

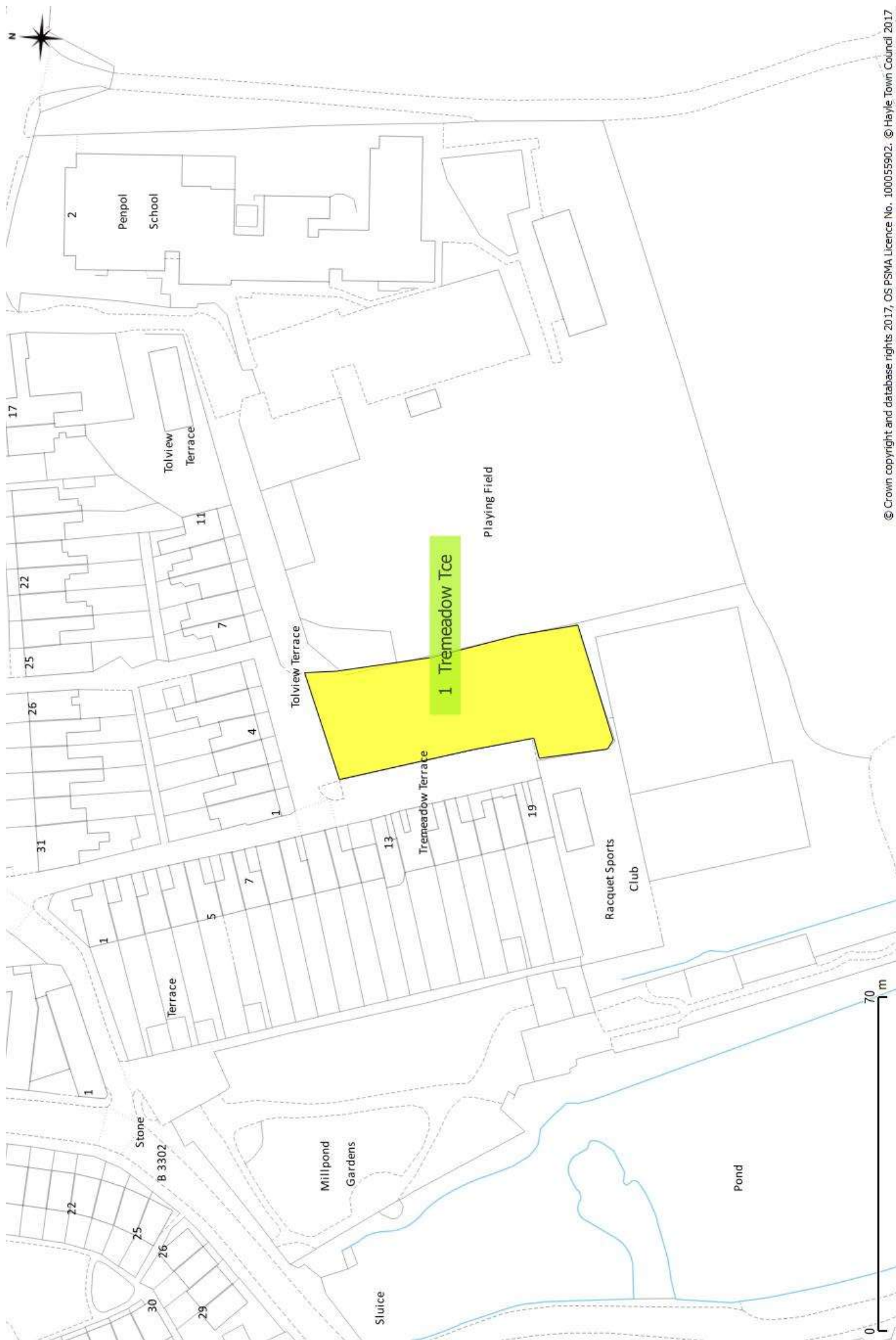
# Hayle Neighbourhood Plan

## Local Green Space Assessment

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Site No. 1	General Information	
Name and address of site	Tremeadow Terrace	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. No objection.	
Description/Current Condition	Good. Grass maintained.	
Photographs of site	See over	
Community served by the potential Local Green Space	Tremeadow Tce, Tolview Tce & Penpol Road	
Planning History		
Town Framework – Open Space Type	Not allocated.	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No.	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.13ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	It is enclosed by the properties it serves.	
How does it connect physically, visually and socially to the local area?	It adjacent to the properties and in a relatively safe area with no through traffic.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes. The gardens are small or non-existent and there is nowhere safe or large enough for children to play safely together without crossing main roads.	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Within the community area	
Are there any barriers to the local community accessing the site from their homes?	No.	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Near Foundry town centre, this green space provides safe playing for younger children without the need to cross any busy roads. Adjacent properties date from the mid to late 1800s and have very small gardens. There is no through traffic in the area.	





*Figure 1. Looking towards Tolview Terrace*

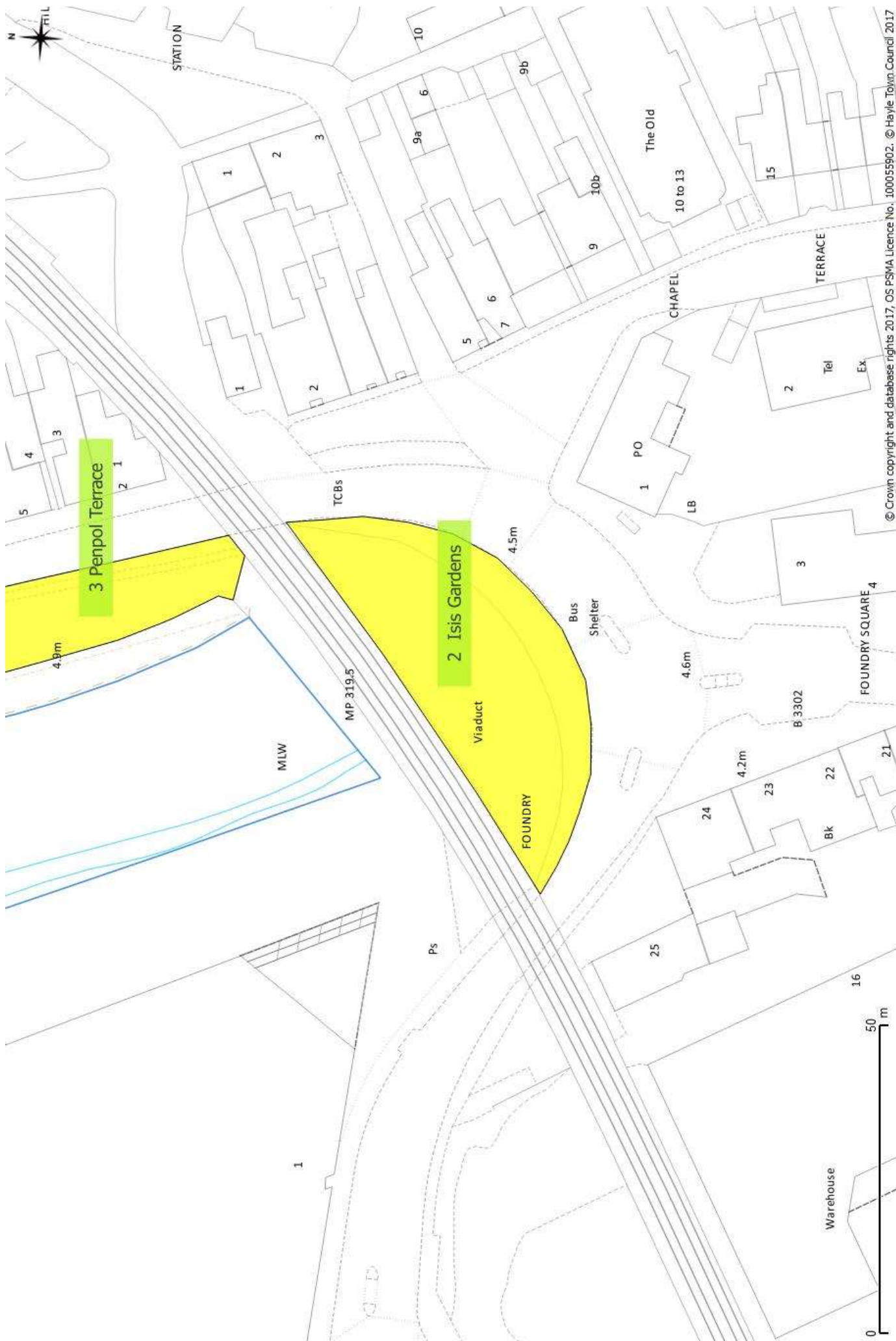
Site No. 2	General Information	
Name and address of site	Isis Gardens	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. No objection	
Description/Current Condition	Maintained gardens	
Photographs of site	See over	
Community served by the potential Local Green Space	Widely used	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.14ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. Provides a memorial for the early lifeboats and those who served in them.	
How does it connect physically, visually and socially to the local area?	Central location at Foundry Square and a connecting point between the Foundry shops and the South Quay	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes.	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	None	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence of support from other local community groups or individuals	Town Council, Army Cadets, RNLI, Hayle in Bloom all support Isis Gardens	
Evidence of support from other groups	While owned and maintained by Cornwall Council, final planting and completion was assisted by Hayle in Bloom and Army Cadet groups	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	<p>Isis Gardens occupies a cherished historical site. It was the site of the original Railway Station of the historic Hayle/Redruth Railway 1837 to 1852. The station was demolished in the 1950s or 1960s to allow road widening, and the site was then used as a store area for the Historic Harvey and Co.</p> <p>In 1995 the area was opened to the public as a shrub garden and dedicated to the Hayle Lifeboats and RNLI, (as one of Hayle’s lifeboats had been called ISIS.) supported by local branches of the RNLI, since when it became a well-loved spot for rest and reflection.</p> <p>There was public outcry when it was used as a store area for railway repairs in 2015 causing substantial damage.</p> <p>Network Rail and a developer donated £80,000 for</p>	



repairs and renovations which were completed in August 2016 when the gardens were re-opened and re-dedicated to the RNLI, There is also now pedestrian linkage from Hayle's Foundry Square through Isis Gardens to Hayle's historic South Quay. It has now become one of the most used and appreciated green spaces in the town.

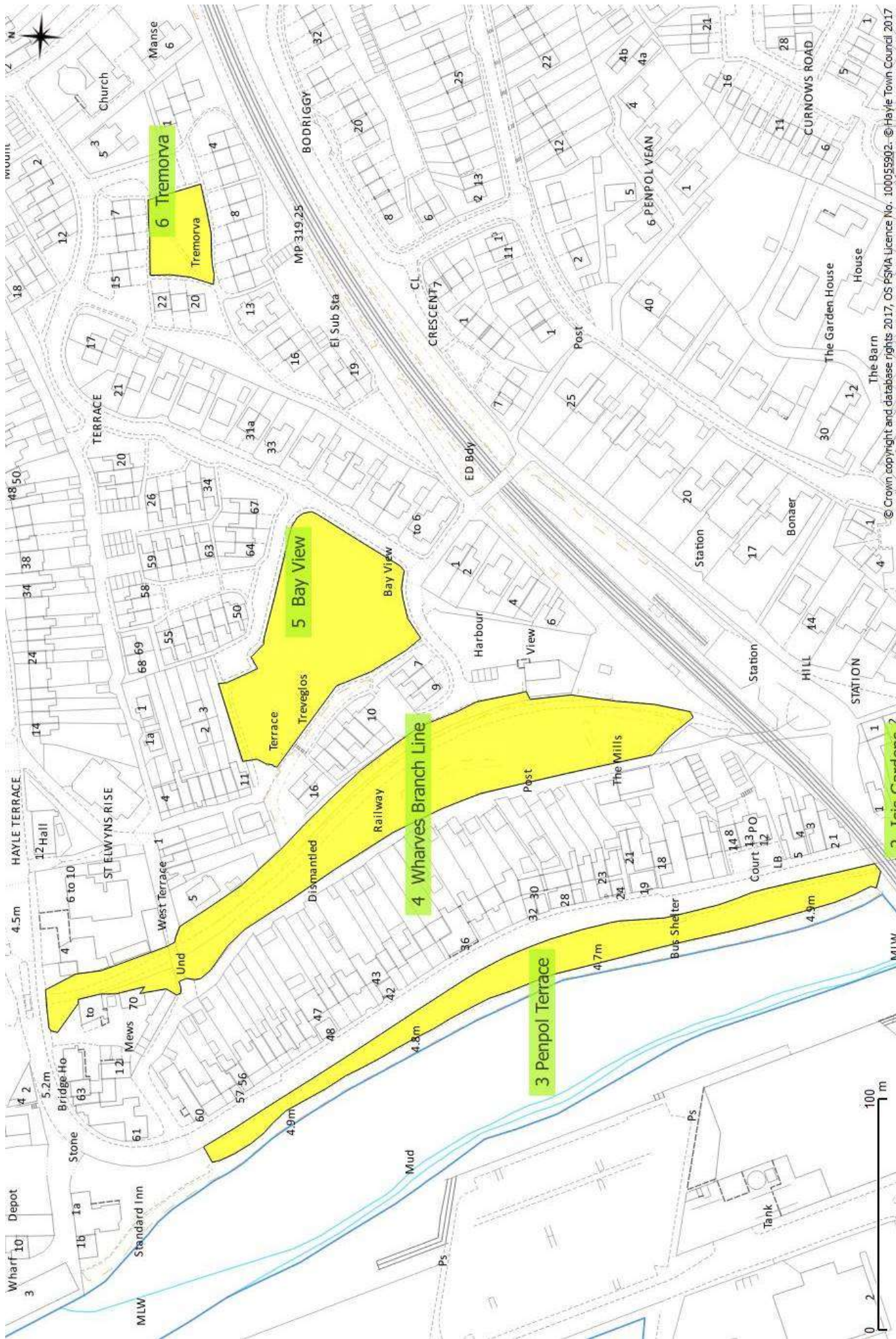


*Figure 2 Isis Gardens*



Site No. 3	General Information	
Name and address of site	Penpol Terrace	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Hayle Harbour Authority	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes through Regulation 14 consultation. No objection.	
Description/Current Condition	Maintained gardens.	
Photographs of site	See over	
Community served by the potential Local Green Space	Widely used. Primarily Foundry residents.	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.36ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. Provides views over the harbour and estuary. Historic railway line route.	
How does it connect physically, visually and socially to the local area?	Centrally located	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	Children must cross a road, but there is a traffic light crossing and also safety islands	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence of support from other local community groups or individuals	Hayle in Bloom help to maintain it and have created displays and flower beds, and Hayle Decorative lights have a seasonal display the whole length.	
Evidence of support from other groups	Hayle in Bloom, Hayle Decorative Lights.	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	A locally cherished harbour-side green space, of great historic significance as part of the track bed of the early Hayle to Redruth railway line, and the bank of Penpol Creek opposite the historic South Quay, part of the Hayle Conservation Area, and Port of Hayle Mining World Heritage Site. It has long been planted with shrubs, flower beds, and from Victorian times has had cast iron seats for the rest and enjoyment of the site with the tidal harbour one side and the character shops on the other.	





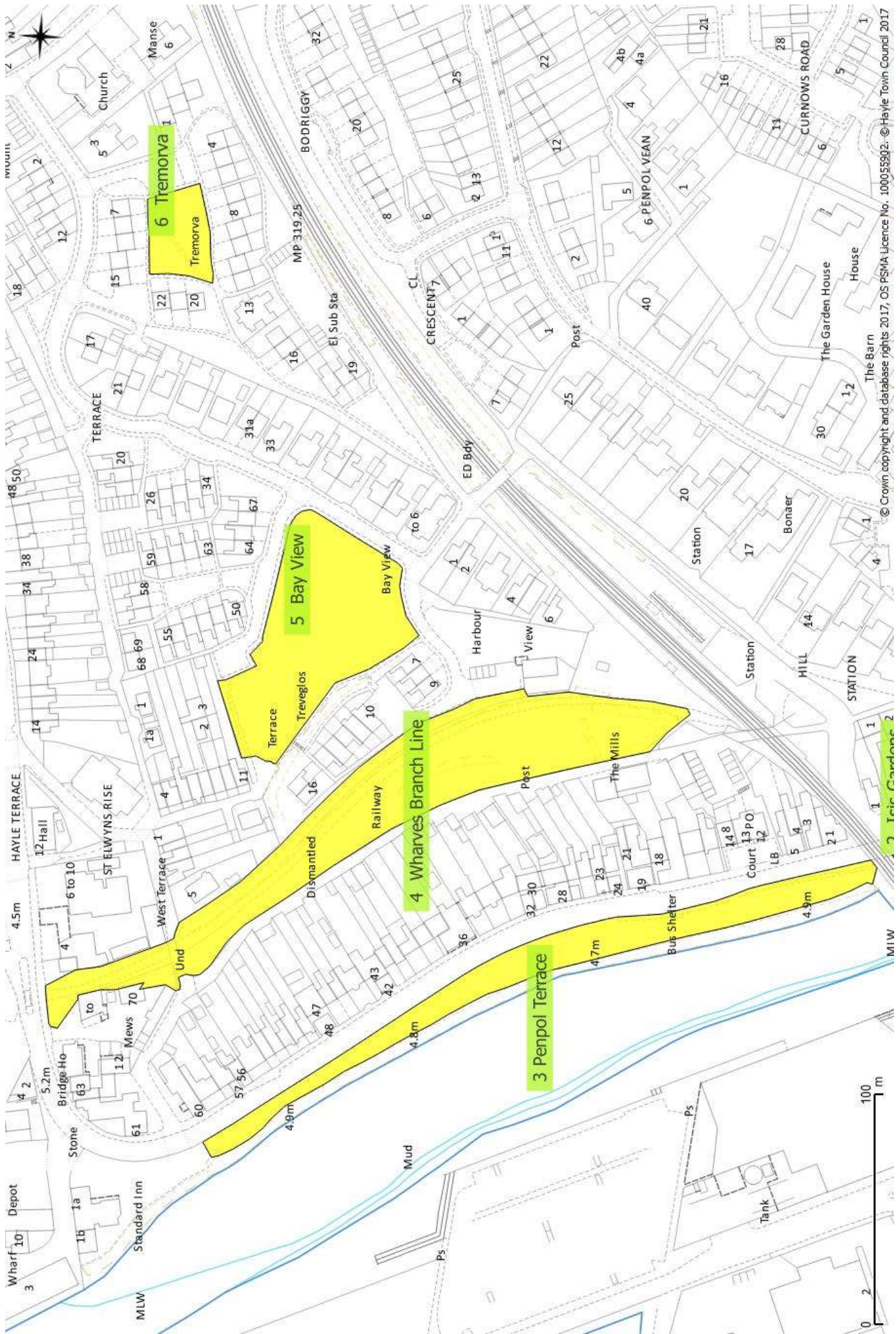




*Figure 3 Penpol Terrace looking south*

Site No. 4	General Information	
Name and address of site	Wharves Branch Line	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Hayle Harbour Company	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes through Regulation 14 consultation. No objection.	
Description/Current Condition	Has a maintained footpath passing through it.	
Photographs of site	See over	
Community served by the potential Local Green Space	The housing areas to the east and west. Also easily accessible from the south.	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.76ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. This is an historic railway route complete with a listed ‘sand drag’.	
How does it connect physically, visually and socially to the local area?	Central	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes.	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	<p>The lane provides access to the railway station, cycle path and access to the Town. Used by commuters, dog walkers, joggers and parents accessing the playgroup. The site boasts an array of nature within the landscape and provides a quiet walkway. Speaking to one dog walker who said “I use this pathway on a daily basis it’s a lovely area to walk and I often meet other dog walkers for a chat”.</p> <p>There is an abundance of wildlife and the area acts as a wildlife corridor.</p>	









*Figure 4 Wharves Branch Line*

Site No. 5	General Information	
Name and address of site	Bay View	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Grass is cut	
Photographs of site	See over	
Community served by the potential Local Green Space	Surrounding dwellings	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?		
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.48ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	With a residency of 36 houses in the direct area of Bay View, Treveglos and Harbour View, the large green offers a safe and open space which is used by local young families and children throughout the year.	
How does it connect physically, visually and socially to the local area?	A number of annual events also take place with a water slide event, picnics and birthday parties. Speaking to a local group of young mums who organise the annual event said “ This is the best space in Hayle to use for such activities our children love the area and it is safe to use. ( Peter Nidds has a video of the event) This open space has been accessed for generations ( over 3) by local families within the estate and also from those living within Hayle. With the recent purchase of 2 new football goals from community chest grant this has proven popular with an average of 20-30 children and young people playing there regularly. Local residents strongly value this site with a passion and are proud to have such a accessible facility within Hayle.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	

Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)

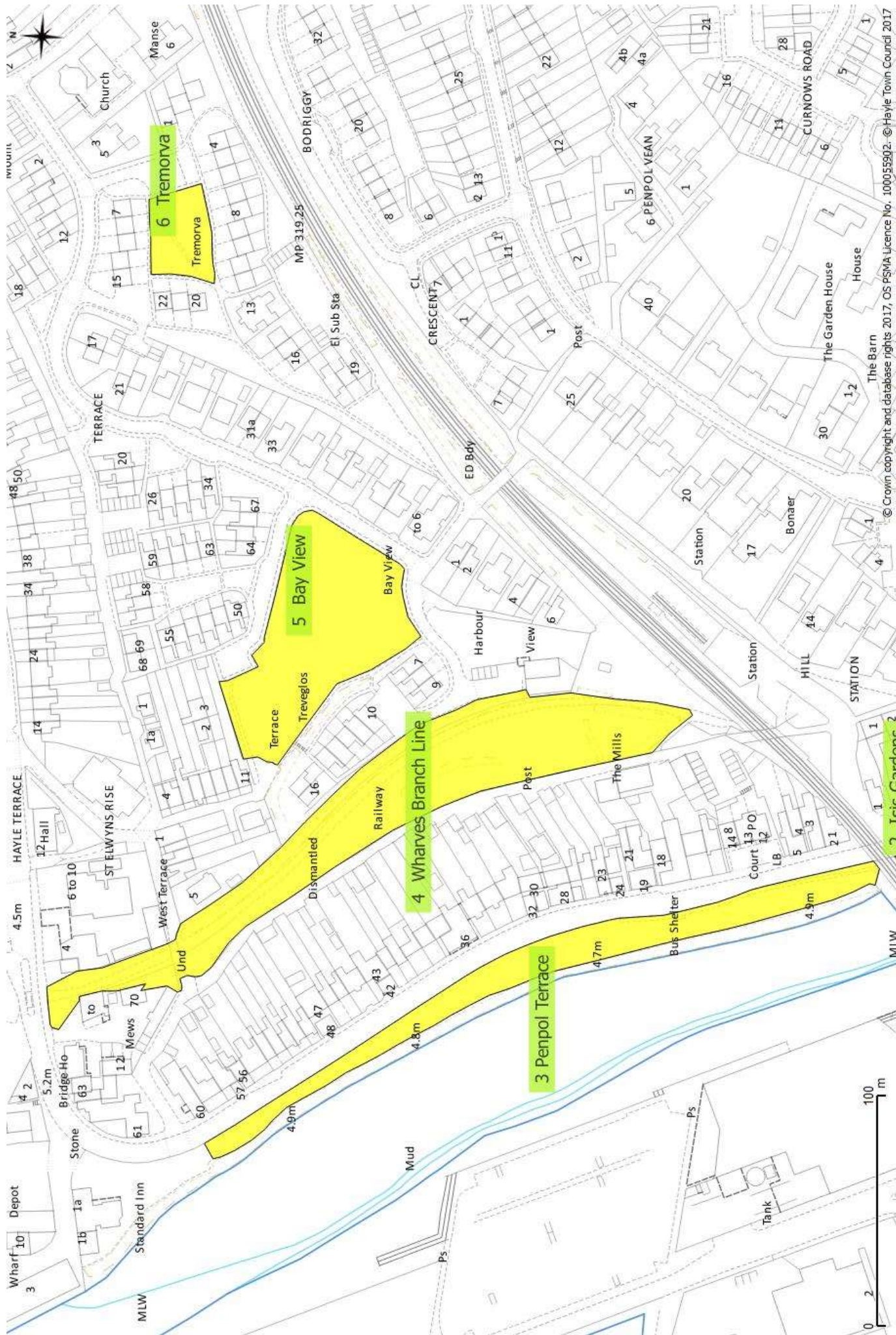
Once the farmland associated with St Elwyn’s Church, this green space is set centrally within an area containing a large number of terraced and affordable dwellings and provides one of the few larger areas suitable for team sports and general play. The well-equipped Recreation Ground is at the other end of town and requires crossing a main road. This is a delightful ‘breathing space’ that is enjoyed by the whole community.

Bay View has been selected under the Cornwall Council ‘Green Infrastructure for Growth’ project and will benefit from 2 years of high level maintenance and then a further 15 years of commitment from CC and will be monitored for increased bio-diversity and social usage. Also included: seating area at the top surrounded by low level shrubs. Some meadow planting around edges of site with a small number of shrubs. A path along the bottom and natural play area.



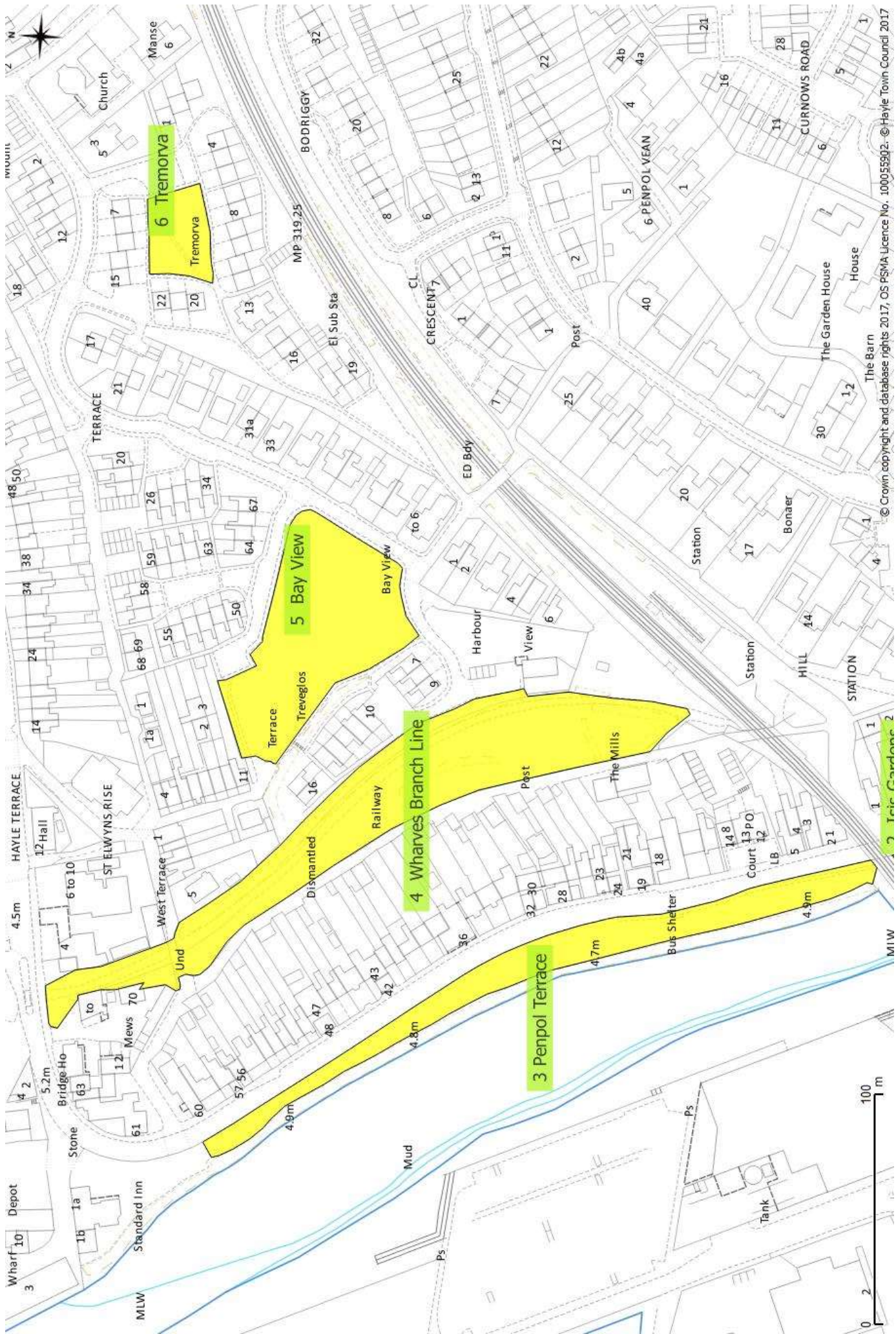
Figure 5. Bay View looking northeast







Site No. 6	General Information	
Name and address of site	Tremorvah	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes	
Description/Current Condition	Grass cut	
Photographs of site	See over	
Community served by the potential Local Green Space	Tremorvah	
Planning History		
Town Framework – Open Space Type	No	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.10ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	It is central to the dwellings	
How does it connect physically, visually and socially to the local area?	It is central to the dwellings	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes. It is a safe play area	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	This is an open area that is extremely safe for youngsters to play in. Again, the size of local gardens is small and this area provides the opportunity for group play and community activity.	



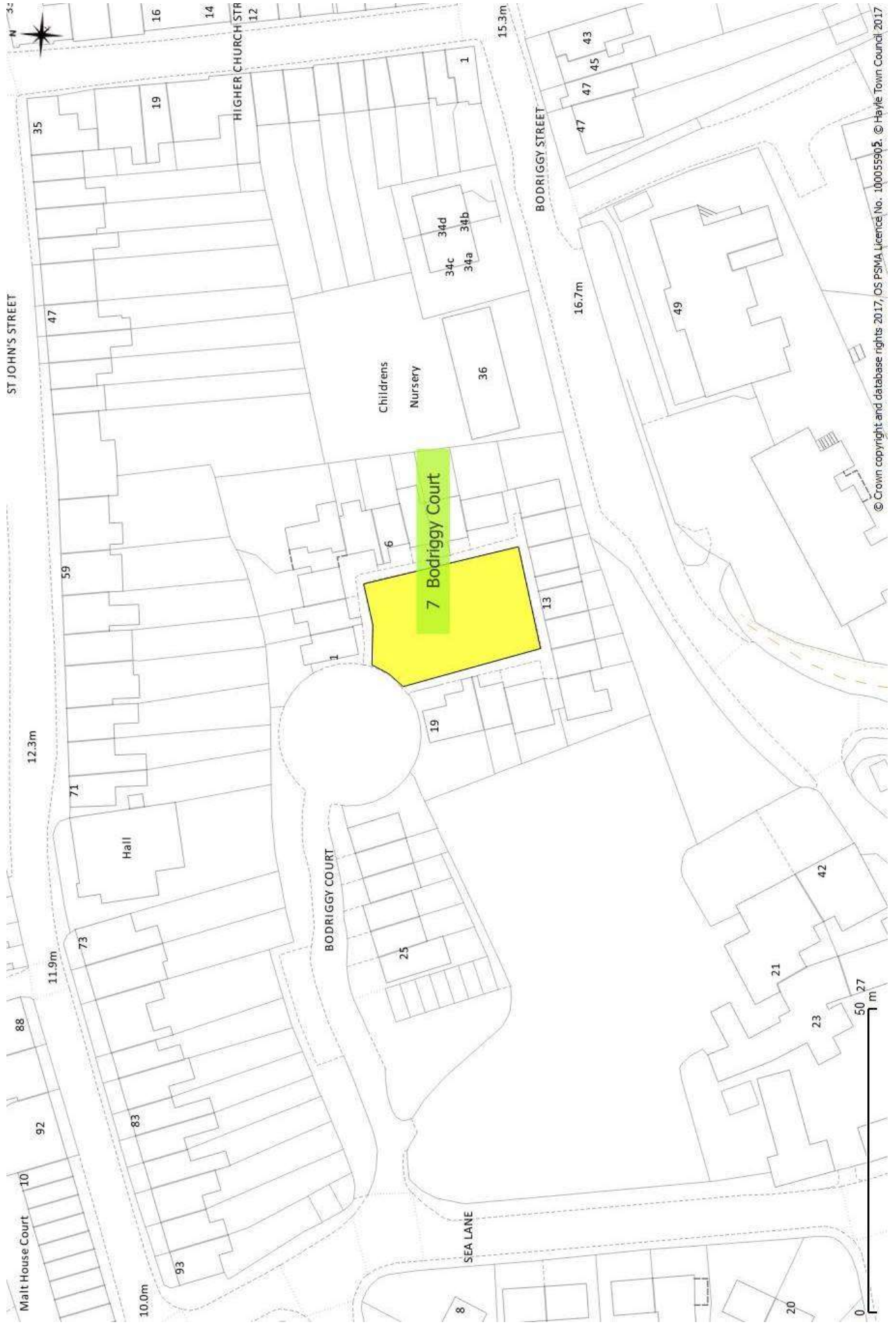




*Figure 6 Tremorvah*

Site No. 7	General Information	
Name and address of site	Bodriggy Court	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Unknown	
Is the owner of the site aware of the potential designation? Do they support the designation?	Unknown	
Description/Current Condition	Grass cut through joint donations	
Photographs of site	See over	
Community served by the potential Local Green Space	Adjacent dwellings	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.05ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. Adjacent to dwellings	
How does it connect physically, visually and socially to the local area?	Adjacent to dwellings	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes. Safe play area	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	Another important play area for local properties that compensates for the relatively small gardens within the properties. It is extremely safe and offers the opportunity for group play without having to cross any roads.	

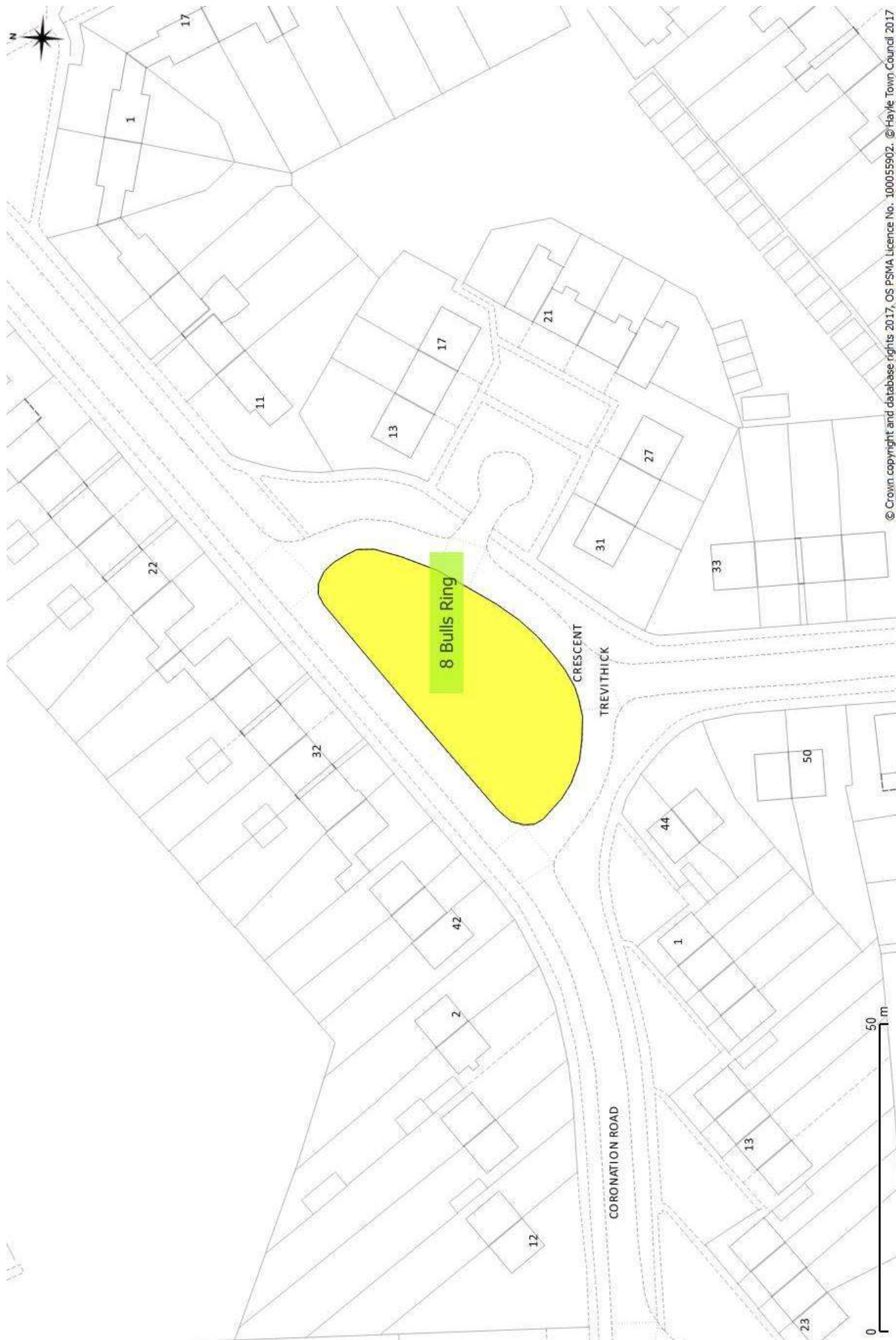






*Figure 7 Bodriggy Court*

Site No. 8	General Information	
Name and address of site	Bulls Ring	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. No objection	
Description/Current Condition	Grass cut	
Photographs of site	See over	
Community served by the potential Local Green Space	Surrounding community	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.10ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. Central to community	
How does it connect physically, visually and socially to the local area?	Although surrounded by roads, it has been used for decades by local children as a play area	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	It is surrounded by roads with light traffic	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	This has been used for decades by children from the local community. It is well-maintained and, as the photograph shows, is larger than it appears on the map.	

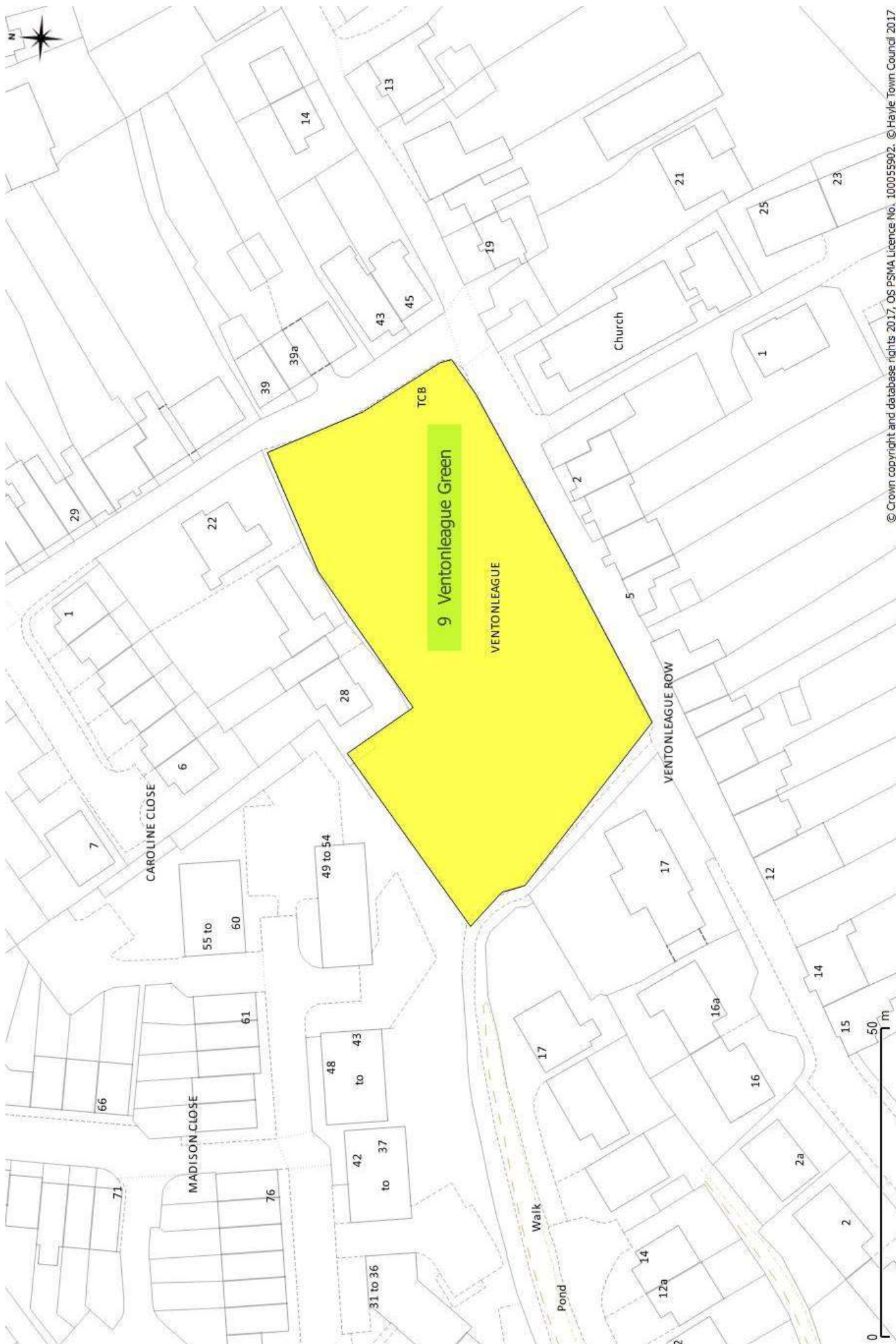






*Figure 8 Bulls Ring*

Site No. 9	General Information	
Name and address of site	Ventonleague Green	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Registered Common land under custodianship of Hayle Town Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. No objection	
Description/Current Condition	Grass cut	
Photographs of site	See over	
Community served by the potential Local Green Space	Ventonleague and Hayle in general.	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan? If allocated, could part of the overall site still be used as a Green Open Space?	No	
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.29ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	It is the village green of Ventonleague	
How does it connect physically, visually and socially to the local area?	It is central to the community, accessed via public roads and PROW footpaths. Annual Bonfire night is celebrated here with people coming from all over Hayle.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Central	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	It is a sloping, open area, traversed by a public right of way, with far reaching views towards Hayle Towans and is a very pleasant tranquil place. It is widely used by the local community for play and activities such as bonfires on the 5 <sup>th</sup> of November.	







*Figure 9 Ventonleague Green*

Site No. 10	General Information	
Name and address of site	Loggans Estate	
Site location plan	See over	
Organisation or individual proposing site for designation	Hayle NP Steering Group	
Ownership of site, if known	Cornwall Council	
Is the owner of the site aware of the potential designation? Do they support the designation?	Yes. No objection	
Description/Current Condition	Maintained	
Photographs of site	See over	
Community served by the potential Local Green Space	Loggans Estate	
Planning History		
Town Framework – Open Space Type	Not allocated	
Is there currently a planning application for this site?	No	
Is the site allocated for development in the Local or Neighbourhood Plan?	No	
If allocated, could part of the overall site still be used as a Green Open Space?		
Size, scale and “local nature” of proposed Local Green Space		
Area of proposed site	0.88ha	
Is the site an “extensive tract of land”?	No	
Is the proposed site “local in character”? e.g. does the site feel as though it is part of the local area and why?	Yes. Adjacent to the Loggans Estate	
How does it connect physically, visually and socially to the local area?	With approximately 200 houses in the local area, as with Bay View, this open space offers a safe environment for children and young people to use.	
Need for Local Green Space		
Is there a need for a local green space in this location?	Yes	
Evidence that “the green space is in reasonably close proximity to the community it serves”		
How far is the site from the community it serves?	Adjacent	
Are there any barriers to the local community accessing the site from their homes?	No	
Evidence that the green area is “demonstrably special” to the local community		
Evidence of support from Town Council	Agreed by TC on 15 <sup>th</sup> June 2017 for Reg. 14 consultation purposes	
Evidence to show that the green area “holds a particular local significance, for example because of its beauty,” (if applicable)	<p>With approximately 200 houses in the local area, as with Bay View, this open space offers a safe environment for children and young people to use. The recreation ground is over half a mile walk from the estate with a narrow pavement a busy road. Hence, the space is so important to preserve. New football goal posts are due to be erected in the coming weeks, applied through the Cornwall Council’s Community Chest funding. Local residents strongly value this site for their children: now and in the future.</p> <p>Loggans Estate has been selected under the Cornwall Council ‘Green Infrastructure for Growth’ project and will benefit from 2 years of high level maintenance and then a further 15 years of commitment from CC and will be monitored for increased bio-diversity and social usage. Also included: a path leading from the</p>	

	estate entrance into the park. Picnic benches, natural play, possible change of kissing gate at back, meadow planting around edges and shrubs, fruit trees, bug hotels and bird boxes, signage explaining bi-diversity of site.
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Figure 10 Loggans Estate



