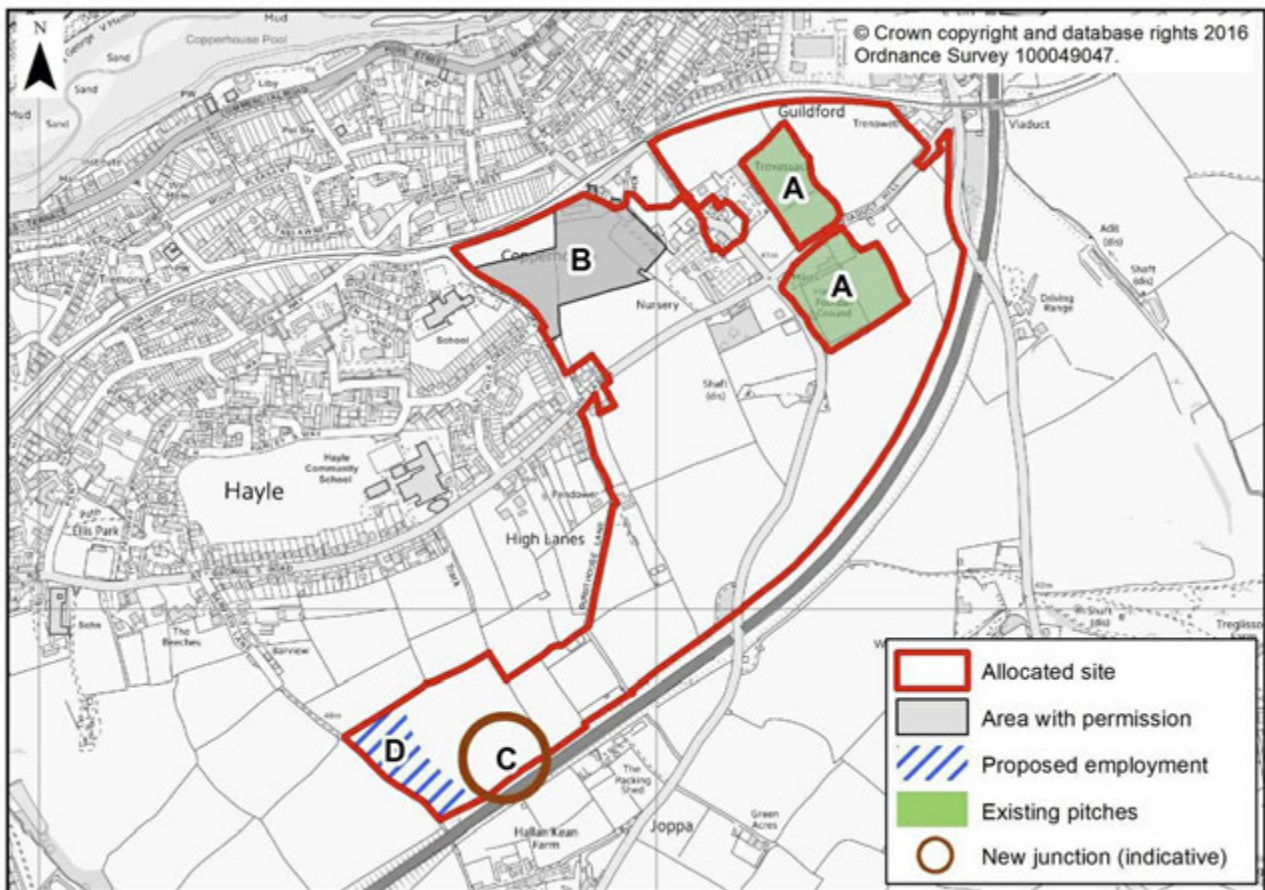
We are required by the NPPF and the CLP to plan for a minimum of 1,600 dwellings to be constructed in our area in the period 2010 - 2030.

Since some dwellings have already been constructed and planning consent has been given for others, the residual number that we must, by law, plan for is around 700.

We have worked with Cornwall Council and with planning consultants and we have generally agreed the area for the extension of the built-up area. It is shown in the following map.

Later in this consultation you will see that we have considered transportation and school issues.

Map 8 Allocation for New Built-up Area



Click [here](#) for a larger map.

5. Allocation for the New Built-Up Area

- ☐ I agree with the area outlined in red
- ☐ I agree with the area outlined in red subject to the comments below
- ☐ I do not agree with the area outlined

Comments (if any)

Policies - First Consultation

Sustainable Development and Housing Policies

Design and location are key issues. There must be space for cars, covered, secure bike parking and sufficient safe open space for children and communal enjoyment.

Housing developments should not be isolated but have linking footpaths and cycleways connecting to existing paths to help promote a healthy, sustainable lifestyle.

POLICY SD1 Design and Location

Proposals for residential development (of 5 or more dwellings) will only be supported where they deliver a design which demonstrates:

- A maximum density of 35 dwellings per hectare.
- The provision of open green space within the development that is available for outdoor play and other communal uses.
- The provision of cycle paths and secure covered cycle parking within the development.
- The provision of safe and secure pedestrian access throughout the development, and to and from other parts of Hayle.
- Access to bus services within 400 metres, and
- That they are within an existing built-up area or within areas allocated for new housing.

6. Do you support Policy SD1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Although we cannot mandate insulation and renewable energy features in excess of those required by the Building Regulations we encourage developers to provide equipment or infrastructure that makes the installation of such features easier for owners.

POLICY SD2 Housing and Climate Change

Support will be given for residential developments which clearly mitigate the effects of climate change.

We will give great weight to developments which:

- demonstrate the efficient use of natural resources and the reduction of carbon emissions
- provide internal connections for Photo-Voltaic panels on every house
- secure at least 10% of total regulated energy from de-centralised and renewable low carbon sources.
- promote the reuse and recycling of resources
- go beyond Building Regulation standards for energy efficiency
- adhere to the Code for Sustainable Homes.

7. Do you support Policy SD2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

The CLP only requires 30% affordable housing and we cannot increase that percentage for the dwellings that we are required to build in Hayle. We can encourage a higher percentage and, once we have fulfilled our housing quota, we can apply a different policy. Policy SD7 sets a higher affordable housing percentage for dwellings over and above our quota.

POLICY SD3 Affordable Housing

While recognising that the CLP requires at least 30% affordable housing in Hayle, we will encourage and support developments which offer a higher ratio of affordable housing on the site. Housing developments will be encouraged and supported which:

- contribute to creating a balanced community and housing stock
- meet a demonstrable local housing need in terms of dwelling size, type and tenure (based on an up-to-date Housing Needs Survey); and
- meet a demonstrable local housing need for affordable social, rented and shared equity housing.

Note that Policy SD7 applies once the housing allocation for Hayle has been met.

8. Do you support Policy SD3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Part of the affordable element for new construction could be fulfilled by providing building plots for self-build or community self-build projects. This would provide an opportunity for those who wish to build their own homes.

POLICY SD4 Serviced Building Plots

The affordable housing requirement of any new development could include a proportion of fully serviced equivalent plots within the same development, allocated for self-build or community self-build projects, or it could include an equivalent donation of fully serviced land, within the development, to an established Community Land Trust.

1. Self-build and community self-build projects will be supported on a case by case basis
2. Proposals for community owned housing developments (such as those delivered via Community Land Trusts)which respond to local needs will be supported.

9. Do you support Policy SD4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Although there is the hope that the use of cars will diminish with time, the reality is that new developments inevitably result in an increase in vehicles and, without off-street parking, increased congestion on our roads.

POLICY SD5 Parking Provision for New Housing and other Developments

Proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.

The provision of electric vehicle charging outlets will be considered favourably.

All plans must be in accord with the recommendations in the current Cornwall Design Guide relating to 'Street & Home – Car Parking'. Proposals accompanied by a parking provision of fewer parking spaces per unit than the above will only be permitted if:

1. alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking, and are acceptable to the Police Architectural Liaison Officer; or
2. otherwise acceptable and well-designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision; or
3. adequate parking is available through a residents' parking scheme.

All other forms of development will be expected to provide a level of off-street parking which adequately serves the use proposed and takes into account a robust travel plan.

10. Do you support Policy SD5?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Since parking is at a premium in many areas in Hayle, we do not want to allow development that would reduce the availability of off-street parking. For example, part of the Commercial Road car park was given to the new Fire Station and Tri-service Facility. This was possible because the Commercial Road car park was one of the least used in the county. If, hypothetically, another facility was proposed adjacent to the Fire Station, this policy would apply.

POLICY SD6 Avoiding Loss of Parking

Development proposals that would result in the loss of off-street car parking will not be permitted unless:

1. in relation to existing public car parks, an equivalent or better capacity is provided in the vicinity; or
2. in relation to existing public car parks, the car park is demonstrably underused throughout the year; or
3. in relation to private car parks or similar off-street parking areas, an equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal.

11. Do you support Policy SD6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

We are required to provide 1,600 new dwellings by the end of the plan period. Subtracting properties built since 2010 and sites that have planning consent, we must provide space for 700 new dwellings. The CLP has mandated a 30% affordable housing percentage for Hayle - and we cannot vary that. However, once we have fulfilled the quota of 700 new dwellings, we can assign a higher percentage of affordable homes to subsequent developments.

POLICY SD7 Development of Additional Sites After Fulfilment of Allocation

Once 1600 dwellings have been permitted for the NDP area, this policy will apply.

Development must be primarily to provide affordable housing. Proposals should seek to provide 100% affordable housing. The inclusion of market housing will only be supported where it is essential for the successful delivery of the development proven by detailed financial viability appraisal. If viability appraisal demonstrates that less than 50% affordable housing is deliverable, the scheme will not be supported.

The number, type, size and tenure of dwellings should reflect identified local needs as evidence through the Cornwall housing register or any specific local surveys completed using an appropriate methodology. Where there is no evidenced local need, development will not be supported.

Proposals of over 25 dwellings must include a Masterplan setting out the proposed 'phasing' (expected completion years for different aspects of the development), taking account of the capacity of local infrastructure to meet residents needs.

The development of unallocated sites will be considered only if:

1. they are for 50 dwellings or less;
2. the site forms a logical extension to the existing built up area and is not an isolated development in the countryside;
3. housing density is a maximum of 35 dwellings per hectare; and
4. they are affordable housing led schemes (i.e. deliver the maximum viable amount).

12. Do you support Policy SD7?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY SD8 Open Space Provision

New large developments (11 dwellings and above) will provide on-site open space for play (equipped or unequipped), recreation or food growing purposes.

New smaller developments will provide a contribution towards the provision of open space for play (equipped or unequipped), recreation or food growing purposes onsite, or within the Neighbourhood Plan area if onsite is not appropriate, in line with Cornwall Council's Open Space Strategy for Larger Towns in Cornwall.

13. Do you support Policy SD8?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Government policy has flip-flopped over the last few years regarding development in private gardens. This policy aims to allow such development but with a number of requirements placed on it.

POLICY SD9 Development in Existing Private Gardens

Infill development in private gardens will be permitted only where all of the following apply:

1. there is no loss to the character, local amenity or environmental quality of the surroundings;
2. the site is served by a suitable existing highway on one or more boundaries;
3. a building to plot ratio representative of the surrounding plots is maintained and a useable amenity space for both the existing and additional building is provided;
4. proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character area;
5. the proportions of the new buildings are in keeping with the character of the area;
6. significant features, trees, granite walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development.

14. Do you support Policy SD9?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Hayle Neighbourhood Plan

Have your say

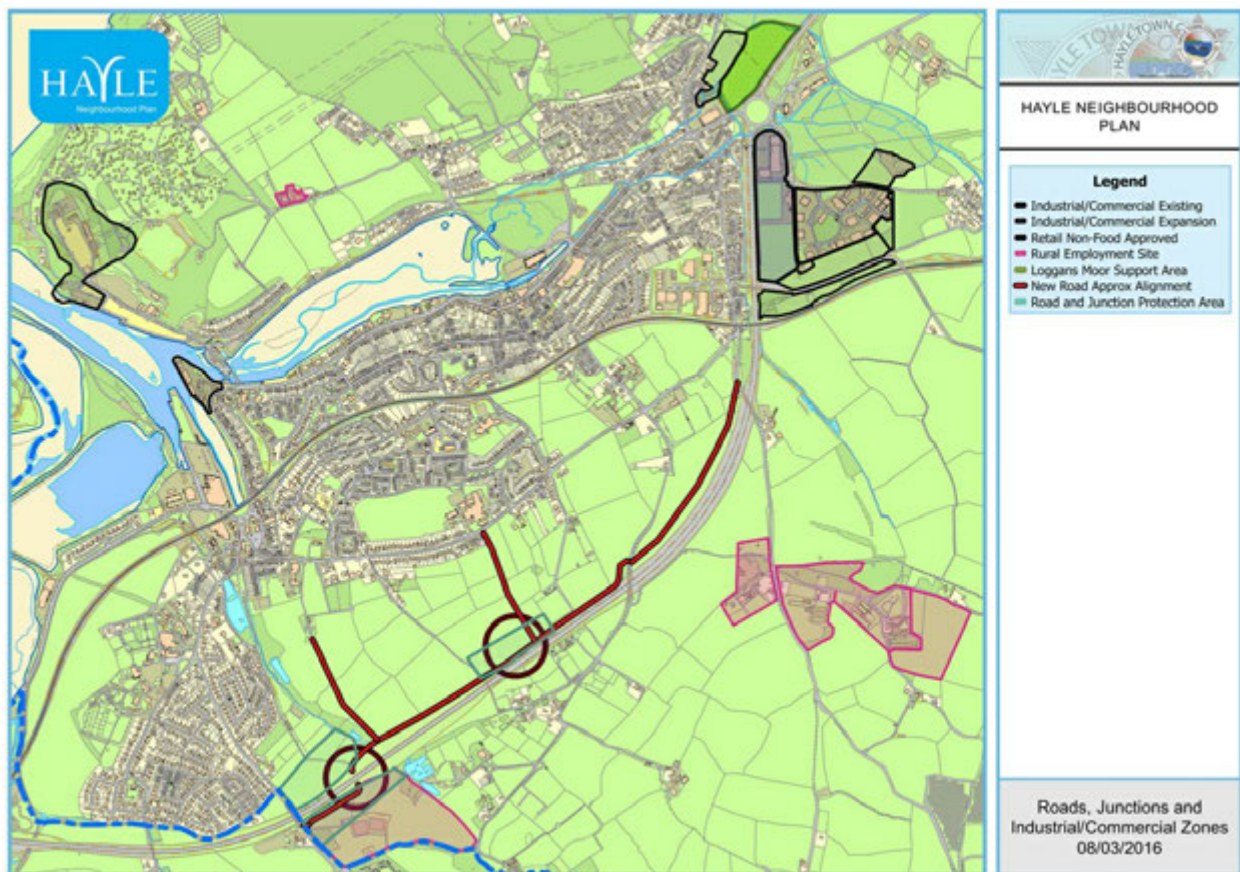


Policies - First Consultation

Business, Enterprise and Economy

The following map shows areas for industrial and commercial development (outlined in black) and areas for small-scale rural employment (outlined in magenta). Small-scale rural employment means small incubator units such as those that already exist at Wheal Alfred. These provide employment for a small number of people and provide opportunities for the rural economy.

Map 9. Industrial Areas



Click [here](#) for a larger map.

15. Do you agree with the areas allocated for industrial and commercial development (outlined in black)?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

16. Do you agree with the areas allocated for rural industrial development (outlined in magenta)?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY B1 Industrial and Commercial Development

Areas for industrial and commercial development are allocated in Map 9.

Residential development will not be permitted in these areas.

17. Do you support Policy B1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY B2 Rural Industrial Development

Areas for small-scale industrial and commercial development are allocated in Map 9. These areas are for micro and small-sized businesses such as affordable incubation units. Outside these areas, job creation through conversion of farm buildings for small business use will be supported.

18. Do you support Policy B2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY B3 Other Job Creation - Mixed Development

Job creation outside of the areas allocated for industrial and commercial development will be supported in areas allocated for residential dwellings where:

1. It is compatible with the surrounding area
2. The jobs are full-time and match the skills of local residents

19. Do you support Policy B3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Other nearby town centres have suffered from large food retail facilities on the edge of town or out of town. They have caused severe stress to previously vibrant high streets and result in boarded up shops and a poor selection of retail facilities. This policy is intended to protect Hayle's town centres by controlling FOOD retail which can have a very large impact on town centres. It does not affect other retail facilities.

POLICY B4 Edge of Centre and Out of Town Food Retail

Proposals for large edge of centre and out of town food retail development will not be permitted unless they demonstrate:

1. Within the long-term the development will enhance, and at no time damage, the economic vitality and viability of existing retail/commercial centres in the Plan area
2. Within the long term, the development will enhance, and at no time damage, the consumer choice available within the Plan Area
3. The development will not negatively impact existing, committed and planned public and private investment in the Plan Area

20. Do you support Policy B4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Agriculture plays an important role in the economy. Policy B5 allows the creation of developments in support of agriculture - but they must be essential to the farm operation since normally development in the countryside is strictly controlled.

POLICY B5 Agricultural Development Proposals

Proposals for development essential to agriculture or a farm diversification project will be supported provided that:

1. it is sited, where practicable, in or adjacent to an existing complex (the immediate boundary of the existing buildings) and, where practicable, utilises existing buildings;
2. it is capable of being effectively screened by land form, trees and planting;
3. where the proposals will generate a significant demand for travel the development can be served by public transport, walking and cycling; and
4. it will make a continuing contribution to the economic viability of an existing farm unit.

Planning permission will only be granted where operation of the development as part of the farm business is secured through the use of conditions or a planning obligation.

21. Do you support Policy B5?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Although we currently have a reasonable balance of shops and cafes in our town centres, this policy will help to maintain the balance between cafes and shops and services. Class A3 refers to restaurants and cafes.

POLICY B6 Catering and Food Outlets

Proposals for catering and food outlets as identified in class A3 of the Town and Country Planning (use classes) Order 1987 (as amended) will be supported within the town centre areas as identified in Map 2 and Map 3 provided that they would:

- a) Take into account scale, the need to maintain a balance of retail provision in the town centre and to contribute to diversity of businesses already operating and
- b) Not lead to the loss of retail units as identified in classes A1 and A2 of the Town and Country Planning (use classes) Order 1987 (as amended) and
- c) Meet the needs of residents and visitors.

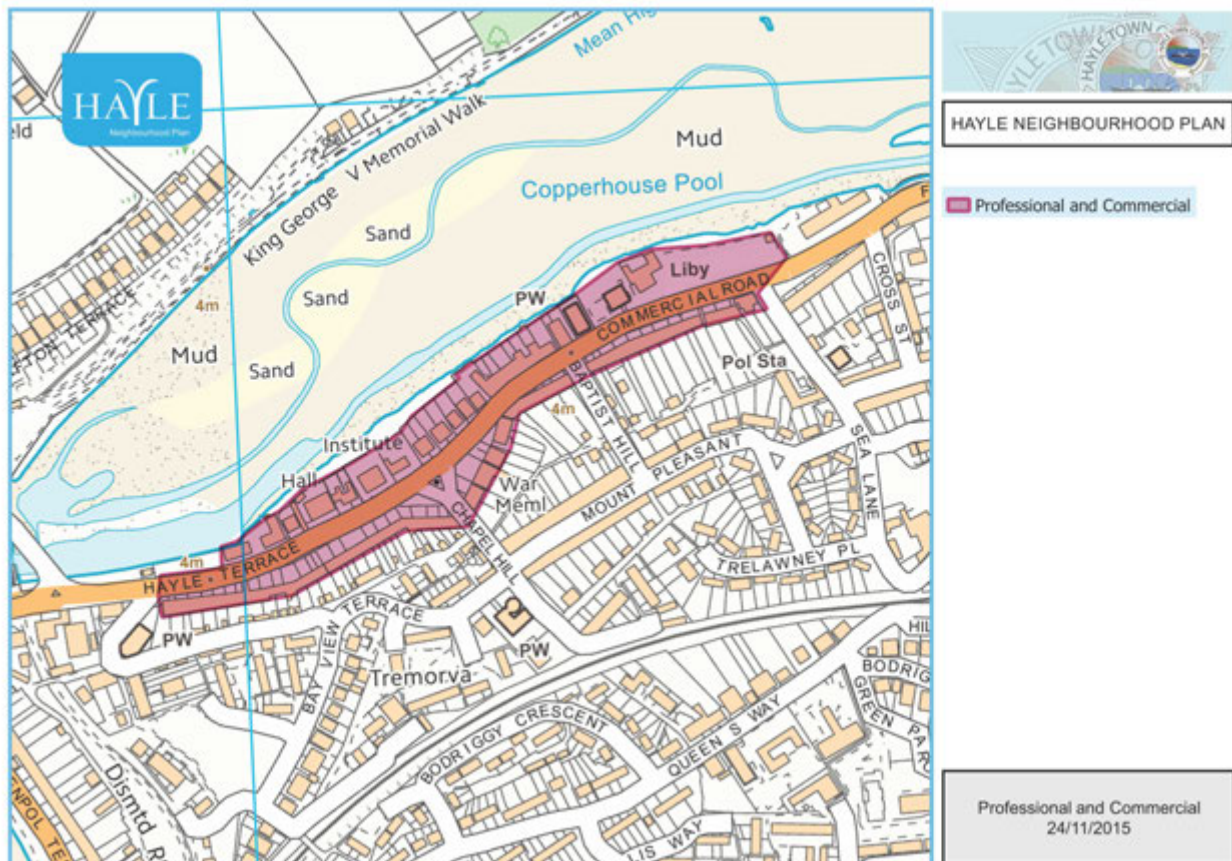
22. Do you support Policy B6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

The area shown in the following map is the proposed zone where conversion from a dwelling to a business office would be permitted. Examples would be dentists, accountants and consultants. There are a number of these already in the area and they lend themselves to job creation without impacting on the heritage value of the area.

Map 10 Professional Employment



Click [here](#) for a larger map.

POLICY B7 Professional Employment

Within the area shown in Map 10 there are a number of properties that lend themselves to the creation of professional offices. Examples would include dental, medical & accountancy practices. Applications for change of use from residential to professional use will be supported.

23. Do you support Policy B7?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Hayle Neighbourhood Plan

Have your say



Policies - First Consultation

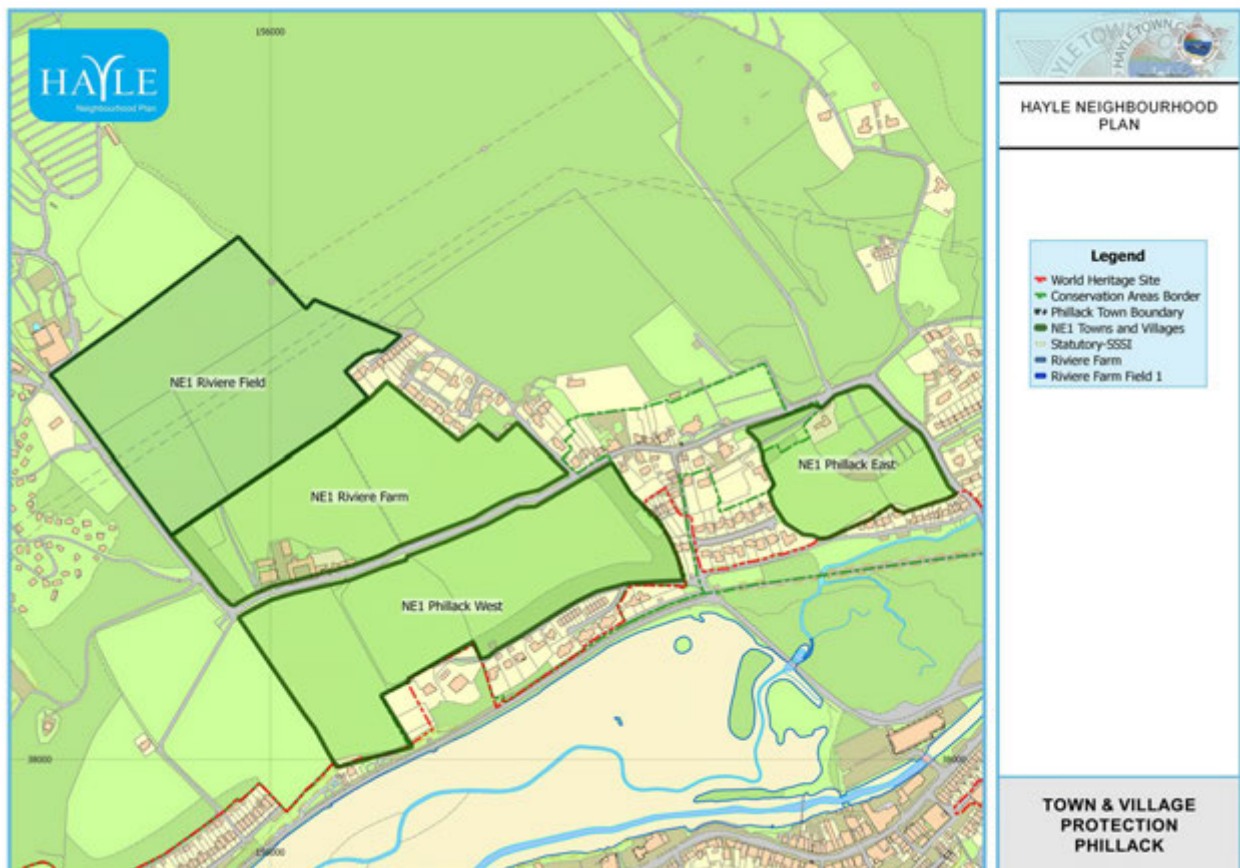
Natural Environment and Landscape Setting

Hayle is composed of several towns and villages which are still identifiable: Foundry, Copperhouse, Phillack and Angarrack. Under the Penwith Local Plan, Policy TV2 was used to provide green space to prevent these areas growing together. The Neighbourhood Plan Policy NE1 serves a similar function and, additionally, supports the World Heritage Site by ensuring that clear boundaries are maintained around the heritage areas.

Phillack

Protection of Phillack is provided by two Policy NE1 areas. To the south, the village is protected by the World Heritage Site and Copperhouse and Wilson's Pools. To the north there is a Site of Special Scientific Interest (SSSI) and to the east by the fields of Riviere Farm.

Map 11 Phillack



Click [here](#) for a larger map.

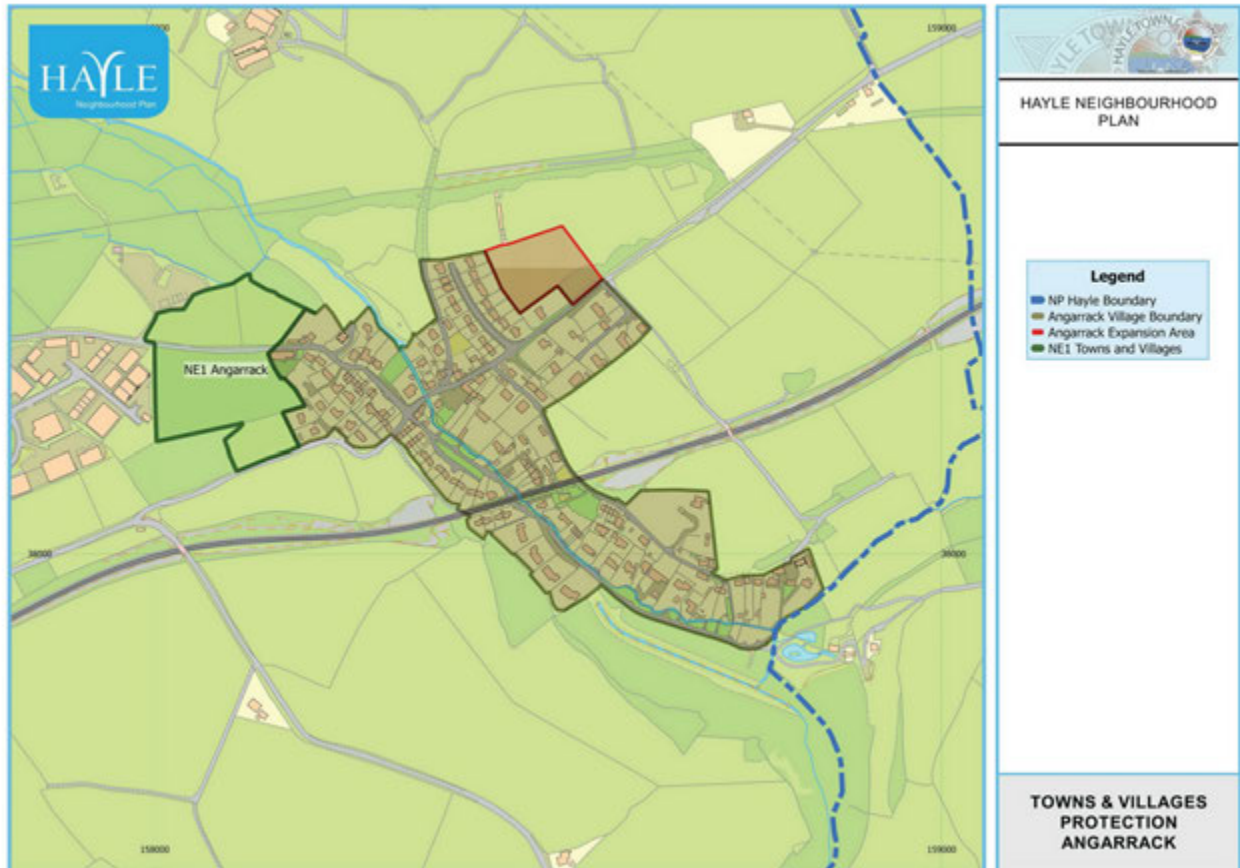
Angarrack

The western entrance to Angarrack is protected from expansion of the adjacent industrial and retail areas.

The village has little room for expansion, although there are occasional applications for new development in the gardens of existing properties.

A small area of possible expansion is proposed on the northern edge of the village and your view on this is also sought.

Map 12 Angarrack



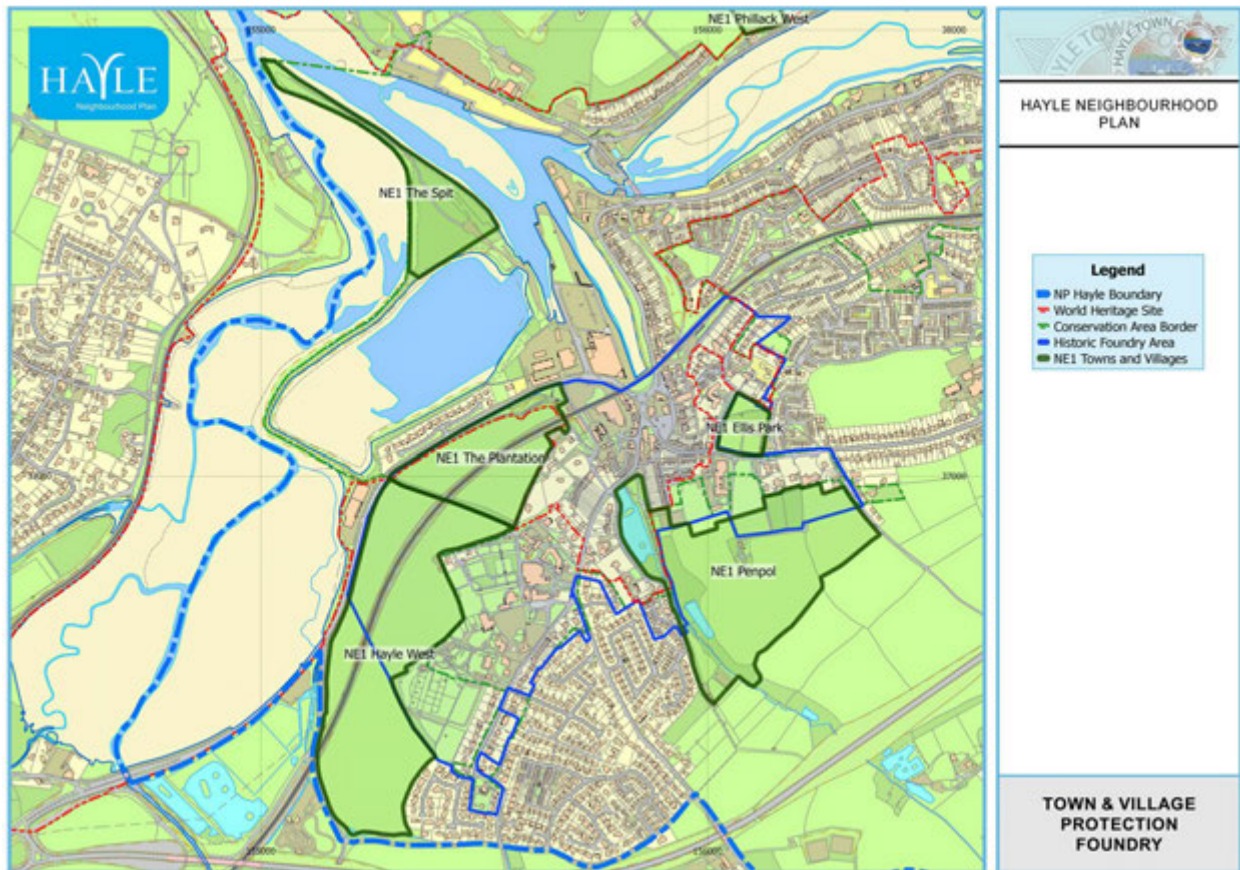
Click [here](#) for a larger map.

Foundry

The Foundry and harbour areas are central to the World Heritage Site and it is important to maintain the 'legibility' of the heritage components without merging them with new development.

The NE1 areas on the east and the area on the Spit are the same as previously identified in the Penwith Local Plan. To the west, the NE1 area is split into northern and southern areas. The northern area existed previously but the southern area is new.

Map 13 Foundry



Click [here](#) for a larger map.

POLICY NE1 Protection of Towns and Villages

The areas identified in Map 11, Map 12 and Map 13 provide separation of towns and villages and provide legibility of important heritage features. Legibility means the ability to understand them and their context and, for important assets like a World Heritage Site, it requires separation from encroaching developments.

No development shall be permitted within these areas.

24. Do you support Policy NE1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

25. Do you agree with the development expansion area in Angarrack shown on Map 12?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No
- ☐ Comment (if any)

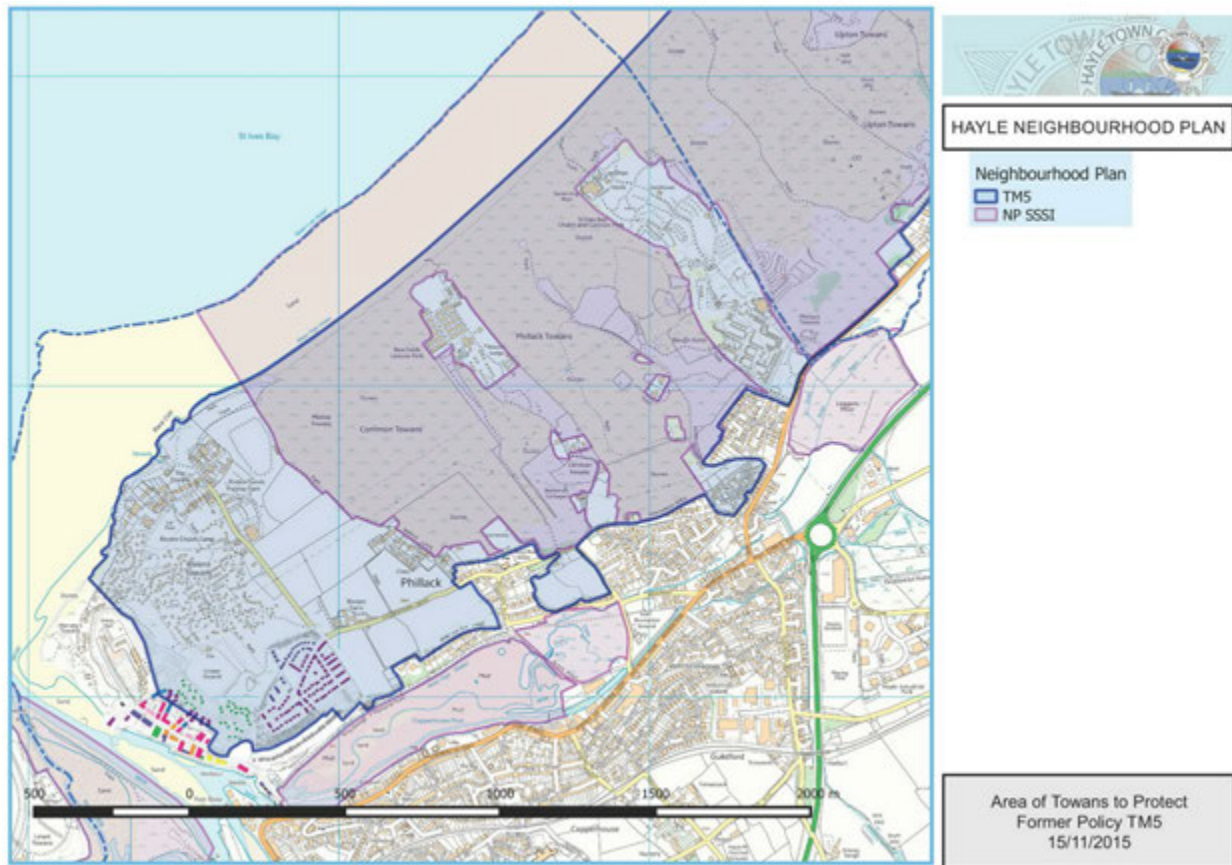
Undeveloped Coastal Areas

In the Aims and Objectives questionnaire there was 97% support for protecting our countryside, green space and beaches. A large part of the Towans is protected by being designated as a Site of Special Scientific Interest (SSSI) - shown with the mauve border in Map 14. Previously, the Penwith Local Plan also protected the area shown with the blue border against 'intensification of tourism'.

We are proposing that any development in the area should pass the test that it does 'not damage or have an adverse impact on the coastal landscape and seascape.'

Back in 2006 the Hayle Area Plan was produced following extensive local consultation. In addition to protection of the beach and Towans there was also expressed a desire for better access to the beach. At present, reasonable access is only available at the Riviere Towans and Gwithian ends of the beach. Map 15 shows the area known as Sandy Acres which used to be a quarry. It is now used as a car park and has a seasonal mobile cafe. We propose that this area could be sensitively developed as an additional beach access with some supporting facilities such as a restaurant, shop and toilets. These would be hidden from the beach.

Map 14 Undeveloped Coastal Areas



Click [here](#) for a larger map.

Map 15 Sandy Acres



Click [here](#) for a larger map.

POLICY NE2 Undeveloped Coastal Areas

Proposals for development on the natural undeveloped coastal areas will only be permitted where the proposal:

- protects and / or enhances the natural and undeveloped coast;
- is for coastal defence;
- is for the improvement of an existing built facility and enhances the quality and appearance of the facility in relation to the coastal landscape and seascape;
- has been subject to assessment which considers the proposal's impact on the coastal landscape and seascape; and,
- does not damage or have an adverse impact on the coastal landscape and seascape.

An additional beach access with support facilities will be supported at Sandy Acres. (See Map 15).

26. Do you support Policy NE2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Protection and Access

The next two policies seek to protect the environment and ensure that public access is either improved or maintained.

POLICY NE3 Development In Keeping With its Setting

Development proposals will only be considered where they:

- have demonstrated that there are no adverse impacts on the natural environment (landscape, biodiversity and habitats) or are satisfactorily mitigated; and,
- enhance the natural environment where there is the opportunity to do so.

Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development. Such measures must include the use of appropriate planting which can enrich the biodiversity of the area such as trees and other planting native to the local area.

27. Do you support Policy NE3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY NE4 Improved Access to the Beach

All developments close to the beach must provide and / or enable appropriate improved public access to the beach. Proposals for development of, or affecting, rights of way and other access ways will be supported where they:

- promote, protect, maintain and enhance the existing public rights of way network and other access ways; and,
- improve and enhance the existing network of access routes through the provision of upgraded, new or extended routes.

28. Do you support Policy NE4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Riviere Towans Chalets

The chalets on Riviere Towans are in an ideal location for access to the beach and the local area by owners and holidaymakers. The objective of this policy is to ensure that the site continues to be single-storey dwellings used for holiday purposes and not for permanent residence.

Map 16 Riviere Towans Chalets



Click [here](#) for a larger map.

POLICY NE5 Riviere Towans Chalets

Proposals for replacement chalets or small extensions on the Riviere Towans Chalet site shown in Map 16 will be permitted where they:

- Are of a single storey design which is in keeping with the overall character of the site; and
- Have no negative impact on the existing and essential built character of the site; and
- Are for holiday chalet accommodation with non-permanent residence; and,
- Avoid any negative impacts on the landscape and setting of the site and, where some impact is unavoidable, that all such impacts are satisfactorily mitigated.

29. Do you support Policy NE5?

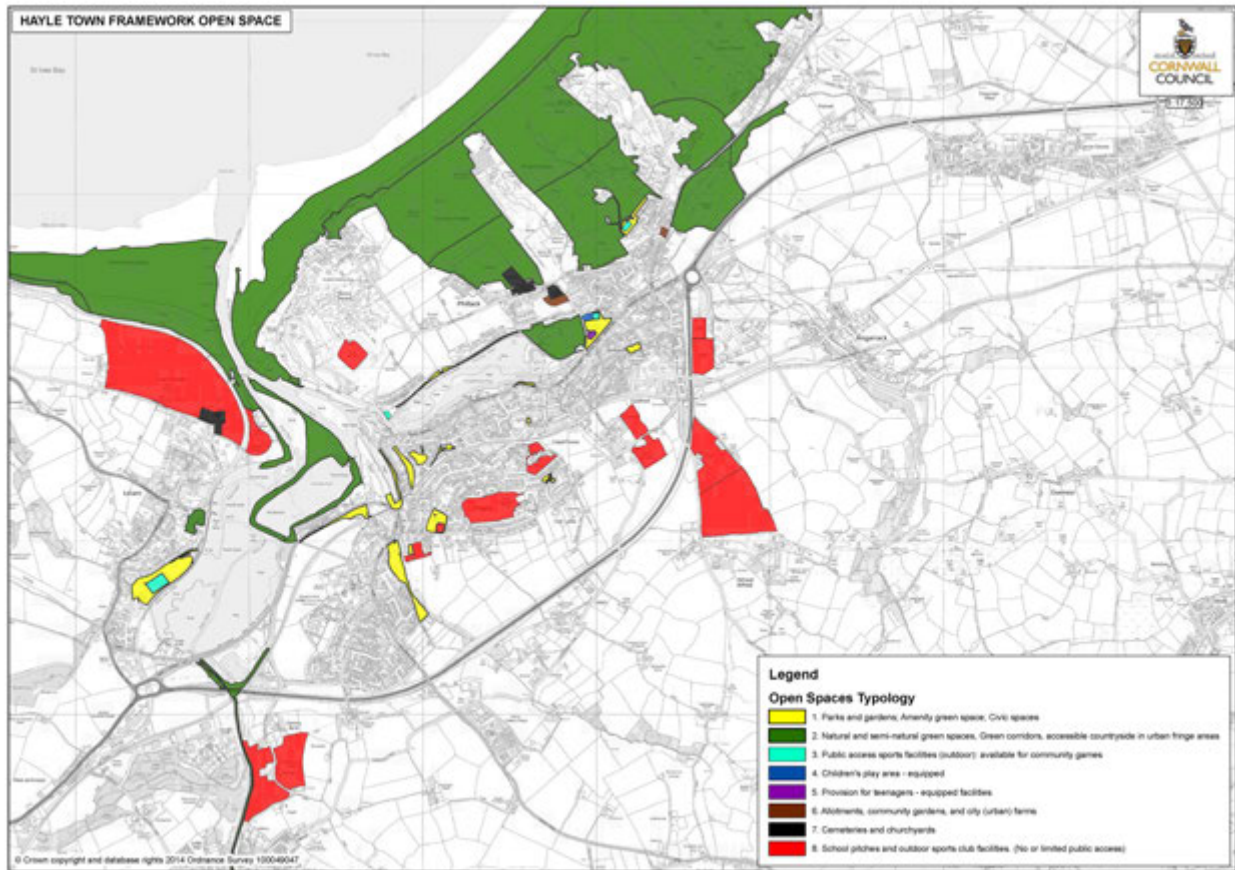
- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Green and Ornamental Infrastructure Protection

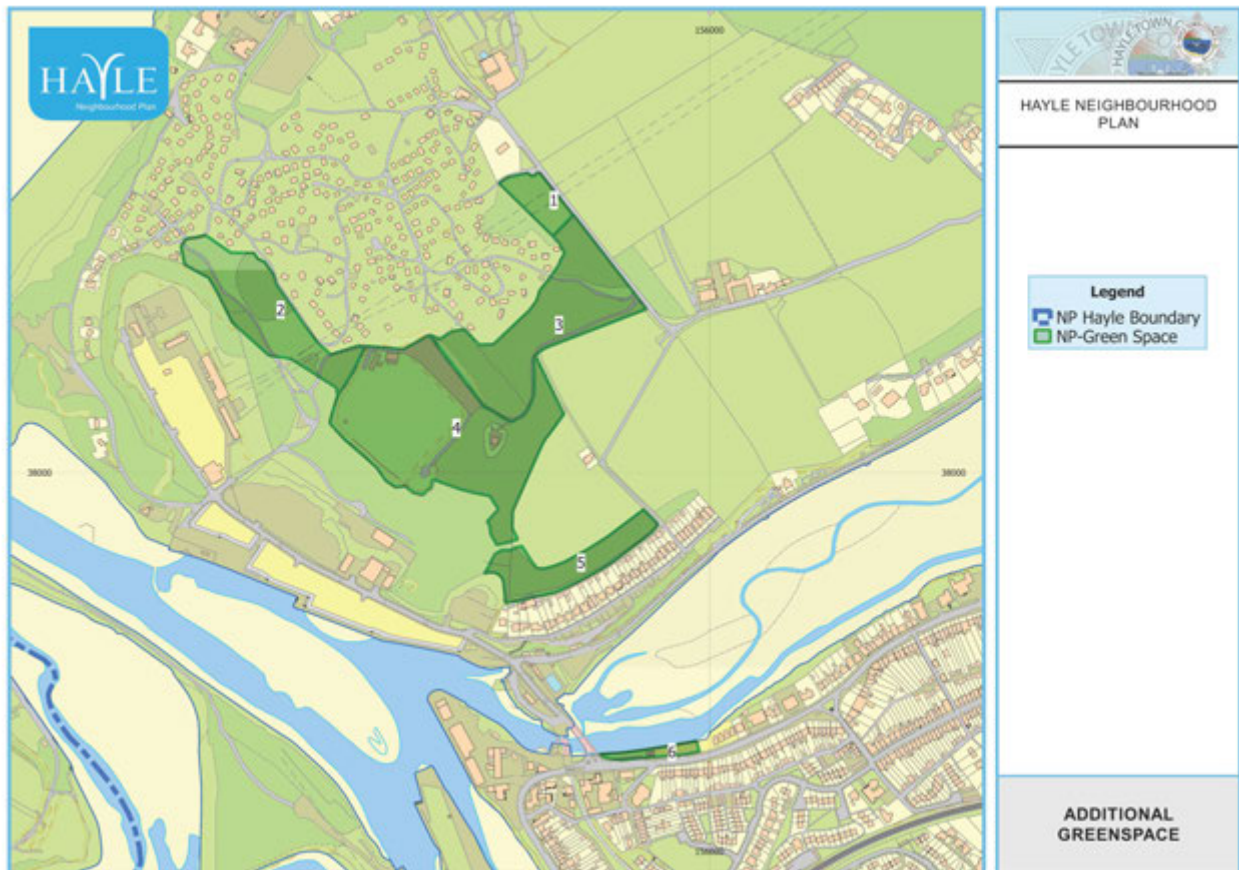
Cornwall Council's Town Framework identifies green and open space in our parish. These are shown on Map 17. Additional areas that should be protected are shown on Map 18.

Map 17 Town Framework Open Space



Click [here](#) for a larger map.

Map 18 Greenspace



Click [here](#) for a larger map.

POLICY NE6 Green and Ornamental Infrastructure Protection

The locally valued areas of green infrastructure in Hayle are identified on Map 17 and Map 18.

They include:

- Land To The North of Carnsew Pool
- Hayle West of The Viaduct
- Hayle Ellis Park
- Hayle Millpond - Barview Lane,
- Hayle Trevassack
- Hayle West of Phillack
- Phillack - Lethlean Lane
- West of Angarrack
- Riviere Towans
- Cemeteries

Proposals for development on or impacting these areas will only be considered where:

- Equivalent or better facilities are offered as mitigation
- They help to maintain or enhance access to the area such as through improved pedestrian and cycling links.

30. Do you support Policy NE6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Protection of Trees and Hedges

The following two policies seek to protect trees and Cornish hedges.

POLICY NE7 Protection of Trees

Proposals for development should avoid loss of existing trees. Where unavoidable, proposals should demonstrate how the loss of trees will be mitigated through replacement planting.

Proposals must provide details of:

- The type of trees,
- How they will be provided for in relation to watering,
- How they will be managed in the future, and
- The trees must be of a type that will not damage the proposed and existing developments including roads, footways, etc.

31. Do you support Policy NE7?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY NE8 Cornish Walls and Hedges

Traditional Cornish walls and hedges shall be protected.

32. Do you support Policy NE8?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

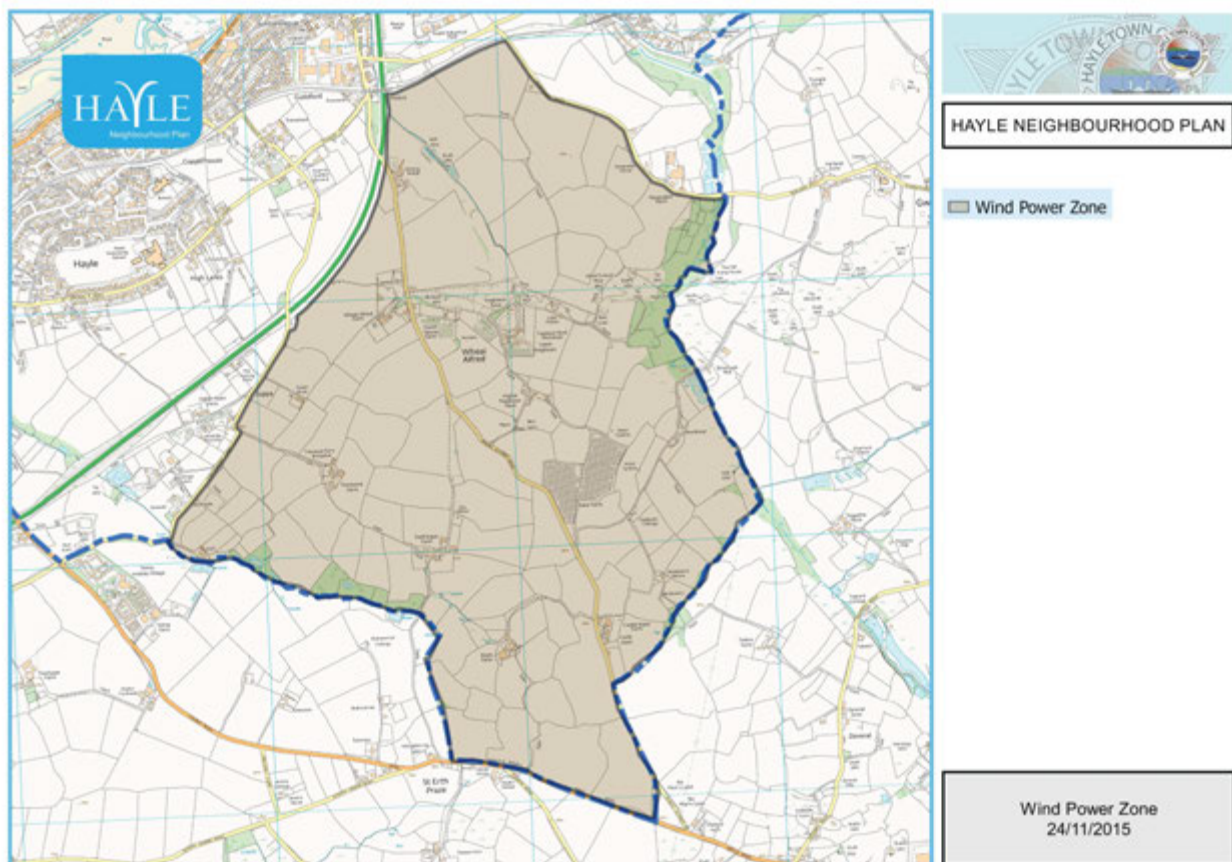
Wind Power Zone

Commercial wind power sites are only permitted within areas allocated for them. We have proposed an area where wind power sites could go - but they will still be subject to Cornwall Council's policies on their effect on the environment and cumulative impacts. Cornwall has a lot of wind, making it attractive for large-scale sustainable power generation.

Cornwall Council's Local Plan Policy 23 relates to the Natural Environment and states (in part):

"Development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance..."

Map 19 Commercial Wind Power Zone



Click [here](#) for a larger map.

POLICY NE9 Wind Power Generation

Commercial and large-scale wind-power generation will not be permitted except within the Wind Power Zone shown in Map 19.

Cornwall Local Plan Policy 23 applies.

33. Do you support Policy NE9?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Protection of Land and Views

Agricultural land and views are both limited resources and the next two policies seek to protect them. Grade 2 is the highest grade of land in our parish.

POLICY NE10 Agricultural Land

Development which would result in the irreversible loss of agricultural land graded 2, 3 and 3a in the Department for Environment, Food and Rural Affairs classification will not be permitted unless there is no practicable alternative and the importance of the development outweighs the need to protect the best, most valued and most versatile land.

34. Do you support Policy NE10?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY NE11 Panoramas, Vistas and Views

Due to the topography and historic development of Hayle there are important panoramas, vistas and views within Hayle, or views to and from the town that contribute to its special character and quality of coast, countryside and townscape. Development should not compromise panoramas, vistas and views especially those to and from the World Heritage Site.

35. Do you support Policy NE11?

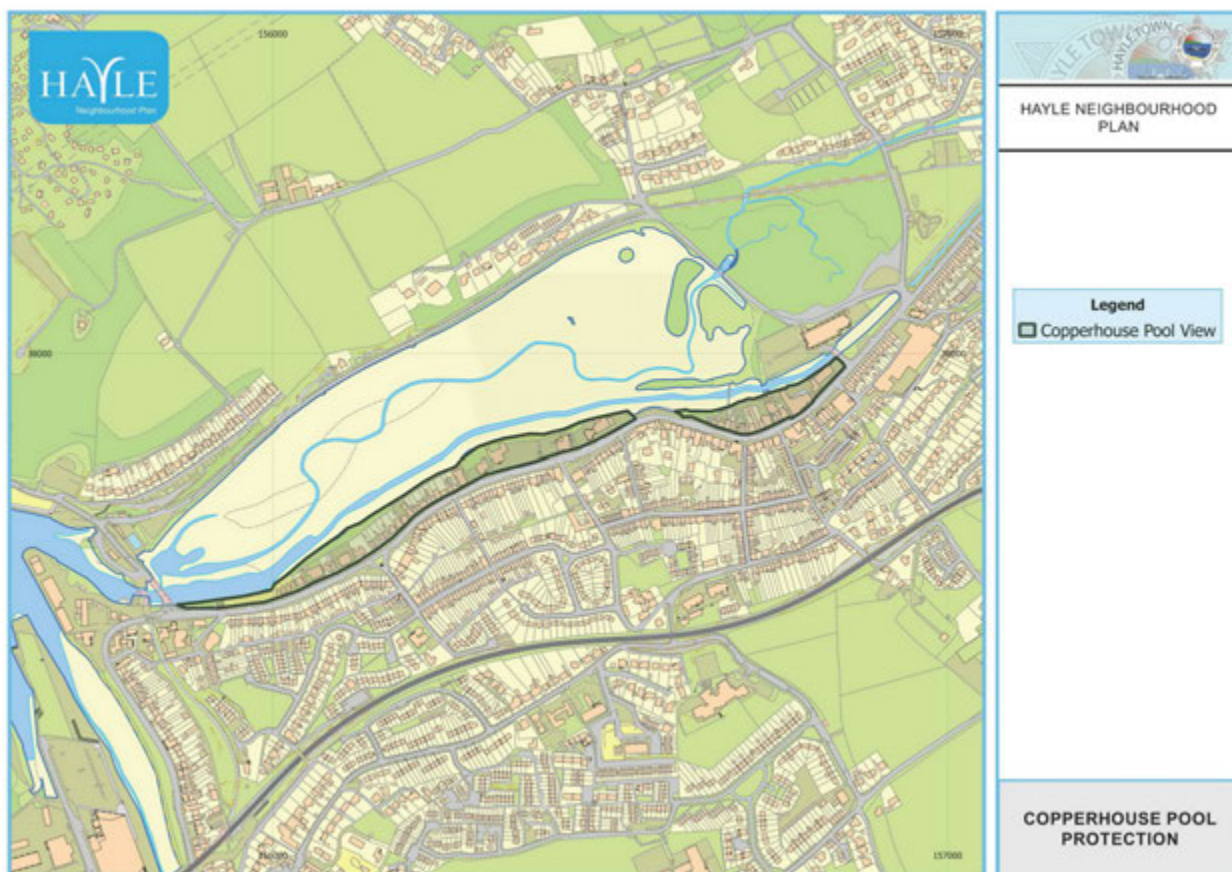
- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Copperhouse Pool

Copperhouse Pool is both a heritage asset and an important natural resource. The majority of the pool is owned and maintained by the RSPB and provides a marvellous site for nature lovers. It is also used for water activities and in support of celebrations on the King George V Memorial Walk. This policy is intended to limit further blocking of the view of the pool from the south side.

Map 20 Copperhouse Pool Protection Zone



Click [here](#) for a larger map.

POLICY NE12 Protection of Copperhouse Pool

Within the area shown in Map 20:

For new construction:

- No new construction will be permitted unless it is for a community benefit and is supported by the community.

For replacement of existing buildings:

- Replacement construction must not obscure the view of the pool to a greater degree than the existing building. This includes height and width. The height shall be the height above Ordnance Datum and not from the top of the foundations.
- Design shall take into account the view from the road and from the King George V Memorial Walk, and
- Provision of access for the public along the poolside is encouraged.

Conversion to residential property will only be permitted where Policy SD5 (Parking) and Policy H1 (Protection of Heritage Assets) can be complied with.

36. Do you support Policy NE12?

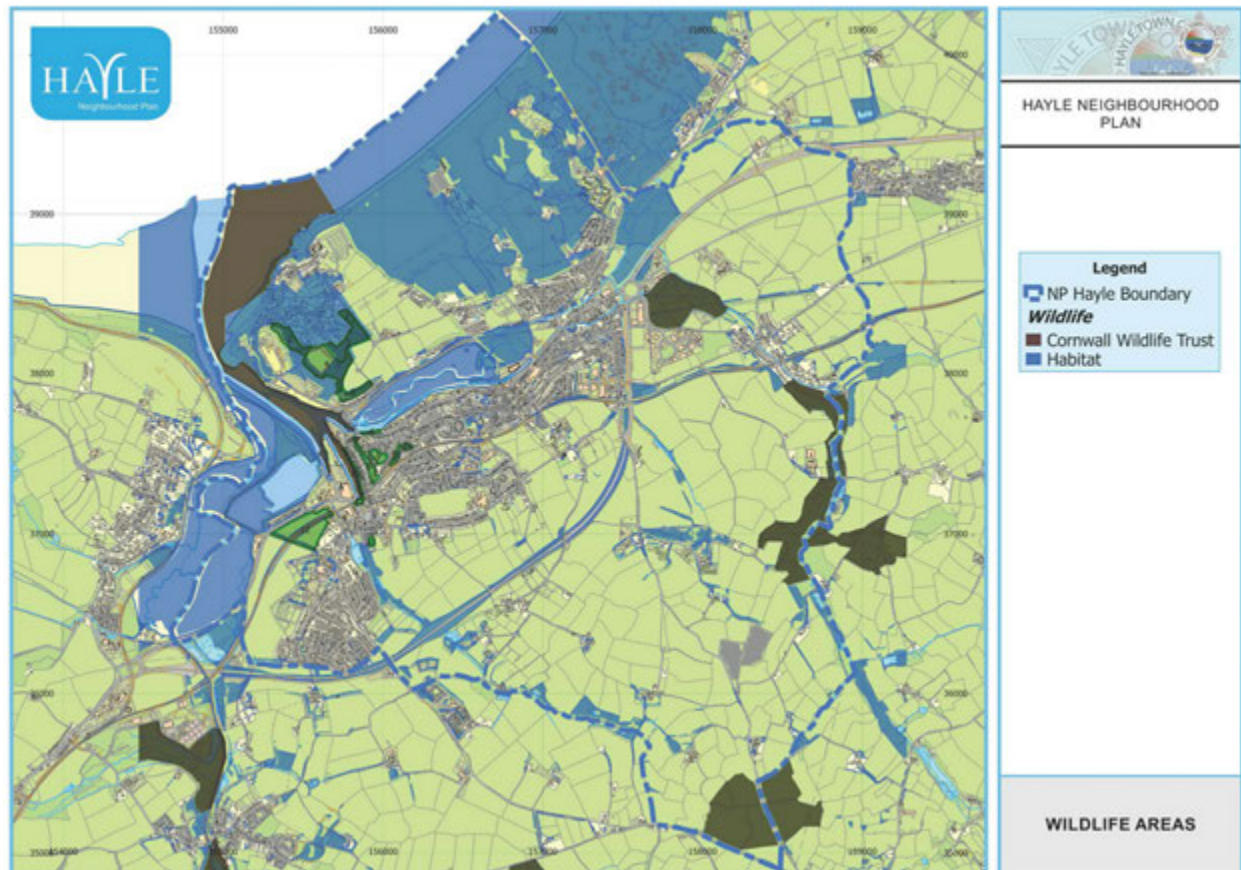
- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Wildlife

The Cornwall Wildlife Trust has designated certain areas of land as having important wildlife protection features (Map 21, brown). These areas were protected under the Penwith Local Plan and we are proposing continuing this protection. They have also identified habitat areas that have an important role either for wildlife corridors or survival (Map 21, blue).

Map 21 Wildlife Areas



Click [here](#) for a larger map.

POLICY NE13 Wildlife

Map 21 shows areas designated by Cornwall Wildlife Trust as County Wildlife Sites and areas of importance for habitat – either for wildlife to live in or for use as a corridor.

1. Development will not be permitted where it would harm the nature conservation of County Wildlife Sites.
2. Development in designated habitat areas will only be permitted where it would not cause significant impact.

Where development is permitted any impact on wildlife must be minimised and conditions will be imposed, or a planning obligation sought, to ensure that mitigating measures are undertaken.

37. Do you support Policy NE13?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Policies - First Consultation

Traffic and Transport

Traffic

It is difficult to improve the traffic situation in Hayle. The town is long and narrow and there are not many places where new roads can be built. To encourage more walking and cycling, we have to improve footpaths and cycleways and make sure they are safe, well-lit and convenient. We also need a new junction onto the A30. A junction at Tolroy would stop the need for Helston traffic to pass through the town and could link to a new road to the south of Hayle.

The following policies attempt to address these issues within the constraints of a Neighbourhood Plan. The 'Streetscape Scheme' referred to in Policy T4 refers to a design produced following consultation and involvement of the town and intended to improve the look and pedestrian convenience of the primary route through Hayle.

POLICY T1 Pedestrian and Cycleway Links

Proposals for development must demonstrate that there are, or there will be created, appropriate pedestrian and cycle links between the development and the town and community facilities.

Such links should include:

1. Safe adequate lighting;
2. Natural surveillance;
3. Appropriate signposting;
4. Dedicated cycle lanes and cycle parking;
5. Adequate widths to allow mobility scooters to pass, and
6. Drop kerbs where necessary.

38. Do you support Policy T1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY T2 Reducing Town Centre Traffic

Proposals which serve to reduce through-traffic from using the centres of Copperhouse and Foundry will be supported as long as they do not deter users and visitors, nor prevent service access to the two centres.

Such proposals should pay particular attention to:

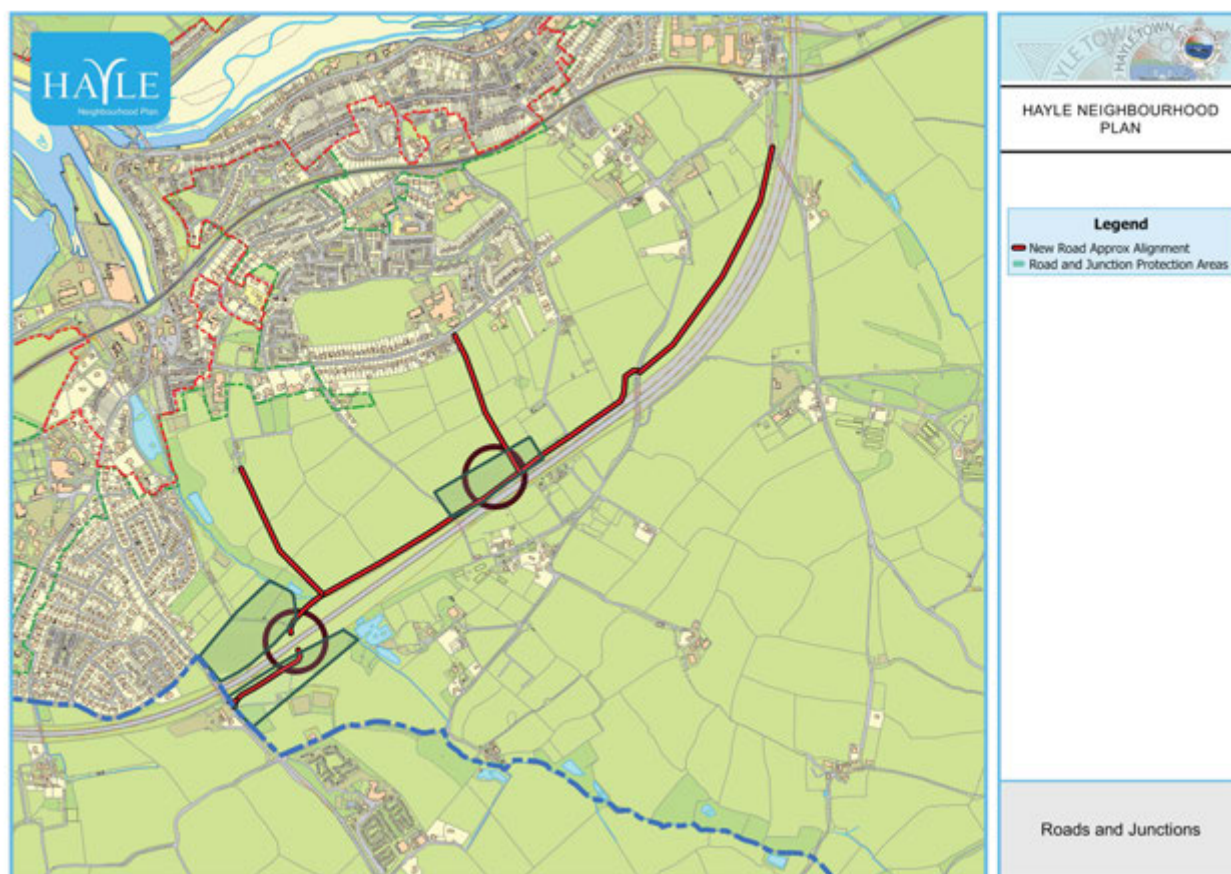
1. Improved access to each centre from surrounding areas
2. Provision of a local 'Hoppa' bus service to help reduce private car usage.
3. Provision of more train stops at Hayle station with increased frequency.

39. Do you support Policy T2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Map 22 Junction Safeguarding Areas



Click [here](#) for a larger map.

POLICY T3 A30 Junction Safeguarding

Map 22 shows the location of two potential junctions on the A30. No development will be permitted that would prevent the delivery of these junctions.

40. Do you support Policy T3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY T4 Traffic Mitigation

Proposals for development which could adversely affect traffic levels may be supported provided they include sufficient mitigation such as high quality pedestrian and cycling measures, highway infrastructure improvements where needed (such as High Lanes junction and other measures), and traffic calming measures.

Consultation and evidence suggests improvements are required at Foundry Square, War Memorial and Copperhouse (perhaps through revival of the 'Streetscape' scheme). Improvements will be negotiated and enforced via planning conditions, and developments supported where their need and benefits (in terms of enhancing the existing public realm and local economy) are clearly demonstrated.

41. Do you support Policy T4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY T5 Parking

The following off-street public parking areas are important assets to the local community and economy, and are essential to the functionality of the town centre:

- Foundry Square car park
- Commercial Road car park
- ASDA car park – South Quay
- Co-op store car park – Copperhouse

Their use as public access car parks should be safeguarded and their capacity maintained.

Off-street public parking will be supported where it:

- provides appropriate access, surfacing, drainage, lighting and landscaping so as not to harm the character and visual amenity of the area;
- incorporates pedestrian links to nearby facilities;
- provides parking spaces of a size and standard that meet relevant guidance as set out in the County Parking Standards, including an adequate number of parking spaces for the disabled and dedicated coach parking spaces; and
- is economically viable and has affordable charges to encourage its use and help reduce indiscriminate on-street parking and congestion.

42. Do you support Policy T5?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY T6 Access & Design

New development in the Plan area should reflect the following access and transport principles:

- Protect existing and planned movement corridors and junctions and
- Improve safe, attractive and convenient access for pedestrians, cyclists and users of public transport and
- Ensure that vehicle movement and parking demand generated by the proposed development can be accommodated whilst also taking into account the needs of other development commitments where planning permission has been granted but not commenced or completed.

43. Do you support Policy T6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Hayle Neighbourhood Plan

Have your say



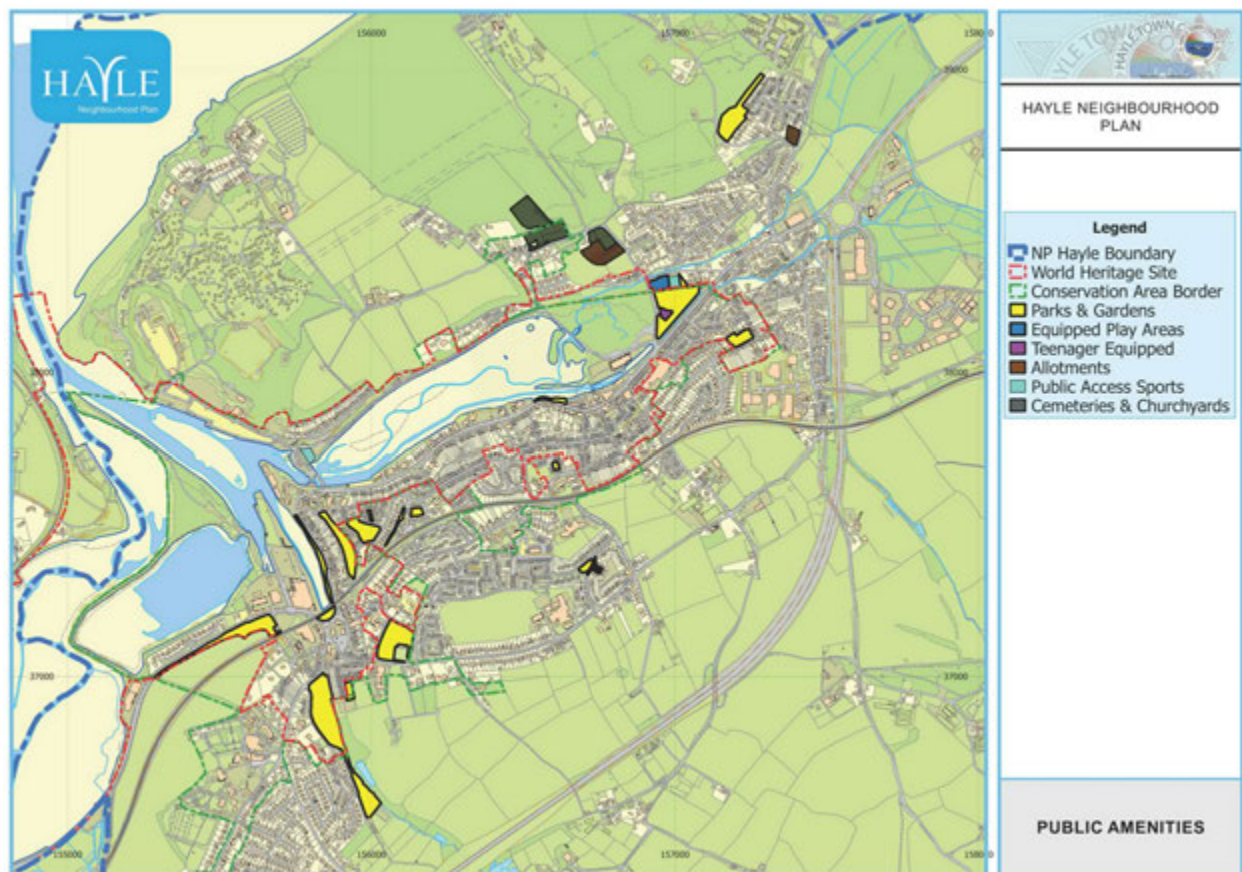
Policies - First Consultation

Community Wellbeing

Community Wellbeing

In this section the policies seek to sustain the vitality, health, social cohesion and safety of all groups of the community.

Map 23 Public Amenities



Click [here](#) for a larger map.

POLICY CW1 Public Amenities

The areas of public amenities and leisure & recreation facilities shown on Map 23 are important to the local community and should be protected:

Proposals to develop these spaces and facilities in part or whole will only be supported where:

- An assessment has been undertaken which clearly shows that the amenity (and any ancillary buildings essential to its use) or facility to be surplus to local and strategic need and demand; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or,
- The development is ancillary to the use of that land as recreational / amenity space;

and

- The proposal demonstrates that it has the support of the local community and Town Council.

44. Do you support Policy CW1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY CW2 Benefits for Young People

Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that:

- the proposal is based on an up-to-date understanding of needs and demand for the proposed facility;
- local young people have been consulted and involved in developing the proposal;
- local residents have been consulted; and,
- there are no unnecessary adverse impacts on local amenity, such as noise, landscape or lighting.

45. Do you support Policy CW2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY CW3 Community Facilities and Public Spaces

Development that results in the loss of community facilities and public spaces currently used for sports or recreation or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if:

- they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community;
- the new facilities can be provided on the same site or another equally (or more) suitable and accessible site within the Hayle NDP area.

46. Do you support Policy CW3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY CW4 New Public Spaces and Community Facilities

The provision of new or improved recreational and sports facilities will be permitted in or on the edge of towns and villages provided that:

- the scale of the facility is related to the needs of the area; and
- there is safe and convenient access for potential users.

47. Do you support Policy CW4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Policies - First Consultation

Heritage, Culture and the Built Environment

There was strong support in our consultations for protection of our heritage assets. The following policies relate to the following heritage designations:

- World Heritage Site
- Conservation Areas
- Listed buildings, gardens and other heritage assets
- Scheduled Ancient Monuments
- The curtilage (surrounding area) and settings of all of the above.

The following documents already provide protections for heritage assets:

- National Planning Policy Framework. Section 12
- Cornwall Local Plan: Policy 2, Policy 24
- WHS Management Plan 2013-2018, in particular Section 6 Policy Framework
- Cornwall and West Devon Mining Landscape Supplementary Planning Document. Note Sections 3.16 to 3.18 "Neighbourhood Plans", Section 4 on evaluating risk and Appendix 1 Protocol.

Despite the protections offered in the above documents, Hayle's unique Industrial Heritage and location in a tourism area justifies more specific Hayle oriented objectives:

- Identify buildings and structures which are worthy of gaining "Listed" status and submit them for consideration or encourage submission by other bodies so that their importance and value can be considered in planning applications which may affect them.
- Assess whether extra areas should be considered for inclusion in Hayle Conservation Areas as historic research, discovery or changes in appreciation justify.
- Promote the Port of Hayle World Heritage Site status by considering it in all planning in or adjacent to it.
- Require planned development in World Heritage site, Conservation Area and curtilage of listed structures which are open or visible to the public to have and maintain information and interpretation plaques or signs.
- Give extra, favourable, consideration to development plans near public areas which include space or provision for public performance or cultural display areas.
- Give extra, favourable, consideration to applications from places of refreshment to include provisions for performance of music, theatre and art.
- Give extra, favourable, consideration to housing developments that set aside areas for public play and recreation and have potential for artistic or cultural installations or displays.
- Keep in mind public aspirations for a building capable of use as a cinema or theatre for the community, with other potential uses.

The heritage landscape, assets and historic buildings are particularly important to Hayle. The World Heritage Site, Conservation Area, Listed Buildings and Scheduled Monuments will be protected from inappropriate development and adverse impact which could arise from development proposals. New development and redevelopment should make a positive contribution to local character and distinctiveness and opportunities should be taken to draw on the contribution made by the historic environment to the character of Hayle. Proposers of development should engage closely with the local community and Town Council to help ensure that proposals take full account of the local cultural value of the historic environment to this plan's aims and objectives, and the views and knowledge of Hayle's local community.

POLICY H1 Protection of Heritage Assets

Developments within the World Heritage Site should be principally for employment, heritage improvements and/or leisure and community benefit uses.

Developers must:

- i) demonstrate that they have assessed and understood the significance of heritage assets and their settings using methods of best practice and have complied with the policies and procedures in:
 - a. National Planning Policy Framework: Section 12
 - b. Cornwall Local Plan: Policy 2, Policy 24
 - c. WHS Management Plan 2013-2018, in particular Section 6 Policy Framework
 - d. Cornwall and West Devon Mining Landscape Supplementary Planning Document. Note Sections 3.16 to 3.18 "Neighbourhood Plans", Section 4 on evaluating risk and Appendix 1 Protocol.
 - e. The International Council on Monuments and Sites Heritage Impact Assessment Guidance and Historic England's latest impact guidance;
- ii) demonstrate that they have understood the potential impact on the significance of Hayle's heritage assets;
- iii) demonstrate that the size, height, density and scale of the proposal is appropriate;
- iv) within the World Heritage Site and its curtilage, demonstrate how the proposal protects, conserves and enhances the inscribed Outstanding Universal Value.

Following assessment, new development and redevelopment which is likely to lead to substantial harm or total loss of significance of a designated heritage asset will only be supported where it can be demonstrated that it is necessary in order to achieve substantial public benefits that outweigh that harm or loss, or:

- i) the nature of the heritage asset prevents all reasonable uses of the site; and,
- ii) there is no viable use of the heritage asset that will enable its conservation; and,
- iii) it can be demonstrated that conservation of the heritage asset is not possible; and,
- iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a proposal is likely to lead to harm to the significance of a designated heritage asset, that harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Proposals for development or redevelopment which are within the setting of heritage assets that enhance or highlight the significance of the asset will be supported in principle, subject to other development plan policies and material considerations.

48. Do you support Policy H1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY H2 Impact on Cultural Facilities

Proposals for development shall demonstrate how they have taken into account the potential impact on nearby local cultural facilities and activities, and where relevant, mitigated any adverse impact.

49. Do you support Policy H2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY H3 Traditional Shop Fronts

Proposals for development of, and alteration to, traditional shop frontages in the town centres will only be supported where there is no adverse impact on, and they are sympathetic and in-keeping with, the character of the frontage and built form of their setting

50. Do you support Policy H3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY H4 Advertising and Illumination

Proposals within the Conservation Area or the World Heritage Site or within their curtilage:

1. Shall not include advertising or other signs which are internally illuminated.
2. Shall not have external illumination of buildings or signs that impact adversely on the heritage areas.

51. Do you support Policy H4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY H5 Design in Heritage Areas

Replacement of timber windows and cladding within the Conservation Area or World Heritage Site or their curtilage with U-PVC or similar shall not be permitted.

52. Do you support Policy H5?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

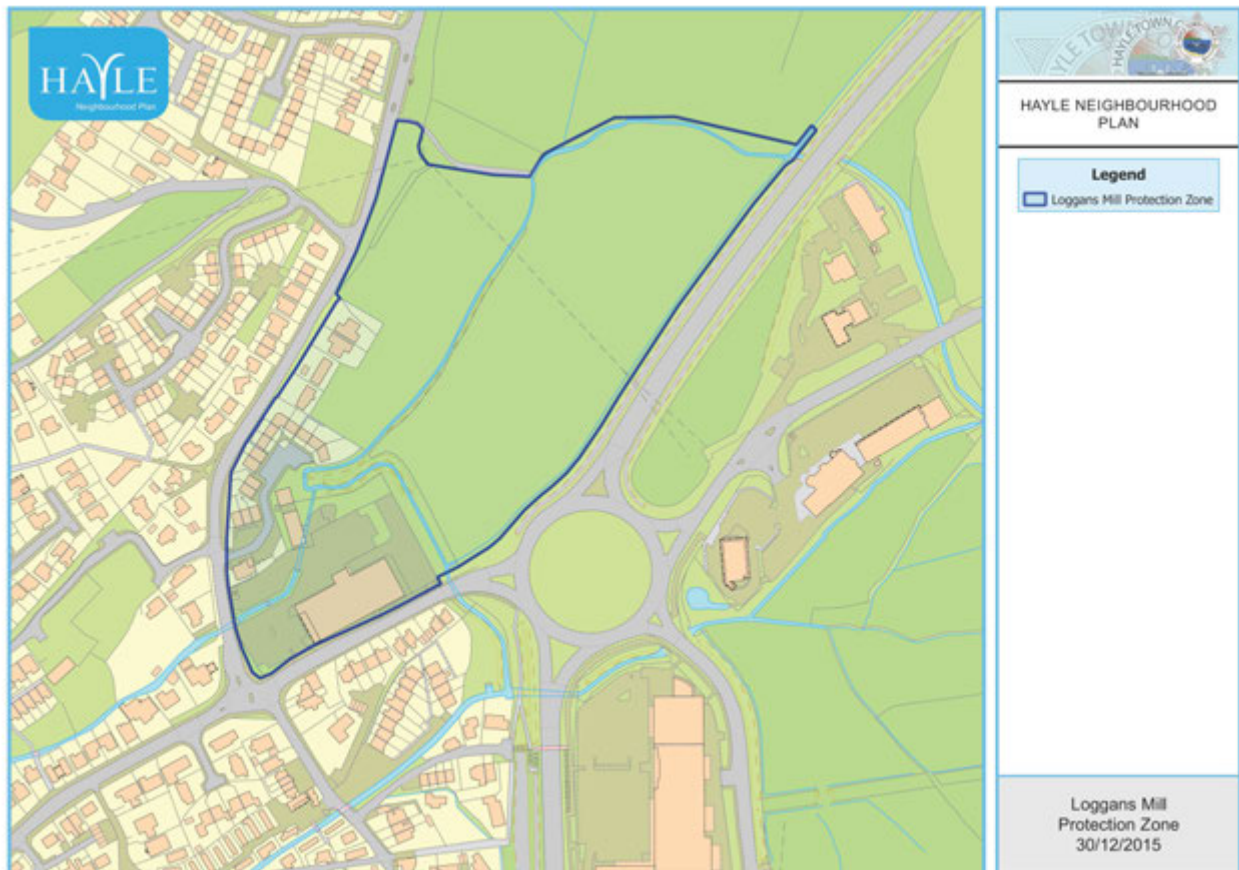
Loggans Mill

Loggans Mill is the largest listed structure in Cornwall. There is a long history of milling at Loggans Mill - a mill was first recorded here in 1684 and the site may have been used for milling from as early as the 11th century. The present mill, a Grade II Listed Building, dates from 1852 and is very rare in Cornwall in terms of both its size and character and the type of the milling operation that it represents. This was one of only a few mills in the county to be developed as a roller mill and it also has the distinction of having a strong historical association with a highly successful Westcountry enterprise (Hosken, Trevithick, Polkinghorn & Co.). Though in a ruinous condition and stripped of much of its internal-machinery and fittings, the building retains its distinctive historic character and forms a prominent local landmark at the eastern approach to Hayle.

A number of attempts have been made to renovate the mill and these have included: housing, sports, commercial and mixed developments. In general, there has been town council and planning authority support for any kind of sustainable development consistent with maintaining its listed building status.

Over time, the development of the housing estate to the west and the LIDL supermarket to the south have constrained the access to the site – limiting the options for sustainable redevelopment. This Policy any further encroachment that might completely prevent the possibility of saving the building.

Map 24 Loggans Mill Protection Zone



Click [here](#) for a larger map.

POLICY H6 Loggans Mill Protection Zone

Within the Loggans Mill Protection Zone (LMPZ) shown in Map 24 applications for development that contribute to the sustainable development of Loggans Mill will be supported.

Applications for development within the LPMZ will be refused that:

- Reduce or limit access to the mill,
- Restrict the possibility of development of the mill and/or
- Do not contribute to either the preservation or development of the mill.

53. Do you support Policy H6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Policies - First Consultation

Sustainable Tourism

Sustainable Tourism

Tourism has an important role to play in the local economy, but only if it is sustainable, provides good quality, year-round jobs and contributes to protecting the environment. The following policies encourage these objectives.

POLICY ST1 Tourism Requirements

Proposals for tourism-related development will be supported where they demonstrate that they:

- extend or broaden the tourism 'offer' and
- do not compromise the environmental value of the area; and
- have no adverse impact on the built character and heritage assets of the area.

54. Do you support Policy ST1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY ST2 Hotel Accommodation

Proposals for the development of hotel accommodation (for tourist and business / overnight use) will be supported where they:

- provide good quality accommodation and
- demonstrate that they will benefit the local economy and
- include conference and exhibition facilities which meet a demonstrable demand for the size, scale and type proposed and
- demonstrate no adverse impact on the built or natural environment.

55. Do you support Policy ST2?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Eco-Tourism

Eco-tourism is defined as responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education.

Ecotourism is about uniting conservation, communities, and sustainable travel. This means that those who implement, participate in and market ecotourism activities should adopt the following ecotourism principles:

- Minimize physical, social, behavioural, and psychological impacts.
- Build environmental and cultural awareness and respect.
- Provide positive experiences for both visitors and hosts.
- Provide direct financial benefits for conservation.
- Generate financial benefits for both local people and private industry.
- Design, construct and operate low-impact facilities.

POLICY ST3 Eco-tourism

Proposals for the development of accommodation which relates directly to and caters for the needs of eco-tourism and environmental education activities will be encouraged.

56. Do you support Policy ST3?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY ST4 Vehicle-Free Tourism

Proposals for development that enable and facilitate vehicle-free tourism will be encouraged.

57. Do you support Policy ST4?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY ST5 Camping and Caravan Sites

Development of new sites or the extension or intensification of existing sites for caravans and tents, including static or other year round stationed units, will be supported only where there would be no harm to the character of the countryside and the site is capable of being effectively screened by landform, trees or planting.

The layout of such units will be required to avoid a rigid pattern which would not be in keeping with the surroundings. Ancillary facilities to serve the visitors staying on the site must be on or immediately adjacent to the site in existing buildings or new buildings which are of a form, bulk and general design in keeping with their surroundings. On touring sites a seasonal period of use will be imposed unless there would be no harm to the character or amenity of the countryside. Where the approach roads cannot accommodate safely the full range of touring units, the type of unit will be limited.

58. Do you support Policy ST5?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

POLICY ST6 Catered Holiday Accommodation: New, Extensions and Conversions

Proposals for new hotels, hostels and Bed and Breakfasts and extensions to existing accommodation will be supported in settlements, providing the following criteria are met:

- extensions would not have an adverse effect on the scale, character or appearance of the original building, or its surroundings; and
- new developments, extensions or conversions would not have an adverse visual impact on the open countryside and coastline, from both seaward and landward aspects.

59. Do you support Policy ST6?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Policies - First Consultation

Exceptional Development Sites

This Neighbourhood Plan identifies areas where development would normally be refused. Rarely, exceptional opportunities arise which are of such high value to the community that an exception should be made – but only if it is supported by the community and provides substantial benefits. Policy EX1 sets a very high bar for approval. The policy cannot override statutory protections such as those relating to flooding and protection of the environment (e.g. Sites of Special Scientific Interest).

POLICY EX1 Exceptional Development Sites

Development where there is substantial community benefit and support will be considered in an area that would otherwise be protected by another policy in this Neighbourhood Plan. Such benefits include:

- Research facilities with opportunities for quality local employment
- Training facilities meeting a local need
- Provision of a needed community facility for sports or recreation
- Preservation, protection and/or enhancement of heritage assets
- Providing a large number of jobs covering a range of qualifications from unskilled to graduate

An exceptional development would demonstrably raise the profile of Hayle regionally or nationally, would make a substantial contribution to the economic, employment, social, cultural and other key objectives of the town, and would enhance Hayle's distinctive identity.

Proposals must show that:

- have been considered that do not breach policy, with a detailed analysis of the pros and cons of each relative to the original proposal, including an alternative, or further options, put forward by the local community, if forthcoming; and
- pre-application engagement has taken place with stakeholders and the public to evaluate the options and with independent opinion surveys based on well informed samples to assess public support for the original and next best option.

60. Do you support Policy EX1?

- ☐ Yes
- ☐ Yes, with the comments below
- ☐ No

Comment (if any)

Hayle Neighbourhood Plan

Have your say



Policies - First Consultation

Anything Else?

Did we miss something? Please let us know. You can use the comment box below or send an email to np@hayle.net.

Please remember that policies have to be related to planning matters. For example, wanting a summer fair or a farmer's market would not qualify.

61. Are there any policies that you would like to add?

- ☐ Yes - see the comment box
- ☐ No

Comment (if any)

Hayle Neighbourhood Plan

Have your say



Policies - First Consultation

About You

Please enter the information requested below. Items with an asterisk are required.
Thanks you for taking the time to complete this survey.

* 62. Address

Name

Post Code

Email Address

* 63. Age

- ☐ <18
- ☐ 18 - 29
- ☐ 30 - 39
- ☐ 40 - 49
- ☐ 50 - 65
- ☐ Over 65

* 64. What is your gender?

- ☐ Female
- ☐ Male

* 65. Employment

- ☐ In Education
- ☐ Employed
- ☐ Self-Employed
- ☐ Unemployed
- ☐ Retired
- ☐ Other

66. Any other comments?

Thank you for contributing your time to benefit Hayle's future.

Stay in touch by looking at our web site at np.hayle.net where you can also register your email address to join our mailing list.