

Consultation Statement - Hayle Neighbourhood Plan

Contents:

		page:
	Part 1 Community Consultation	
	Preface	3
1	Background to Consultation	4
2	Summary of Approach	5
3	Equality and Inclusivity	6
4	Initial Launch	6
5	Community Survey	8
6	Community Context	9
7	Vision, Aims and Objectives Consultation	10
8	1 st Draft Consultation	11
9	Regulation 14 (pre-submission) Consultation	12
10	Conclusions	13
	Part 2 Statutory and Strategic Consultees	
1	Introduction	50
2	Summary of Approach	50
3	Launch and Initial Communication	51
4	Evidence Gathering	51
5	1 st Draft Plan – Informal Consultation	52
6	Sustainability	52
7	Regulation 14 (Pre-submission) Consultation	53
8	Conclusions	54

Consultation Statement Appendices:

Part 1 Community Consultation Appendices:		page:
1	Community Engagement Strategy for Hayle	14
2	Newspaper Launch Articles	16
3	1 st Community Questionnaire	17
4	Letter to Local Voluntary and Community Sector, May 2014	18
5	Local Voluntary and Community Sector Groups Consulted, May 2014	19
6	2 nd Community Questionnaire Publicity	20
7	2 nd Community Questionnaire	21
8	Community Update, November 2015	22
9	3 rd Community Questionnaire Media Articles	23
10	3 rd Community Questionnaire Publicity	25
11	Land Owners' Consultation List	26
12	Local Voluntary and Community Sector Groups consulted, May 2016	27
13	Letter and Response Form Regulation 14	28
14	Regulation 14 Summary of Responses	30

Part 2 Consultation with Statutory and Strategic Consultees Appendices:		page:
A	E-mail Letter to Strategic Stakeholders, May 2014	55
B	List of Strategic Stakeholders Consulted, May 2014	56
C	Schedule of Initial Responses from Strategic Stakeholders	57
D	Comments Received on Draft Plan (version 25 May 2016)	62
E	List of Strategic Stakeholders Consulted under Regulation 14	70
F	Comments Received on Draft Plan (Regulation 14 version)	72

Preface

This Consultation Statement has been prepared by the Hayle Neighbourhood Plan Steering Group ('NPSG') to conform with the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed neighbourhood plan
- b) explain how they were consulted
- c) summarise the main issues and concerns raised by the persons consulted
- d) describe how these issues and concerns have been considered and (where relevant) addressed in the proposed neighbourhood plan

Part 1 of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Hayle Neighbourhood Plan ('HNP')

The aims of the HNP consultation process were to:

- 'front-load' the consultation, so (at the earliest stage) the Plan could be informed by the views of local people and other stakeholders
- ensure that consultation events and drop-in sessions enabled people to 'have their say' and get feedback on the emerging plan at key points in the process and when decisions were required
- engage with as wide a range of people as possible, using a variety of events and communication techniques
- ensure that the results of consultation and updates on the neighbourhood plan were provided for local people as soon as possible after consultation events through the most appropriate and widely-read media

Part 2 of this Consultation Statement (from page 50) summarises all statutory and non-statutory consultation undertaken with those bodies identified as statutory or strategic consultees in developing the HNP.

The purpose was to:

- 'front-load' the consultation, so (at the earliest stage) the Plan could be informed by the views of those with an interest in the parish
- ensure the neighbourhood planning process was informed by the views and intentions of relevant statutory bodies and stakeholders - fully taking into account those views and intentions
- meet the requirements of Regulation 14

Part 1: Community Consultation Statement

Hayle Town Council ('HTC') was keen to ensure that the Neighbourhood Plan ('NP') was a community-led document. The NPSG was established from community volunteers, with HTC representation. The widest range of people and groups have tried to be engaged.

Consultation was undertaken by the NPSG working to a strategy and programme that was agreed in April 2014.

Consultation events and surveys took place at the following stages in the neighbourhood planning process:

Hayle Neighbourhood Plan – Consultation Events		
Event	Dates	Purpose
Launch	Oct 2013	Statement of intent and NPSG recruitment
Plan Area Designation	Dec-Jan 2014	Formal application and consultation
Stakeholder Correspondence	May 2014	Inform and solicit early opinion and involvement
Community Questionnaire	Jul-Aug 2014	Awareness-raising of purpose and process; gleaning community views on scope of Plan
Community Survey (1)	May-Jun 2015	Community consultation on draft aims and objectives
Community Survey (2)	Apr-May 2016	Community consultation on draft policies
1st Draft Plan Consultation	Jun 2016	Community consultation on revised policies
Regulation 14 Consultation	Jun-Aug 2017	Stakeholder consultation in accordance with the Regulation

1. Background to Consultation on Neighbourhood Plan

HTC agreed to undertake an NP in October 2013. An NPSG was established by HTC that comprised members of HTC itself, along with members of the community. The community volunteers were recruited from amongst those who expressed an interest in helping (either in person, by attending the open meetings held by the NPSG, or by responding to e-mail invitation via the HNP website).

The level of consultation that has been undertaken for the NP goes beyond that required by legislation. HTC and the NPSG have continuously sought to work with the local community to make the Plan (as much as possible) reflect community views and wishes. The NPSG has been careful to work closely with Cornwall Council ('CC') at all stages of the process, and their partnership has proven to be both insightful and indispensable.

In preparing the HNP, the NPSG has consistently ensured that residents and other stakeholders (including local authorities, interest groups, land owners, businesses and statutory bodies) have regularly been consulted and their comments considered. Whenever appropriate, these views have been incorporated within the evolving Plan. An early decision was taken to produce an NP website, in order to facilitate the availability of the most current information, minutes and notices, as well as to keep residents and stakeholders updated on the Plan's progress. This was also undertaken to ensure a simple and efficient means of feedback.

2. Summary of Consultation Approach to Engage the Community

A number of community consultation stages were identified at the outset and set as key milestones in the Plan's progression. A Community Engagement Strategy (including method statements) was agreed by the NPSG. Its purposes included:

- enabling each consultation stage to be properly planned for
- ensuring the local community understood when and why they were being consulted

The Community Engagement Strategy for the HNP is included as Appendix 1 to this report. It was founded on a number of important principles:

- publicising as widely as possible
- utilising a variety of methods
- applying the right method to the task and the required outcomes
- providing appropriate levels of assistance, explanation and interpretation
- maximising access and opportunity
- encouraging reaction and feedback
- reporting back on what was said and how it has been interpreted

Aside from the highly-programmed and organised consultation events, the NPSG has been keen to facilitate a continuous bilateral dialogue with the local community. This has been achieved by:

Communication Methods:	Brief Description:
Public exhibitions, meetings and events	Open days have been held in Hayle and Angarrack for each major stage of the consultation. The HNP is a standing item on the HTC agenda and meetings are open to the public.
Regular articles in the Hayle Pump	The Hayle Pump is issued every two months. Updates on the NP have been included in all relevant issues.
Use of social media	On several Facebook pages, including Hayle Town Council and Hayle Development. An HNP Facebook page was created in May 2014, which currently has 351 likes, and many more readers. Every consultation has been publicised here. These posts were shared on residents' Facebook pages, groups such as Anything Hayle, Hayle Development Discussion Group, Hayle Town Council Facebook Page, and Nostalgic Hayle Facebook Group. The latter of which has 3,396 members who will have been able to view the information.
Local newspapers and noticeboards	Hayle Town Council – 5 noticeboards. Articles in the Cornishman newspaper.
A community questionnaire delivered to all households	A questionnaire was sent out in June 2014 to every household in the Hayle parish.
Widely-publicised online surveys	Three 'SurveyMonkey' online surveys have been created, producing detailed response data.
Focus groups and workshops	In addition to regular NPSG meetings, workshops have been held with specialist attendees: on housing, landscape planning, allocations, statutory consultees, Cornwall Council, and land owners.
Survey and discussion with local businesses	Several presentations have been made to the Hayle Chamber of Commerce.
Directly contacting wider-than-local organisations and agencies	Cornwall Council's list of recommended consultees has been polled.
Consultation 'windows' during which comments have been invited on draft documents	Consultation took place on initial views of what is important for Hayle. The aims and objectives of the Plan were then released for consultation. A third survey concerned the draft policies and was open from 27 March 2016 until 9 June 2016 and received 243 responses.

3. Equality and Inclusivity

It was understood that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. The aim was to reach everyone with a stake in the future of the area, including: people living, working, or doing business here, those who deliver services to the local communities and those with influence over the future of the area. There was a desire to listen to everybody with a view, regardless of: gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, sexual orientation, or trade union affiliation. Great effort has been made to reach those that others have traditionally found hard to engage with. An NPSG member was appointed as the communication officer and agreed a consultation strategy (see Appendix 1). This was to ensure a robust consultation and engagement plan to guide the preferred approach and monitor effectiveness. Copies of the NPSG's Community Engagement and Communication Strategies have been available online since July 2014.

4. Initial Launch

It was decided to launch the NP process via the local media, thereby announcing HTC's intention to prepare the plan, and to create an initial interest in the community. This was all in advance of the application for the parish area of Hayle to be designated as a neighbourhood area.

It was felt important to establish an ongoing relationship with the local media to facilitate news on progress and encourage community feedback. An initial article was placed in the Cornishman in October 2013.

Over the next six months, a series of open meetings were held by the NPSG that dealt with the initial aspects of organisation and plan development. These regularly included presentations and open question sessions to inform members of the community and encourage their involvement.

A website was set up during this period, as well as a Facebook page.

4.1 Who was consulted?

One of the primary local newspapers (The Cornishman) has had several articles reporting on the HNP's progress. The public have been informed of upcoming consultations and open days. The newspaper has also alerted readers to open days through their 'Down Your Way' section on local activities.

The Hayle Pump is a widely-read local publication (with 3,000 copies distributed every other month). Articles on the status of the HNP have been published in almost every edition.

4.2 What did they say?

The initial survey was sent to all the households in Hayle using the Royal Mail 'Door to Door' service. There are approximately 2,500 dwellings in the parish. A response of 490 was received and all except 179 were completed online.

A widely-advertised Hayle Residents Association meeting was held on the 3rd of September 2014. It attracted more than 90 attendees.

The second survey (on Aims and Objectives) Open Days were held in Angarrack and Hayle on the 6th and 13th of June respectively. There were over 90 attendees in total.

4.3 How were the issues and concerns responded to?

There was a concern about over-development. Angarrack residents were primarily focussed on keeping a separation of their village from Hayle and other nearby areas.



5. Community Survey

In July 2014, a short community questionnaire was distributed to every dwelling in the neighbourhood area which:

- explained in simple terms what neighbourhood planning was about
- asked people's views on the Hayle of today
- specifically asked about people's aspirations for themselves and their neighbourhood
- encouraged people to keep in touch by sharing their contact details with the NPSG

Hayle Neighbourhood Plan NP Questionnaire	
Date(s)	July – December 2014
Delivery Method(s)	Royal Mail delivery to every address in the area
No. of questionnaires delivered	3,000
No. of completed questionnaires returned	490
Return Options	Post, drop-off points and 'SurveyMonkey'

5.1 Who was consulted?

Everybody who lived, worked, or visited the neighbourhood area was given the opportunity to complete the Community Survey. It was delivered to every address in the parish. Additional copies were made available at the library and the town clerk's office, as well as prominent businesses in the town. A copy of the questionnaire is included as Appendix 5 to this report.

A number of drop-off points were available for people to use: at Hayle Library, Hayle Day Care Centre, Mr. B's, or at the Town Council Office at Hayle Community Centre. A 'SurveyMonkey'¹ version of the questionnaire was also set up and linked from the HNP website. Its primary function (and advantage) was to facilitate the processing and analysis of questionnaire responses. It was directly used by over 200 people to complete the questionnaire.

5.2 What did they say?

The online survey was left open until December 2014. As the postal and drop-off returns had ceased by early August, the response to the questionnaire at that time (totalling 421 responses) was analysed using 'SurveyMonkey'. The results were reported on a question-by-question basis to the NPSG and published on the website in August 2014².

This initial snapshot of opinion from the community was greatly appreciated and valued. It showed that 76% of local people rate the local environment as good or excellent. As regards the major 'issues' explored, it was found that 57% of people were satisfied with local shopping provision (this was before the new Asda opened) and 50% of people were satisfied with the local housing situation. Just 28% were satisfied with the town's leisure opportunities. Satisfaction with local job provision was even lower, at 13%. Two-thirds of respondents stated that they thought the sense of community was strong in Hayle. There was much for the NPSG to consider.

5.3 How were the issues and concerns responded to?

The HNP's consultant was asked to analyse further response to the community questionnaire and its implications for the scope and content of the NP. In August 2014, a paper from the consultant was considered by the NPSG. The paper used the consultation response (alongside the key messages derived from the other forms of local evidence-gathering³) and recommended a draft set of Aims for the NP.

¹ 'SurveyMonkey' is an online survey service

² http://np.hayle.net/wp-content/uploads/2014/06/Data_All_150813.pdf

³ <http://np.hayle.net/wp-content/uploads/2013/10/Hayle-NP-Evidence-Report-1-May14.pdf>

6. Community Context

As well as the community questionnaire, all the community-based organisations, groups and local businesses were written to during May 2014.

This initial communication was aimed at ensuring that all such organisations/bodies were aware that neighbourhood planning was taking place in the area, and that they had an opportunity to make an important contribution. This was also used as a vehicle to make their members aware of the upcoming community questionnaire. A copy of the initial standard letter is included in Appendix 6.

6.1 Who was consulted?

A list of all contacted bodies is included in Appendix 7.

Hayle Neighbourhood Plan V&C Consultation	
Date(s)	May-July 2014
Delivery Method(s)	Letter and/or e-mail
No. of Organisations/Groups written to	79
Represented at an open meeting	21
No. of responses with comments	4

6.2 What did they say?

The greatest response from the voluntary and community sector was to the Open Meeting invitation. Representatives of 21 local groups were present at the Open Meeting⁴ in May 2014 or the further NPSG meeting held during June 2014. This turnout was encouraging given that only four groups had, at that time, replied in writing as a direct result of receiving the initial letter from the HTC.

The response to the follow-up e-mail of 1st July 2014 was equally low. Only one further group replied. A considered, written response was received from:

Cornwall Reserves (RSPB)
Hayle Area Forum
Hayle and District Bowling Club
Hayle History Society
Friends of Hayle Swimming Pool

Their responses are included in a full report of the consultations⁵ that can be found on the website and was reported to the NPSG in August 2014.

6.3 How were the issues and concerns responded to?

It was clear from the consultation that:

- the number of voluntary and community groups is large and varied
- a comprehensive directory of the sector in Hayle does not exist and needs to be created
- many groups failed to confirm interest in the NP
- the written medium may not be the best way to engage in a dialogue with voluntary and community sector groups
- the sector has the potential to contribute some interesting ideas and suggestions
- other methods to encourage contributions would be useful. This would ensure a more comprehensive response and reaction to the plan's development and proposals

⁴ See briefing slide show at <http://np.hayle.net/wp-content/uploads/2013/10/20140528-NP-Presentation-2.pdf>
⁵ http://np.hayle.net/wp-content/uploads/2014/06/Data_All_150622-no-personal.pdf

7. Vision, Aims and Objectives Consultation

The NPSG undertook work to analyse and interpret the information gathered from what had been told through the various surveys and consultation events. This evidence was used to prepare a set of draft aims for the NP. These then became instructive and instrumental to the development of draft objectives and an overall vision statement.

A community consultation was held, which presented the findings. The key neighbourhood planning and development issues (along with the opportunities presented to date) were offered for public consideration. The consultation also set out the salient emerging themes for the Plan. The NPSG shared what was considered viable for the Vision, Aims and Objectives of the Plan. It was crucial to know if the community felt these set the right agenda and direction for the Plan. The fundamental purpose was to progress from this phase of consultation with a good idea of the sorts of policies and proposals the Plan should contain and, importantly, where community support lay. From this consultation, there was also a desire to draw-up a range of options (where possible) for policies and proposals that might form part of the Plan.

Articles were placed in the local newspapers. Posters, postcards and banners were used to encourage people to attend the open days to find out more (and/or complete a questionnaire regarding the aims and objectives of the HNP).

Hayle Neighbourhood Plan Vision, Aims and Objectives	
Date(s)	June-July 2015
Method	Questionnaire available online or from Town Council and open days
Location(s)	Angarrack Community Centre, 6 th June 2015 Passmore Edwards Institute, Hayle, 13 th June 2015
Open Day Attendance (Nos.)	Angarrack =35 Hayle = 57
Completed Questionnaires	366

7.1 Who was consulted?

The questionnaire was available online via the HNP website or by picking up a printed copy from the Town Council Office, at Hayle Community Centre, Queensway, Hayle. The response was entirely online as, during the open days, we asked attendees to record their comments via the 'SurveyMonkey' site.

7.2 What did they say?

A total of 366 responses to the Aims and Objectives survey were received. As there were 100 questions and it took some 45-90 minutes to comprehensively complete, the NPSG considered this an excellent response. There were many thoughtful and useful comments made, which have been pivotal in guiding the formulation of policies. As was reported subsequently in the Hayle Pump, *"there was a lot of agreement on our Aims and Objectives, but we have noted those where there was less support to see if we can modify the Objective to be more widely supported."*⁶

7.3 How were the issues and concerns responded to?

The HNP's consultant was asked to consider the response received and make recommendations on adjustments to the aims and objectives to better-reflect the represented views of the community derived from the questionnaire. The consultant's report⁷ was considered by the NPSG in September 2015 and a revised set of aims and objectives was agreed.

⁶ Hayle Pump, August 2015

⁷ <http://np.hayle.net/documents/>

8. 1st Draft Plan Consultation

HTC decided that it would carry out a consultation on the first draft of the NP prior to the formal Regulation 14 pre-submission consultation stage. Several studies and a number of detailed discussions with CC and other delivery bodies took place over the winter period. It was seen as absolutely vital that, having taken all these matters into account, the Plan remained an accurate reflection of the public's aspirations.

The March 2016 edition of the Hayle Pump had an article from the Chair of the NPSG (Councillor John Bennett) stating: *"This has been a lengthy process because we have to be synchronised with the Cornwall Local Plan – and that has changed following the comments during the inspection phase. We have also been working with Cornwall Council officers in the areas of land allocation, education, transport and green space to ensure that our plans align."*

Hayle Neighbourhood Plan Draft NP Informal Consultation	
Date(s)	April-May 2016
Method(s)	Online questionnaire and open days
Location(s)	Angarrack Community Centre, 7 th May 2016 Hayle Day Care Centre, 14 th May 2016
Open Day Attendance (Nos.)	Angarrack = 31 Hayle = 45
Respondents (Nos.)	243

HAYLE NEIGHBOURHOOD PLAN OPEN DAYS

Saturday 7th May • Angarrack Community Centre

Saturday 14th June • Hayle Day Care Centre

Have your say: 12pm - 4pm

And take *new* the online survey at np.hayle.net



8.1 Who was consulted

The questionnaire was open online to everybody with an interest in Hayle's future. It was publicised in the local newspapers and by email (see Appendix 9). People were invited to attend one of two open days to find out more (Appendix 10). Letters were sent to local landowners (Appendix 11). All the local voluntary and community sector groups were invited to respond to the questionnaire (see list in Appendix 12). Particular effort was made to motivate participation amongst younger members of the community. As a result, two persons (1.7%) of respondents were under the age of 30.

There was a steady stream of attendees and they had a wide variety of questions. Many were just trying to understand the NP and what it sought to achieve. NPSG members spent time with anyone who had a question and attendees were encouraged to complete the survey (if they had not already done so).

8.2 What did they say?

The overwhelming impression left from this consultation was that local people were very supportive of the first draft policies and their intended consequences. Of the 61 policy-related questions asked, just 17 had a significant (more than 9%) negative response. These were mainly relating to the impact of development on the natural environment and the scale of sustainable development. The comments made by respondents were generally focussed on the draft policy statements and their implications.

8.3 How were the issues and concerns responded to?

The response to the consultation has been used to review and revise the policy statements and as evidence in support of many of the policies.

9. Regulation 14 (Pre-submission Stage) Consultation

NP regulations require that a statutory consultation period of 6 weeks is undertaken by the qualifying body (HTC) on the final draft plan prior to its submission to the local planning authority ('LPA'). This period of statutory consultation must be carried out in advance of the LPA Regulation 16 consultation.

9.1 Who was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the LPA, the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work, or carry out business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood plan
- send a copy of the proposals for a neighbourhood plan to the LPA

We endeavoured to give notice to all the residents and businesses within the parish area were consulted, together with a range of community organisations and voluntary sector bodies. A copy of the draft Plan was also sent to various departments of Cornwall Council, although its officers had been involved in the consultation process and finalising the draft plan.

9.2 How were they Consulted?

The NPSG publicised the release of the pre-submission version of the Plan at the beginning of June 2017 (see Appendix 13). This directed people to an online copy, or hard copies that could be viewed at various locations in the area, or an individual copy could be requested. An article was published in local newspapers promoting the consultation, and reminders were issued via the Hayle Facebook page. The HTC website also directed people to the Plan from its home page. Additionally, the Plan was sent via e-mail to a list of local bodies and groups (Appendix 12) with explanation of what was required for the consultation, and the due date for responses. Letters were sent to land-owners (Appendix 11). The letters and notices indicated how to respond and stated clearly the deadline for responding.

The following notification took place during the week commencing 5th June 2017:

05/06/2017	Consultation published on HTC web site
05/06/2017	Posters put on 6 Town Council's noticeboards and at the Library
05/06/2017	Mailing sent to 195 NP list subscribers
05/06/2017	Mailing sent to 41 consultees on Cornwall Council list (see part 2)
07/06/2017	Mailing sent to 23 landowners, businesses and adjacent parishes
05/06/2017	Posted on NP Facebook page
05/06/2017	Posted on Hayle Development Facebook page
06/06/2017	Press releases sent to the Cornishman, West Briton and Hayle Times and Echo
06/06/2017	Hard copies of the NP and response forms placed at Town Council and Hayle Library
09/06/2017	Letters mailed to Town Council's community group list

Reminders were first sent out during the first week of July 2017. During the course of the consultation, the community consultees most likely to be affected by aspects of the Plan were contacted to establish if they intended to provide responses.

9.3 What did the Consultees say?

A total of 18 responses were made by members of the general public, local organisations and businesses (which included 4 returns from agents of landowners or developers). A summary of the responses received is set out in a schedule at Appendix 14.

9.4 How were the issues and concerns responded to?

The response to the consultation has been used to review and revise the policy statements and as evidence in support of many of the policies. The comments were sorted into topics and policies and each comment assigned a separate number. Following advice from consultants the NP Steering Group met on the 19th August 2017 and decided how it wished to react to the comments on each policy in the Plan. It was thought prudent to discuss several matters subsequently with Cornwall Council. A fuller report of the discussions that took place within the Steering Group and in consultation with key consultees can be found on the websites⁸.

10. Conclusions

The level of community consultation and engagement undertaken during the production of the HNP has been varied and extensive. It has reached a very broad range of the local population through comprehensive methods and numerous media (both traditional and modern). A wide spectrum of groups and sections of the community have participated or commented on the emerging draft NP.

The comments received at each stage of the NP's progression have been fully considered and have helped to guide and shape the structure of the Plan. This has ensured that it is truly reflective of local people's views and mirrors their ambitions for the future of Hayle to the year 2030 and beyond.

This Consultation Statement and the supporting appendices comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

⁸ <http://np.hayle.net/steering-group/?20171003>

Hayle Neighbourhood Plan - Community Engagement Strategy

Background

The neighbourhood planning legislation places an obligation on the body responsible for preparing the NP. This obligation demands an extensive and inclusive programme of community engagement and the preparation of a detailed report. The report is a supporting document to the Plan itself, showing how local people and businesses have been engaged in the neighbourhood planning process, and its outcome. The designation was issued by CC on 16 April 2014 under reference PA14/00001/NDP.

The Plan has earmarked four main consultation points during the plan-making period, which are the responsibility of HTC and its Working Group to deliver. They are summarised as:

- C1** publicise intention, recruit helpers
- C2** survey of local needs & demands
- C3** consult on vision & objectives
- C4** consult on draft plan

C1 – Launching the Plan

The intention to prepare an NP has been publicised on HTC's and CC's websites. Local newspapers and websites will be used to announce the Plan's intentions and detail its format and purpose. This will be supplemented by direct correspondence with a range of key contacts. This seeks to:

- launch the neighbourhood planning process
- show the plan-making timetable and explain the process in simple form
- confirm that the planning process is to be community-owned and led
- explain the role of the steering group, as well as detail its membership
- emphasise the importance of consultation at key stages in the process
- give details of how to find out information, make contact, keep in touch with progress
- make a call for volunteers

Method

- newspaper publicity
- website
- local radio feature

C2 – Survey of Needs, Views and Aspirations

The purpose of this major consultation is:

- to share the main findings and conclusions from the evidence base
- to test our conclusions on the bigger issues and main themes
- to help fill in the vital gaps in the NPSG's knowledge and understanding
- to encourage and facilitate essential debate
- to carry out specific consultations with interest groups

Method

Findings must be shared with the neighbourhood area and it is crucial to engage with as many people as possible. To do that, every household in the area will be written to, and local people will be invited to respond to the findings and questions. For maximum effectiveness, this major consultation will be supported via a range of events/activities and a comprehensive methodology used to encourage public reaction and response. This will include:

- a feature in all the local newspapers outlining activities and findings, as well as what knowledge is still required from the public
- web-based publicity and social media activities

- extensive use of networks
- an invitation to respond and comment – via ‘SurveyMonkey’
- a small number of focus groups targeted at particular interest groups
- school and youth-based activities
- a business survey
- regular drop-in surgeries

Timetable:

- programme developed in detail during April 2014
- letter and survey form designed in April/May 2014
- media coverage in May 2014
- letters and survey forms delivered in May 2014 by Royal Mail
- focus groups in May/June 2014

C3 – Consult on Vision and Objectives

The purpose of the third stage of community consultation is to:

- report back on the response and conclusions from the C2 consultation programme
- share a draft vision and objectives for the HNP
- set out the themes and priorities for the neighbourhood planning policies
- seek reaction/endorsement of the vision and objectives
- invite suggestions for specific planning policies
- encourage community action and enterprise to realise the vision

Method

- a feature in the Hayle Pump and local newspapers
- radio feature and discussion
- web-based feature and social media activities
- extensive use of networks
- a leaflet and posters available in public buildings and many other outlets
- an exhibition
- public debate(s)

C4 – Consult on Draft Neighbourhood Plan

HTC has a statutory duty to ensure that consultation on the draft NP takes place for at least 6 weeks, and everybody has an opportunity to see and/or hear what it contains, and to comment on it. It is proposed that:

- a number of hard copies of the draft Plan should be placed on display for public viewing in suitable locations across the neighbourhood area
- a summary leaflet is distributed to every household in the Plan area
- electronic versions of the full Plan and summary leaflet are made available on the website
- the Plan’s purpose and policies are featured in the Hayle Pump and local newspapers
- posters are placed in public places
- letters are sent to all statutory consultees, stakeholders and other relevant groups and organisation

First plan will set out vision for Hayle

By The Cornishman | Posted: October 24, 2013

THE FIRST Hayle Neighbourhood Plan meeting will take place tonight.

The inaugural meeting, devised by Hayle Town Council, will discuss the elements of the plan and create a project timetable.

A Neighbourhood Plan is designed to set out a vision for an area and planning policies for the use and development of land.

Town councillor, John Bennett, became chairman of the group at a meeting of the town council last week. He said: "This council has determined we are going to make a new plan. We are quite a bit behind some (other councils). We have got to look at timescales and what can be done. We need to think about the World Heritage Site."

The Hayle Neighbourhood Plan will be able to indicate where new shops, offices or homes should be built, as well as what open spaces and amenities should be protected.

In order for any Neighbourhood Plan to be adopted, it has to have support from the local community and needs to conform to planning policies.

All are welcome to attend the meeting which starts at 7.30pm tonight at Hayle Community Centre.

Hayle residents to get questionnaire on future of the town

By The Cornishman | Posted: June 30, 2014

A SURVEY will soon be issued to Hayle residents to gauge views on the future of the town. Hayle Neighbourhood Plan steering group has come up with a questionnaire to establish what the main issues are for the town, as part of the process for formulating the plan.

The steering group, which is made up of town councillors and local residents, held its first meeting last week.

Chairman of the steering group, John Bennett, said it needed as much input and feedback as possible. "Neighbourhood Plans are about the community and what they want, so our first step is to get out a simple questionnaire which will also explain the Neighbourhood Plan process.

Our website has a simple survey on it and asks basic questions such as 'what are the three things you like most about Hayle?' and 'what three things would you change in Hayle?'

"Once we start to capture the issues, we will turn them into draft policies and start a more detailed consultation."

The group hopes to have the questionnaire ready by Sunday.


Steering Group meetings are open for the public to attend and to take part in.

To find out more about the Neighbourhood Plan process or fill out the online survey visit <http://np.hayle.net>

or search for Hayle Neighbourhood Plan on Facebook.

Appendix 3 of Part 1

1st Community Questionnaire




Hayle Neighbourhood Plan

Have your say

We need views from **everyone**:

residents, businesses
AND visitors.



More houses? More shops? More jobs?
More car parking? A safer environment?
Renewable energy? Recreational facilities?
Play areas? Covered swimming pool?

What do YOU want Hayle to be like in the future?

?

You live in, visit or work in Hayle ...
 How do YOU want it to develop?
 It's time for YOU to give YOUR views ...

What are neighbourhood plans?

In the Localism Act 2011, the government has given local communities more power to influence the future of the places they live in through neighbourhood plans.

Neighbourhood plans establish a vision for an area as well as general planning policies for the development and use of land in its area. They are about local rather than strategic issues. For example, it can cover where new shops, offices or homes will go and what green spaces will be protected.

Neighbourhood plans are focused on guiding development rather than stopping it. They must also comply with national policy and Cornwall Council's local plan. When adopted, it will become a statutory plan and must be used in making decisions on planning applications.

So, can we put *anything* into a neighbourhood plan?

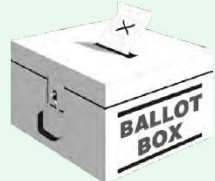
Almost anything that relates to land use and needs planning permission can go into a neighbourhood plan. But we can only exercise control over those things that the law allows. So, we can control changes from a clothes shop to a chip shop but not from an independent shop to a national chain store.

Certain rules and processes must be followed, but, within reason, we will have the freedom to do what we want.

Who decides?

You! Throughout the whole process you can attend meetings, make suggestions, join our web forums or Facebook conversations and, finally ...

The plan must be approved by a referendum.



What should I do now?

- Complete this questionnaire
- View our web site at <http://np.hayle.net>
- Follow us on:
 - www.facebook.com/hayleneighbourhoodplan
- Keep an eye on the press and the Hayle Pump
- Join in – if you don't, we'll decide for you!

Your Details

If you would like to be contacted further about the Neighbourhood Plan, please complete as much or as little of this as you wish.

We are unable to use your survey response unless you include at least your full Postcode.

Name

Company

Address


Address 2

Town

Postcode

Email Address

Phone No.



Please

Drop off your survey at the Hayle Library, Hayle Day Care Centre, Mr. B's or at the Town Council Office, Hayle Community Centre, Queensway, Hayle, TR27 4NX. ☎ 01736 755005.

Contact the Neighbourhood Plan team online at:
np@hayle.net

Hayle Neighbourhood Plan – Questionnaire

You can also complete this questionnaire online at <http://np.hayle.net/surveys>

1. For each of the following items, please tick the box which best describes how you feel about the current provision in Hayle:

	Very Satisfied	Satisfied	Neither Satisfied Nor Dissatisfied	Dissatisfied	Very Dissatisfied
Housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How do you rate the quality of the environment in Hayle?

☐ Excellent
☐ Good
☐ Average
☐ Poor
☐ Very Poor

☐ Excellent
☐ Good
☐ Average
☐ Poor
☐ Very Poor

3. In your opinion, how strong is the sense of community in Hayle?

☐ Excellent
☐ Good
☐ Average
☐ Poor
☐ Very Poor

☐ Excellent
☐ Good
☐ Average
☐ Poor
☐ Very Poor

4. What do you think are the three best things about Hayle?

1.

2.

3.

5. What three things in Hayle would you like to change?

1.

2.

3.

A LARGE PRINT VERSION IS AVAILABLE FROM THE HAYLE TOWN COUNCIL OFFICE

To Community and Voluntary Organisations in the Hayle Area

May 2014

From Hayle Town Council

Hayle's Neighbourhood Plan

A neighbourhood plan is the prerogative of every town and parish council in England. The Localism Act 2011 has given us the right to prepare a plan that puts local planning policies in place to interpret and add detail to Cornwall Council's Local Plan. A neighbourhood plan can cover any aspect of future development that the community considers important. We can decide to have a wide-ranging set of neighbourhood policies - or just deal with one or two matters. Our policies can be detailed or simply set general principles for development.

It is the Town Council's aim to have a Neighbourhood Plan in place by the middle of 2015 and preparatory work is now well under way. I am writing to **invite your organisation to contribute to the planning process** and be kept informed of progress.

A vital part of Hayle's Neighbourhood Plan is that it must reflect the wishes and aspirations of the community. Every adult will have an opportunity to vote for the Plan at a referendum before it becomes a statutory planning document. We also intend to ensure that all those who live or work in the Hayle area are able to help determine the scope of the plan and to contribute to its preparation through an extensive consultation process which will take place over the next nine months.

A strong motivation for implementing our Neighbourhood Plan is that we will have the right to receive 25% of any Community Infrastructure Levy collected in the town. This could amount to as much as £200,000 a year. We will also be consulting on the priorities for spending these funds within the town and, again, your input will be important.

We are presently gathering facts and evidence in order to have a clearer understanding of how our neighbourhood and communities function and what local people think about life in Hayle today and their hopes for the future – as far ahead as 2030. We are preparing to send a questionnaire to every household before the summer.

By this letter, we are inviting you, as a community and voluntary organisation, to make a preliminary contribution to the planning process by letting us have your perspective on:

- What is good and not so good about Hayle today?
- What could be done to make Hayle a better place to live and work?
- What, if anything, is preventing your organisation from functioning as it would wish?
- Your organisation's needs for different or better accommodation or more space in future?
- What you hope we might tackle through Hayle's Neighbourhood Plan?

We would welcome hearing from you on these and any other matter you think is relevant by email or letter, if possible by the end of May 2014. And if you are interested in nominating a delegate to the Steering Group, we would like to hear from you as soon as possible.

It would help us to keep in touch with you and to canvas your opinion if you would let us have one or more named contacts and email addresses.

We are in the process of setting up a web site and Facebook account specifically for the Neighbourhood Plan process and these should be ready soon.

We look forward to hearing from you soon.

Appendix 5 of Part 1

Local Voluntary and Community Sector Groups Consulted, May 2014

Voluntary and Community Organisations	
1900 Squadron Air Training Corps	Hayle History Society
1st Hayle Cubs	Hayle in Bloom
1st Hayle Scout Group	Hayle Judo
3rd Hayle Brownies	Hayle Macmillan Cancer Support Committee
Angarrack Christmas Lights Committee	Hayle Model Boat Club
Angarrack Methodist Church	Hayle Model Railway club
Archers of The West	Hayle Netball Club
British Heart Foundation Hayle	Hayle Old Cornwall Society
Children's Centre	Hayle Oral History Project
Cinnamon Trust	Hayle Pilot Gig Rowing Club
Connor Downs and Gwithian WI	Hayle Pump
Cornwall Kernow Freestyle Martial Arts	Hayle Rotary Club
Friends of Hayle Pool	Hayle Rugby Club
Friends of St Julia's Hospice	Hayle Runners
Girl Guiding Cornwall Hayle District	Hayle Samba Band
Godrevy Singers	Hayle Table Tennis for Fun
Grand Bard	Hayle Tai Chi
Harveys Foundry Trust	Hayle Tennis Club
Hayle & District Bowling Club	Hayle Town Youth Club
Hayle & District Rifle Club	Hayle Twinning Club
Hayle Allotment Society	Hayle Youth Project
Hayle and District Lions Club	Heyl St Piran Singers
Hayle Area Forum	Heyl Town Band
Hayle Area Methodist Church	Junior Athletics Club
Hayle Art Society	Junior Martial Arts
Hayle Boxing Club	League of Friends of Michaels Hospital
Hayle Camera & Social Group	Light and Life Church
Hayle Canoe Club	Passmore Edwards Management Committee
Hayle Carnival Committee	Penwith Philatelic Society
Hayle Children's Hospice	Praze Hayle Male Choir
Hayle Community Archive	RSPB
Hayle Community School	St Elwyn's Church Office
Hayle Cricket Club	St Joseph's RC Church Hayle
Hayle Day Care Centre Trust	St Michael's Hospital
Hayle Day Care Centre Volunteers	The Godrevy Team Ministry Office
Hayle Discovery Project	The Sand Rose Project
Hayle Film Society	University of The Third Age (U3A)
Hayle Flower Club	Walkers Welcome
Hayle Football Club	Women's Institute Hayle East
Hayle Harbour Support Group	

Appendix 6 of Part 1

2nd Community Questionnaire Publicity

Hayle Pump May 2015

Hayle Neighbourhood Plan

The second round of our consultation is now under way and you can join in by going to our web site at np.hayle.net, or by picking up a printed copy from the Town Council Office, 58 Queensway, Hayle, TR27 4NX, Monday to Friday between 9:30am and 12:30pm.

We are also having two Open Days where Steering Group members will be on hand to answer questions and get your ideas and feedback. The sessions are:

Saturday, June 6th at Angarrack Community Centre, 10am to 2pm and

Saturday, June 13th at the Passmore Edwards Institute, Hayle, 10am to 2pm.

Please come along and have your say.

John Bennett, Chairman, NP Steering Group.



The second stage of Hayle's Neighbourhood Plan is now underway. Be sure you are a part of the process by sharing your opinions about how and where you think Hayle should grow and develop.

Take the Survey online at
np.hayle.net

Paper copies are available at Hayle Town Council,
Hayle Community Centre, 58 Queensway, TR27 4NX

To find out more, come to our **Public Open Days, 10am - 2pm:**

Saturday 6th June, Angarrack Community Centre

Saturday 13th June, Passmore Edwards Institute

Steering Group members will be on hand to answer questions and note your ideas and suggestions.



HAYLE NEIGHBOURHOOD PLAN OPEN DAYS

Saturday 6th June • Angarrack Community Centre

Saturday 13th June • Passmore Edwards Institute

Have your say: 10am - 2pm

And take the online survey at np.hayle.net



Hayle Neighbourhood Plan Consultation Questionnaire

When complete, the Hayle Neighbourhood Plan will include planning **Policies**. These **Policies** must be followed by Cornwall Council in deciding planning applications. Developers will also have a clear understanding of what the people of Hayle want.

**Consequently, these policies will have a significant effect
on the way Hayle develops until 2030.**

To work properly, and to ensure that new development meets the needs and aspirations of the people of Hayle, the **Policies** must be agreed and set locally. This means that your view is a vital part of the process.

Arriving at agreed **Policies** is done in stages.

Last summer we asked for your thoughts on what's important for the town. This consultation is the next stage in response to what you told us. It consists of:

- A **Vision** – how we would like to see Hayle by 2030
- **Aims** – what we would like to achieve
- **Objectives** – how we will achieve the Aims

Once we have your views on our **Vision, Aims and Objectives**, we will produce **Policies** that reflect these as closely as possible.

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

The final step will be a **Referendum**. Every registered voter in Hayle will be asked to support or reject the Neighbourhood Plan. If approved by a majority, it will become an enforceable part of planning law.

Be part of the process – have your say!

Please complete the attached questionnaire or do it online at np.hayle.net.

Your response is confidential.

The Neighbourhood Plan Steering Group

Hayle Town Council, Hayle Community Centre, 58 Queensway, Hayle, TR27 4NX
Telephone: 01736-755005. Email: np@hayle.net. Web Site: np.hayle.net

Preparing the Neighbourhood Plan Policies – Update November 2015

Our Status

We have not sent out any updates for a while. This is not because we have been taking it easy, but because the process of collecting the information from the Aims and Objectives Questionnaire and converting it into Policies takes a lot of time, discussion and thought.

You can always see notes of our discussions and meetings on the Steering Group page of the Neighbourhood Plan web site (<http://np.hayle.net/steering-group/>).

Our Plan must fit in with the Cornwall Local Plan (CLP) - which is currently still in preparation. For example, the CLP Policy 9 sets the rules for Affordable Housing projects outside built-up areas. As a result, our Plan must define where the existing Built-Up Areas are. Also, there will be Policies related to protecting the villages of Phillack and Angarrack and Policies related to the town centres at Foundry and Copperhouse. Again, the result is that we need to define where the boundaries of these are. In looking at Copperhouse and Foundry it seems obvious that we need to modify the ones that are currently used and you will see we have shown different options.

The Steering Group has started to draw up maps to meet these needs and it would be helpful to get some feedback on whether you agree with our drafts. Please take a look at the maps on our web site by clicking here: <http://np.hayle.net/steering-group/>

You can comment below the maps or send an email to np@hayletowncouncil.net

If you have time to help with Hayle's Neighbourhood Plan, come along to a meeting (all are welcome) and see if you find it interesting. You will find our meeting dates on the calendar at: <http://np.hayle.net/calendar/>

Be part of the process – have your say!

John Bennett, Chair, Neighbourhood Plan Steering Group

Hayle Pump

Hayle Neighbourhood Plan – The Next Stage

The Neighbourhood Plan Steering Group has been meeting at least weekly over the last year to take all of the useful information from the survey and questionnaire and turn it into policies that will guide development until 2030. This has been a lengthy process because we have to be synchronised with the Cornwall Local Plan – and that has changed following the comments during the inspection phase. We have also been working with Cornwall Council officers in the areas of land allocation, education, transport and green space to ensure that our plans align.

Although there is work still to do, we very much want to hear your views to make sure we are on the right track and have not missed anything important.

Our next consultation will be on-line starting on Saturday the 2nd of April.

Please go our web site at np.hayle.net for a link to the survey and reference documents.

Please have your say – these policies will have a profound effect on how Hayle develops over the next 15 years.

The Cornishman

Hayle Neighbourhood Plan's third survey released for residents

Posted: **April 08, 2016**

Members of the steering group behind the Hayle Neighbourhood Plan are urging residents of Hayle to fill out the third survey.

The Hayle Neighbourhood Plan, is a community-led framework for guiding the future development, regeneration and conservation of the area.

The steering group has been working on the plan since 2014 and as on February this year the plan was eight months behind schedule.

Paul Pellegrinetti, a member of the steering group, is hoping that younger people in Hayle take the time to fill out the survey.

He said: "I think for this plan to be a success it needs to represent Hayle in its entirety and for that we need to have comprehensive responses from each age group. At the last consultation, which was last year, less than 5% of the respondents were below the age of 39.

The younger generation are the future of Hayle so they should be getting involved with the survey. We want the plan to represent a wide spectrum of society and we need younger generations to be able to do that."

The third survey by the steering group went online yesterday and so far they have had more than 50 responses but many more are needed.

Councillor John Bennett, who is chair of the Neighbourhood Plan steering group, said: "We really need people to take the survey. As with all Neighbourhood Plans, it will have a huge impact on how the local area develops up to 2030.

"The survey opened yesterday and we have already had more than 50 responses, many of them with useful and thoughtful comments. But we need a lot more.

"Over the next couple of weeks the Steering Group will produce a printed version of the survey. If possible, though, it would help our all-volunteer team if residents could find a way to do the survey on line. The library can help and, perhaps, friends and family. We will have to enter written submissions by hand so they can be tallied and analysed.

"Soon, we will also be arranging public sessions where people will be able to drop in and discuss our proposals and make suggestions of their own. We are hoping to convey that Neighbourhood Plans are not just 'another consultation' but, once approved by Hayle voters, will have the force of law. Hence, we need to get it right."

To access the survey go to: <https://www.surveymonkey.co.uk/r/hayle1>



Neighbourhood Plan Policies

Consultation now open

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.

We are now ready 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, final, consultation.

The final document will be sent to an external inspector to check for compliance with the rules and the 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.

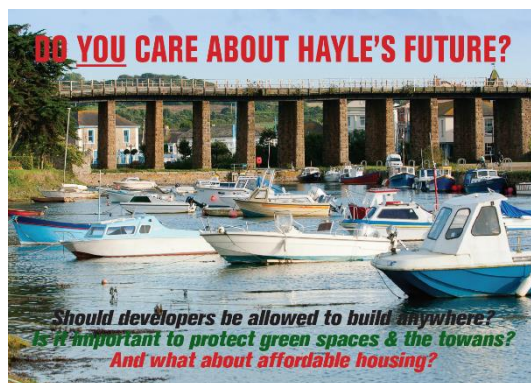
To give us your views on the policies that will control Hayle's development until 2030, just click on the link below:

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

If you have time to help with Hayle's Neighbourhood Plan, come along to a meeting (all are welcome) and see if you find it interesting. You will find our meeting dates on the calendar at: <http://np.hayle.net/calendar/>.

Be part of the process – have your say!

John Bennett, Chair, Neighbourhood Plan Steering Group



Hayle Neighbourhood Plan
Have your say

Hayle's Neighbourhood Plan will affect how Hayle develops up to 2030. Using the results of last year's Aims and Objectives consultation, the Steering Group has produced the first draft of Policies, which, if adopted, must be complied with by developers and Cornwall Council's Planning Committee.

Tell us what YOU think!
Fill in our online survey at <http://np.hayle.net>

Learn more about the issues at one of our discussion sessions with Steering Group members:
Angarrack Village Hall, Saturday, 7 May, 12 - 4 pm
Hayle Day Care Centre, Saturday, 14 May, 12 - 4 pm

Have your say...

NEIGHBOURHOOD PLAN
POLICY CONSULTATION
12pm-4pm

Saturday 7th May
Angarrack Community Centre

Saturday 14th May
Hayle Day Care Centre

STEERING GROUP MEMBERS
WILL WELCOME YOUR QUESTIONS,
IDEAS & SUGGESTIONS

Take the new survey: np.hayle.net



  

HAYLE NEIGHBOURHOOD PLAN POLICY CONSULTATION

Saturday 7th May • Angarrack Community Centre
Saturday 14th May • Hayle Day Care Centre

Have your say: 12pm - 4pm

And take the *new* online survey at np.hayle.net

Appendix 11 of Part 1

Land Owners' Consultation List

St Ives Bay Holiday Park Chris Harvey
Common Towans Claire Williams, Sandy Acres Campsite
Beachside Holiday Park Mr PV Trenchard
Lethlean Towans Claire Williams, Sandy Acres Campsite
Mexico Towans Stella Dignes LaTouche
Riviere Towans Rob Jefferies, Chalet Camp Management Co Ltd
Haven Holidays. June Donnery, Riviere Sands Holiday Park
Sennybridge (Hayle) Ltd c/o David Lock Associates Limited
Wave Hub Ltd Hayle Marine Renewables Business Park
Cornwall Council
Andrew Richards Barview Farm
John Daniel Carnsew Farm

Appendix 12 of Part 1

Local Voluntary and Community Sector Groups consulted, May 2016

Hayle NP Draft Plan Informal Consultation - Voluntary & Community Sector Consultees:	
1900 Squadron Air Training Corps 1st Hayle Guides 1st Hayle Phillack Scout Group Allotment Society Angarrack Christmas Lights Committee Army Cadets, 16 Hayle Platoon British Heart Foundation Childrens Hospice SW Connor Downs and Gwithian W I Harvey's Foundry Trust Hayle & District Bowling Club Hayle & District Lions Club Hayle and St Ives Children's Centre Hayle Area Forum Hayle Art Society Hayle Canoe Club Hayle Carnival Committee/Lighting Hayle Community Archive Hayle Cricket Club Hayle Day Care Centre Trust Hayle Film Club Hayle Flower Club Hayle Food Bank Hayle Football Club Hayle Girl Guides Hayle in Bloom Hayle Judo Kwai Club	Hayle MacMillan Cancer Support Fundraising Committee Hayle Methodist Church Hayle Model Boat Club Hayle Old Cornwall Society Hayle Pilot Gig Rowing Club Hayle Pump Hayle Rotary Club Hayle Rugby Club Hayle Runners Hayle Surf Lifesaving Club Hayle Tennis Club Hayle Town Band Hayle WI Heyl St Piran Singers Junior Martial Arts Kidz R Us Paradise Park Passmore Edwards Management Committee Praise Hayle Male Choir RNLI St Josephs R C Church Hayle St Julia's Hospice St Julia's Hospice Support Group St Piran's School St. John Ambulance U3A

Appendix 13 of Part 1

Letter and Response Form regarding Draft Neighbourhood Plan (Regulation 14 Consultation)

Facebook Page - June 2017:



John Bennett shared a link.

5 June at 11:35

The final consultation on the policies in our Neighbourhood Plan is now open and we need to know that you support them. They are based on extensive consultation with the community and have received a very positive 'Strategic Environmental Assessment'. You can read the plan on our website (<http://np.hayle.net>) and also leave your comments there on the Survey page. We will close this consultation on the 4th of August and then we go through a number of formal assessments before presenting the plan to the community for a referendum vote.



Hayle Neighbourhood Plan – Have your say!

(SEA). This is a fairly technical process and we engaged AECOM, who are specialists in this area, to undertake the assessment.

NP.HAYLE.NET



Hayle Neighbourhood Plan

Ready For Final Comments

We are now ready for final comments on the Plan before we start the formal approval process. This consultation is open until:

4 August 2017

This is the last opportunity to comment in detail on the policies. The final step will be a referendum in which you will be asked simply if you support the plan or not. Even if you do not have any comments, we would welcome you clicking the 'I support the plan' choice on our website.

The Plan is available at:

np.hayle.net.

You can leave comments by going to the 'Survey' page.

Be part of the process - have your say!

John Bennett, Chair, Neighbourhood Plan Steering Group

Survey 4: Pre-Submission Version of the Neighbourhood Plan

PRE-SUBMISSION VERSION CONSULTATION

The Neighbourhood Plan has been reviewed by Cornwall Council who determined that a Strategic Environmental Assessment (SEA) was necessary.

The SEA has now been completed and resulted in a very positive assessment and two minor recommendations for updates – which we have incorporated.

Before we proceed to the final, formal adoption process, we will be conducting a consultation of:

- Members of the public
- Statutory consultees
- Businesses, and
- Landowners

We would like as many responses as possible – especially if you support the plan. A hard copy form is available on the Documents page or you can make your comments on-line by using the form below. The form only allows for comments on three policies but you may use the form as many times as you wish.

Please note that, in order for your comments to be considered by the External Examiner, you must enter your name and address. These, and your comments, will be publicly accessible. Other information will be processed by Hayle Town Council in accordance with the Data Protection Act 1998.

The closing date for comments is 5pm on the 4th of August 2017.

John Bennett, Chair, Neighbourhood Plan Steering Group

Hayle Neighbourhood Plan - Pre-Submission Feedback

Name *

Address *

Postcode *

E-Mail *

Please select an option:

Policy Number

Page Number

Comment

Policy Number

Page Number

Comment

Appendix 14 of Part 1

Community Response to Regulation 14 Consultation

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
93	D Jarvis TR27 5AZ 5 Jun 17	Policy TR3 <i>I fully support the construction of the Tolroy A30 access point so long as it is an on-ramp/offramp development as a third access point into Hayle town. I would not support this if it were to be made into yet another awful roundabout junction that would cause even more congestion of the roads and delayed journeys.</i>	Refer to Cornwall Council
99	D Jarvis TR27 5AZ 5 Jun 17	Policy HD4 <i>I really hope something happens with the Mill soon... it looks terrible and you never hear of anyone bothering to try and do something with it</i>	No specific action required. Will be referred to Town Council
84	D Jarvis TR27 5AZ 5 Jun 17	Policy BE3 <i>There is a lot of space either on North Quay or adjacent to ASDA that would be ideal for hosting a weekly local produce/arts/crafts/souvenirs etc market (like the one on Lemon Quay in Truro), or at least a seasonal market event for Easter, Summer, Christmas.</i>	No specific action required. Will be referred to Town Council
66	D Jarvis TR27 5AZ 5 Jun 17	Policy NE6 <i>Can anything be done with the abandoned buildings near the camp site entrance?</i>	No specific action required.
76	D Jarvis TR27 5AZ 5 Jun 17	Policy NE11 <i>I would very much like to see included in this list the amazing panorama from the sand dunes and road to the car park at Sandy Acres as it has wide and far reaching views across the valley and open green space towards Gwinear, Connor Downs, Angarrack and its viaduct.</i>	Policy NE11 deleted
91	D Jarvis TR27 5AZ 5 Jun 17	Policy TR1 <i>I think that the official cycle route could be diverted off the main road from Hayle Terrace on to North Quay and then follow the King George Memorial Walk route on to Black Road and then crossing over Lethlean Lane. Along this same line of thought - the pavement running alongside the main road at Beatrice Terrace on the side next to the stream could be removed entirely now as there is already the aforementioned much safer and far more pleasant path behind the stream alongside the recreation ground that provides the exact same thing, negating the need for this part of the pavement. This would allow for the road to be widened to allow traffic to cope better with the on-street parking</i>	Refer to Town Council.
63	C Polkinghorne Hayle Cricket Club 15 Jun 17 16 Jun 17	Policy NE5 <i>I have recently thoroughly inspected the Neighbourhood Plan and feel that the ownership of land given to John by Rivière Estates on a map is incorrect. Basically, part of the land they are claiming as theirs is actually ours. I believe the map No.9 on page 56 is different and incorrect in relation to the rough land to the West of the pavilion.</i>	Map corrected.
5	M J Biro TR27 4QB 6 Jul 17	General <i>I support the plan without amendments</i>	No action required.
61	G Egan TR27 5AF 7 Jul 17	Policy NE4 <i>Public access to Hayle's unique beach environment is important, but any access planning must take into account the symbiotic relationship between the beach and dunes. I endorse the plan's focus upon existing rights of way rather than creating new and additional routes, but the overuse of</i>	No specific action required.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>some current access points are leading to significant dune erosion via human activity to the detriment of both the beach and dunes. Improvements to public access, especially linking Hayle Harbour/Harvey Towans with the beach will require engineering and construction systems which provide safe access for able-bodied and disabled whilst simultaneously protecting the stability of the dunes and its vital interaction with the beach.</i>	
26 & 26b	S Marsden TR27 4RD 11 Jul 17	Policy SD1 <i>If my reading is correct, there exist at present 4056 dwellings within the defined area. There is then provision for a further 1600 dwellings by the year 2030. This represents a period of only 12½ years for a 39.45% increase. Has any study been done or planned to establish whether the existing utility infrastructure can cope with this and, if not, what steps will need to be taken to increase capacity? I would make the same comment in respect of social infrastructure such as schools and medical services: has any study been conducted to ascertain whether the existing services are sufficient? If not, where would additional institutions and facilities be located within the defined area? Has any thought been given to the introduction as policy of a ban on new builds being used as second homes in the same way as this has been implemented in St. Ives?</i>	The LPA is obliged to take the infrastructure needs and constraints in to account when approving new development. Infrastructure needs are considered in the DPD. NPSG decided not to do this. No comments were made during the prior consultations.
27	S Marsden TR27 4RD 11 Jul 17	Policy SD1 (page 24) <i>Having lived in a town, where poor surveying has resulted in new developments causing extensive flooding from run-off, I would look for stringent requirements in this respect especially on hills.</i>	No specific action required.
47	S Marsden TR27 4RD 11 Jul 17	Policy SD7 <i>Cemeteries: 'assumes no increase within town study boundary'. Why? Future quantity provision of 1.66 m2/person: where?</i>	No specific action required.
1	T Pennington TR27 6JS 22 Jul 17	<i>I support the plan without amendments (Ticked)</i>	No action required.
2	Passmore Edwards Institute 22 Jul 17	<i>I support the plan without amendments (Ticked)</i>	No action required.
3	Harvey's Foundry Trust Ltd 22 Jul 17	<i>I support the plan without amendments (Ticked)</i>	No action required.
4	Hayle Harbour Trust Ltd 22 Jul 17	<i>I support the plan without amendments (Ticked)</i>	No action required.
22	Cranford (Hayle LLP) 26 Jul 17	Sustainable Development Introduction <i>Comment: Since the publication of the draft Site Allocations DPD, land to the north of Marsh Lane, Hayle has been granted planning consent for retail development under reference PA16/03519. Map 2 should either be amended to show the site coloured grey as a site with an existing consent or, if the Map is to remain as per the 2016 document, a footnote should be added to the effect that it only denotes consents as at that date and does not show more recent consents such as our client's land at Marsh Lane.</i>	Completed

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
24	Cranford (Hayle LLP) 26 Jul 17	<p>Policy SD1</p> <p><i>Comment: This Map defines the extent of the built-up area of Hayle (and other settlements) within which development is supported in principle. As currently drafted the Plan omits land at Marsh Lane from the defined built up area. The existing West Cornwall Retail Park, Hayle Rugby Club, the roadside uses adjacent to the A30 (McDonalds, Brewers Fayre, Premier Inn and Shell PFS) the Marsh Lane Industrial Estate and our client's land to the north of Marsh Lane (subject to planning consent PA16/03519) are all excluded from the defined built up area. The Map should be amended to include all of these areas within the defined built up area. They are all either extensively developed already or alternatively benefit from planning consents for major retail development. They clearly form part of the defined built up area of Hayle and to exclude them from the built-up area boundary is illogical and unless amended, will undermine the value of defining a built-up boundary to the town.</i></p>	BUAB has been reviewed and up-dated following discussion with Cornwall Council. The developed area and the rugby club has been included in the BUA. To be consistent, it was agreed that land not currently developed would not be included in the BUA .
85	Cranford (Hayle LLP) 26 Jul 17	<p>Policy BE4</p> <p><i>Comment: Policy BE4, as currently drafted, is not consistent with the long-established retail tests of the NPPF which should be applied to out-of-centre retail proposals. Equally, its approach conflicts with Policy 4 of the recently adopted Cornwall Local Plan which adopts the NPPF's retail tests. Accordingly, Policy BE4 should be redrafted to reflect both the NPPF's and Cornwall Local Plan's approach to such uses. Out-of-centre retail proposals should:</i></p> <p><i>(i) demonstrate the sequential approach to site selection has been followed, and</i></p> <p><i>(ii) for proposals exceeding 2,500m² gross floorspace, demonstrate that there will be no significant adverse impact on the viability and vitality of, and investment within, the existing centres.</i></p> <p><i>As currently drafted BE4 places in its first two criteria ((i) and (ii)) a requirement on out-of-centre proposals to deliver positive enhancement to both the vitality and viability of existing centres and consumer choice. That approach, requiring enhancement, is not a requirement of either Government or Cornwall policy and could, in effect, be used to resist a neutral proposal that neither harmed nor enhanced the vitality and viability of existing centres. That would be contrary to the interests of the town and its residents in that it would preclude otherwise acceptable proposals that, for example, delivered jobs, investment, increased consumer choice or resulted in other wider benefits to the town as a whole.</i></p> <p><i>Consistent with well-established retail policy (as detailed above) the impact test against which such proposals should be judged is that they should not lead to a 'significant adverse impact'.</i></p> <p><i>In the context of the explanatory text to Policy BE4 we would pass the following comments:</i></p> <ul style="list-style-type: none"> <i>Whilst we note the Town Council's view that further large out-of-centre foodstore developments are considered to be detrimental to the vitality and viability of the centres, it should be recognised that Hayle is projected to see significant housing growth over the Local Plan period. That housing growth will inevitably lead to an increased need for additional services including increased retail provision including improved food shopping. Whilst any new retail provision should,</i> 	Following discussion with Cornwall Council an additional clause will be added: <i>iv) has demonstrated a sequential approach to site selection in accordance with para 24 of the NPPF and Policy 4 of the CLP</i>

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>consistent with the sequential test, be directed first to the town centres, where it cannot be met in a town centre, other locations should be considered. It is important that Hayle continues to meet the shopping needs of its residents, something it failed to do in the past, otherwise residents are more likely to leave the town for their everyday shopping needs.</i>	
86	Cranford (Hayle LLP) 26 Jul 17	Policy BE4 <i>The fourth paragraph of the explanatory text references the consent granted for retail development on the Hayle Rugby Club site. For completeness and consistency, this paragraph should also reference the consent (PA16/03519) now granted for the Hayle Retail Park on our client's land to the north of Marsh Lane.</i>	Corrected
87	Cranford (Hayle LLP) 26 Jul 17	Policy BE4 <i>In the fifth paragraph, the policy reference should be Policy BE4 and not BE5.</i>	Corrected
80	Cranford (Hayle LLP) 26 Jul 17	Policy NE13 <i>Comment: Map 13, Page 64 – Land to the north of Marsh Lane which is in our client's ownership is shown as Grade 3b agricultural land. That designation is inappropriate to the land in question. It is not in agricultural use nor has it been for many years. It is rough semi improved grassland which was used for tipping from the A30 improvement works some years ago. It should not, as such, be shown as Grade 3b agricultural land.</i>	Grading is from Natural England/DEFRA data. The data is the latest available. The tipping of spoil on a site and the lack of agricultural use may not change the overall quality of the soil and there is no way of verifying the respondent's comments without detailed technical surveying.
81	Cranford (Hayle LLP) 26 Jul 17	Policy NE13 <i>Comment: Whilst we understand and acknowledge the objectives of Policy NE13 it should be noted and recognised in the text to Policy NE13 that the land to the north of Marsh Lane, which is designated as a County Wildlife Site and shown, as such, on Map 16, is subject to an extant planning consent for retail development the Hayle Retail Park. Part of the designated CWS will, as such, be subject to development and accordingly it would seem logical to redefine the extent of the CWS to exclude the land for which planning consent has been granted.</i>	Acknowledge consent
108	Cranford (Hayle LLP) 26 Jul 17	Policy EX1 <i>Comment: Class A1 uses should be included in the list of uses to which this policy applies. Whilst, by definition, the circumstances in which retail uses might be permitted will be exceptional, there have been retail developments elsewhere across the UK that have delivered for their towns the economic and social benefits the policy envisages. Obvious examples being Bicester Village in Oxfordshire, Clarks Village in Somerset and Rushden Lakes in Northamptonshire. The policy should at least be open to such exceptional proposals being considered by including A1 use within the list of such uses. Retail proposals of that scale can bring very significant benefits to the town's they serve not least through investment and jobs.</i>	After considering comments and discussing with Cornwall Council, it was decided to retain policy.
77	J Daniel TR27 4HP 27 July 17	Policy NE11 (oppose) <i>Why spoil view of Phillack across Pool by building Fire and Police stations in inappropriate spot. Same applies to former Peugeot Garage Will planning permissions for North and South Quays be withdrawn in order to protect views to Lelant? Western approach to Hayle should be protected as well as views from Cricket Club. (support)</i>	Policy NE11 deleted
79	J Daniel	Policy NE12 (support)	No identified actions.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
	TR27 4HP 27 July 17	<i>Walkway to southern side of Copperhouse Pool long overdue but why no mention of including Wilson's Pool (SSSI) in the leisure area linked to Recreation Ground?</i>	
104	J Daniel TR27 4HP 27 July 17	Policy ST1 (oppose) <i>Is it realistic to attract more visitors to Hayle without improving facilities i.e. toilets, roads, access to the beach, wet-weather amenities, aa variety of accommodation?</i>	Opposition noted, but case against is insufficient to justify change or deletion of policy.
94	S Thompson TR27 4AW	Policy TR3 <i>I oppose the High Lanes junction location</i>	Opposition noted, but case against is insufficient to justify change or deletion of policy.
25	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD1 <p><i>2.1 The allocation for Development within the Built-up Areas must maximise the amount of future development close to Hayle Harbour, in order to secure its future.</i></p> <p><i>2.2 The consented Hayle Harbour redevelopment (W1/08-0613 and PA13/01370) provides for 1,039 homes as part of a comprehensively planned, mixed use development.</i></p> <p><i>2.3 The number of homes consented can no longer be delivered within the area subject to that permission. There are two reasons for this:</i></p> <p><i>1. The outline application proposals (W1/08-0613) assumed 260 homes at South Quay. However, the subsequent planning permission of 2012 (PA10/08142) for a foodstore (which opened in 2014) provides for only 30 homes on that part of the site. The housing capacity of South Quay has therefore reduced by 230 homes.</i></p> <p><i>2. The housing densities assumed as part of the outline application proposals for the remainder of the site (including North Quay, Hilltop and Riviere Fields) are significantly higher than those likely to be delivered. Those assumed densities were driven by a now-superseded planning policy regime (PPS3) that required minimum and relatively high densities. In addition, a more thorough design exercise beyond the outline master plan indicates that in order to respond appropriately to heritage matters within and immediately adjacent to the World Heritage Site, and on a pragmatic level to accommodate the necessary car parking required for a scheme of this nature, it is clear that the site does not have the capacity to accommodate the number of homes consented. Consequently, the housing capacity of North Quay, Hilltop and Riviere Fields is likely to reduce by around 300 homes.</i></p> <p><i>2.4 In total, therefore, the housing capacity of the consented Hayle Harbour redevelopment is likely to be at least around 500 homes short of the number originally provided for (1,039) through the outline permission (W1/08-0613 and PA13/0370).</i></p> <p><i>2.5 The area immediately to the north east of the consented Hayle Harbour redevelopment presents the opportunity to mitigate the adverse socio-economic consequences of that reduction in housing capacity at Hayle Harbour, by providing for residential development on land in the same ownership as the consented area, maximising proximity to the harbour area and thereby stimulating the vibrancy and success of the wider redevelopment scheme.</i></p> <p><i>2.6 Importantly, development can be accommodated within that area in a manner which would enable the separate identity and distinctive character of Phillack to be retained in perpetuity, while also conserving other local heritage assets including the listed buildings at Riviere Farm and the setting of the World Heritage Site. Figure 2 indicates in</i></p>	BUAB reviewed and up-dated following discussion with Cornwall Council. It was agreed that land not currently developed would not be included in the BUA .

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>broad terms how the consented Hayle Harbour redevelopment could be expanded in this direction while enabling these important environmental objectives to be achieved. That plan highlights the potential for delivering new recreational facilities, such as parkland and allotments, within the area that would remain open in perpetuity between the expanded harbour development and Phillack. As part of a comprehensive strategy for that area and subject to further investigation, there is the possibility that the overhead electricity transmission lines across this area could be buried underground, giving rise to visual and amenity benefits.</i>	
29	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD1 <i>2.7 It is therefore essential that the area immediately to the north east of the consented Hayle Harbour redevelopment, is allocated by Cornwall Council through their Site Allocations Development Plan Document (DPD). Separate representations have been submitted to Cornwall Council in relation to their Site Allocations DPD.</i>	No specific action required.
28	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD1 <i>2.8 Map 3 Built-up Area Boundaries should be amended to include the full extent of the built-up area of Hayle, notably those residential properties off Carnsew Road which are currently excluded which form part of the built-up area. The revised boundary to the Built-up Area Boundaries is illustrated in Figure 3.</i>	BUAB reviewed and up-dated following discussion with Cornwall Council. Land referred to by the respondent has been included in the BUA.
31	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD2 <i>2.9 Policy SD2 as currently proposed is unreasonably restrictive in relation to residential density and the provision of open green space for sites allocated through the Cornwall Site Allocations Development Plan Document. Policy SD2 does not reflect the varied landscape and historical character of Hayle, which requires a varied response when proposing new development, rather than a 'one size fits all' approach.</i>	ii) deleted.
32	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD2 <i>2.10 Policy SD2(ii) should be amended to remove reference to a ceiling residential density, in order to provide greater flexibility in design responses, including to reflect that in certain locations such as North Quay, densities well above 35 dwellings per hectare are appropriate and indeed have already been permitted through the planning process</i>	ii) deleted.
33	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD2 <i>2.11 Policy SD2(iv) should also be amended to remove reference to the need for the provision of open green space within new residential development in every case. While the provision of public amenity space is supported as a high level principle, in certain locations it would not be appropriate to provide open green space. For instance, North Quay does not contain open green space as part of the outline consent for Hayle Harbour (W1/08-0613 and PA13/01370), for reasons of the Quayside being long established historically as the focus for commercial harbour activity within the town, rather than a natural environment typified by open spaces. This view is supported by heritage stakeholders who have been engaged in discussions about the development proposals for North Quay.</i>	Changed reference in policy to read "public open space"
34	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD2 <i>2.12 Policy SD2(vii) should be amended to provide greater flexibility in ensuring reasonable walking distance to a bus service of no further than 400m. As endorsed in best</i>	Refer to 400m as a target

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>practice urban design guidance, this indicative standard is supported as a high-level principle. However, Policy SD2(vii) should recognise that it might not always be possible to achieve this standard for all new residential dwellings, factoring</i>	
39	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD4 <i>2.13 Policy SD4 reflects the high-level principles of Cornwall Local Plan Policy 13, which is supported. However, Policy SD4 should be amended to reflect and reference Cornwall Council's specific parking guidelines (maximum standards)¹</i>	No change
40	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD4 <i>2.14 Cornwall Council's parking guidelines do not specify the need for parking to be provided on-street specifically, or indeed to visitor car parking. The quantitative standards also differ to those of Cornwall Council's parking guidelines.</i>	No change
41	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD4 <i>2.15 The parking guidelines specify the following standards in relation to housing: "Housing 1 sp/unit where highly accessible 2 spaces/unit elsewhere 1½ spaces/unit not to be exceeded overall in larger developments"</i>	No change
42	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD4 <i>2.16 Policy SD4 as currently drafted does not accord with the Cornwall Local Plan and its supporting evidence base, and should be revised accordingly.</i>	No change
44	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy SD6 <i>2.17 Policy SD6 should echo the provisions of Policy SD2 by including the following additional text: "Where meeting the open space provision standard is not feasible, viable or appropriate, in proportion to the scale of the proposal, proposals will be required to make a contribution to off-site provision where provisions are not already subject to the Community Infrastructure Levy". 2.18 While the provision of public amenity space is supported as a high-level principle, in certain locations it would not be appropriate to provide open green space, as set out more fully in our response to Policy SD2 above.</i>	After discussion with Cornwall Council, policy relating to 'Open Space Provision' will be deleted
50A	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE1 <i>2.19 Map 8 (Local Gaps) and the boundaries of local green gap (a) should be amended, for land between Phillack and north east of Hayle and Riviere Towns, which adjoin the Hayle Harbour redevelopment (W1/08-0613 and PA13/01370), which provides for 1,039 homes as part of a comprehensively planned, mixed use development.</i>	No action
51	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE1 <i>2.20 The number of homes consented can no longer be delivered within the area subject to that permission (see response to Policy SD1 above and Figure 2).</i>	No action
52	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE1 <i>2.21 We therefore propose that the boundaries of local green gap (a) between Phillack and north east of Hayle and Riviere Towns be amended to enable housing development on parts of these sites to come forward, while still enabling the separate identity and distinctive character of Phillack to be retained in perpetuity, principally through the designation of public open space along the south western boundary of the built-up area of Phillack</i>	No change

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
57	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE2 <i>2.22 Policy NE2 should be split into two separate policies, relating to i) development within and around Riviere Towans; and ii) the remaining undeveloped coastal area.</i>	Map 9 amended
58	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE2 <i>2.23 Map 9 (Undeveloped Coastal Areas) and the boundaries of the Towans Character Area should be amended, to exclude the area immediately to the north east of the outline-consented Hayle Harbour redevelopment (W1/08-0613), the built-up area of Riviere Towans and reflecting the revised boundaries of local green gap (a) between Phillack and north east of Hayle and Riviere Towans.</i> <i>2.24 The revised boundary to the Towans Character Area is illustrated in Figure 4.</i>	Map amended
68	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE7 <i>2.25 Map 12 (Green Infrastructure) and the boundaries of green infrastructure asset (vi) West of Phillack; and (vii) Phillack – Churchtown Road; should be amended, as detailed in our response to Policy NE1 Local Gaps.</i> <i>2.26 The area immediately to the north east of the consented Hayle Harbour redevelopment presents the opportunity to mitigate the adverse socio-economic consequences of that reduction in housing capacity at Hayle Harbour, by providing for residential development on land in the same ownership as the consented area, maximising proximity to the harbour area and thereby stimulating the vibrancy and success of the wider redevelopment scheme (see paras. 2.1 - 2.6 above).</i> <i>2.27 Importantly, development can be accommodated within that area in a manner which would enable the separate identity and distinctive character of Phillack to be retained in perpetuity, while also conserving other local heritage assets including the listed buildings at Riviere Farm and the setting of the World Heritage Site.</i>	No change
69	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE7 <i>2.28 The revised boundary to Map 12 is illustrated in Figure 5. Figure 2 indicates in broad terms how the consented Hayle Harbour redevelopment could be expanded in this direction while providing the potential for delivering new recreational facilities, such as parkland and allotments, within the area that would remain open in perpetuity between the expanded harbour development and Phillack. The expansion of Hayle Harbour would provide important socio-economic benefits including the provision of new open space which would be publicly accessible, in perpetuity, to existing and new residents.</i>	Not allocated in the DPD. No change.
73	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE10 <i>2.29 The amendments made to Policy NE10 following the representations made to the 'Hayle Neighbourhood Plan Policies - First Consultation' document are noted and welcomed. Policy NE10 now more closely reflects the provisions of the NPPF (para. 112).</i>	No specific action required.
82	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy NE13 <i>2.30 Map 16 (Areas of Ecological and Geological Importance) includes land at North Quay which has permission for the development of a mix of land uses under the outline consent for Hayle Harbour (W1/08-0613 and PA13/01370); and it would therefore not be appropriate to identify any part of North Quay as a semi-natural habitat.</i>	Add notes

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		2.31 The requested revised boundary on Map 16 (Areas of Ecological and Geological Importance) is presented at Figure 6.	
97	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy HB1 2.32 Policy HB1 reflects the provisions of paragraphs 133 and 134 of the NPPF in relation to public benefits outweighing the harm or loss of significance of a designated heritage asset, which is supported. However, Policy HB1 should be amended to support residential uses within the World Heritage Site, and as a recognised public benefit which can in certain instances outweigh the harm or loss of significance of a designated heritage asset.	Support noted. The policy is not considered to need to be use-specific and applies to all types of development. Insufficient justification given in the comment to require change
105	DLA on behalf of Sennybridge (Hayle) 2 Aug 17	Policy ST1 2.33 Proposals for hotel accommodation as set out in Policy ST1 are supported. However, the requirement for hotel accommodation to include conference and exhibition facilities should be removed, as this should be led by market demand. This requirement is unduly restrictive on the hotel providers who may come forward and not conducive to economic growth in Hayle.	The policy has no such requirement. The text recognises a need to encourage conference and exhibition space, and as with the policy, it is not a requirement.
88	Savills on behalf of the Truro Diocesan Board of Finance 4 Aug 17	<i>Site Description - The Diocese has a specific interest in a parcel of land within the HNP and wishes to promote the site for residential development. The eastern part of the site is currently being used for allotments and it is the Diocese's intention to preserve this use. The Diocese's interest however lies in promoting the western portion of the site for residential development. The subject site as shown in the enclosed location plan extends to approximately 1 hectare in size and adjoins Springfield Close. The site is located within the established built form of Phillack and is considered a sustainable location for development. Given the size of the site, it exhibits a number of opportunities to provide different house types and approaches to the delivery of housing. In terms of statutory designations, the site does not form part of any landscape or heritage designations; it sits outside the Phillack Conservation Area as well as the Port of Hayle World Heritage Site.</i> <i>Basis for Response</i> <i>This response has been prepared with regard to the requirements of Neighbourhood Development Plans as set out within the 2011 Localism Act which empowers local communities to develop a shared vision for their neighbourhood.</i> <i>The national tier of planning policy is set out within the National Planning Policy Framework (the Framework) which was published in 2012. The document provides formal guidance to all parties involved in the planning system and covers a wide range of issues. Paragraph 184 is of particular importance as it highlights that:</i> <i>"The ambition of the neighbourhood plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them".</i> <i>In addition, prior to adoption, the Neighbourhood Plan must comply with the Basic Conditions set out in Paragraph 8(2)</i>	No action

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The plan is required to have regard to:</p> <ul style="list-style-type: none"> · National policies and the advice contained in guidance issued by the Secretary of State · Be in general conformity with the strategic policies contained in the Development Plan for the Area; and · Not Breach, and be otherwise compatible with EU obligations and human right requirements. <p>The Diocese is generally supportive of the objectives set out in the HNP but would like to take this opportunity to make the following comments to ensure that the Plan is able to satisfy the Basic Conditions and is in conformity with the guiding principles of the Framework and the adopted Cornwall Local Plan.</p>	
30	Savills on behalf of the Truro Diocesan Board of Finance 4 Aug 17	<p>Policy SD1</p> <p>In relation to housing policies, Policy SD1 sets out the built-up area within the Neighbourhood Plan area within which the principle of development is supported. The built-up area represents the preferred location for new, small scale development sites whilst recognising that sites for additional 'strategic' housing development may need to be allocated contiguous to this boundary.</p> <p>Whilst the Diocese's land has been omitted from the built up area defined on Map 3 of the HNP, the Diocese is supportive of this policy as it makes provision for housing development allocated adjacent to the boundary which is considered to be more in line with strategic objectives of the adopted Cornwall Local Plan and the guiding principles of the Framework, namely to promote sustainable development, avoid new isolated new homes and locate new development where it will where it will enhance or maintain the vitality of rural communities.</p>	BUAB amended and does not include this area. The NPSG's view is that building on this land will have a very harmful effect on the separate identity of Phillack.
54	Savills on behalf of the Truro Diocesan Board of Finance 4 Aug 17	<p>Policy NE1</p> <p>The policy identifies a number of areas within Hayle which are proposed to provide separation of towns and villages and provide legibility of important heritage features. Included among this is the Diocese's land north of Glebe Row and east of Springfield Close. It is our understanding that the proposed designation is to prevent the coalescence between settlements, allowing each settlement to maintain their separate identity and setting.</p> <p>The proposed policy draws on the principles of Policy TV2 from the old Penwith Local Plan which was used to provide green space to prevent these areas growing together. Additionally, the Framework makes provisions for the designations of green spaces. Paragraph 77 also explains that these types of designations will not be suitable for most open spaces. It outlines the following specific circumstances;</p> <ul style="list-style-type: none"> · Where the green space is in reasonably close proximity to the community it serves; · Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and · Where the green area concerned is local in character and is not an extensive tract of land. <p>The specific reasons for the designation of the Diocese's land remains unclear. As mentioned previously, the site is located centrally within the Phillack built form and is unconstrained from any statutory designations. It is</p>	After due consideration, including discussion with Cornwall Council, the NPSG voted to retain this area as a 'Local Gap'.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>considered that there is insufficient justification for the site's protection and the site does not meet the specific circumstances set out in paragraph 77 of the Framework and arguably therefore should not be subject to further protection that would prevent the site from coming forward for development. It is felt that the gap can be maintained by retaining the existing allotment site as this creates an effective barrier to coalescence.</p> <p>National Planning Practice Guidance (NPPG, ID 37-007-20140306), further emphasises that Local Green Space designations should not be used in a way that would undermine sustainable development, including the need to identify sufficient land to meet development needs. The current policy only allows for specific uses within these areas.</p> <p>In our view, the proposal to designate the Diocese's land as a strategic local gap would result in a firm restriction on the potential for future sustainable development on the site. Many of the strategic local gaps identified are also in areas where Policy SD1 would generally support, significantly limiting the number of strategic allocation options. As such, there seems to be an underlying conflict between the two policies which should be revisited.</p>	
55	Savills on behalf of the Truro Diocesan Board of Finance 4 Aug 17	<p>Policy NE1 Summary</p> <p>From the reasons identified above, the Diocese respectfully requests the Neighbourhood Steering Group to consider the comments made in this letter before advancing with the Neighbourhood Plan, together with sustainability credentials for the land North of Glebe Row for it has the potential to be developed into a high quality residential development. The site shown on the enclosed plan is suitable and deliverable as there are no statutory constraints to it contributing towards meeting the strategic needs of the Hayle area.</p> <p>The Diocese and its advisors would be pleased to initiate a conversation with the Neighbourhood Plan Steering Group and to take part, where appropriate, in any future consultations or stakeholder engagement.</p>	Decided to retain the area as a local gap.
15	Lichfields for Bourne Leisure 5 Aug 17	<p>Section 2 'Hayle by the Numbers', paragraph 2.17, page 9 Support with Comment:</p> <p>Bourne Leisure considers that there should be more emphasis in the emerging Plan's analysis on the positive contribution of tourism to the area. Tourism is a major provider of local employment in rural areas such as here and attracts significant investment to the local economy; Bourne Leisure is of the view that such benefits should be fully reflected in the Neighbourhood Plan.</p> <p>Also, the percentage of employment related to the tourism industry noted within the above paragraph differs to that provided in paragraph 6.4 of the same consultation document, which notes:</p> <p>"Tourism is the single largest employment sector, supporting 34% of all employment"</p> <p>Bourne Leisure considers that both paragraphs should be consistent with each other, in terms of the percentage of employment stated as related to tourism.</p> <p>Bourne Leisure therefore requests that the following amendment is made to draft paragraph 2.17:</p>	<p>The wording of this section was rewritten to use the data from Cornwall Council that showed about 17% employment in tourism.</p> <p>Include proposed additional text without 'significant'.</p>

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p><i>“Data for the Penwith area (covering the area from Hayle to Land’s End) show that 25% / 34% of employment is related to the tourism industry. Hayle’s tourism offer includes three miles of superb beaches, Paradise Park, bird and animal sanctuary, and the World Heritage Site. Hayle is the second largest provider of tourist accommodation in Cornwall (after Newquay); <u>it generates significant employment and attracts significant investment into the local economy.</u> Most of the bed-spaces are in fixed caravans. Tourism is focussed on the summer holiday season and consequently many tourism jobs are not full time.”</i></p> <p><u>[proposed amendments underlined]</u></p>	
21	Lichfields for Bourne Leisure 5 Aug 17	<p>Neighbourhood Plan Framework, paragraph 4.1, page 19 Support with Comment: Paragraph 4.1 sets out the vision for the Hayle Bourne Leisure endorses the vision for Sustainable Tourism, and understands the importance of protecting the environment. As many of Bourne Leisure’s sites are located in rural and/or coastal areas, incorporating or adjacent to environmentally and ecological sensitive sites, the Company has significant experience of operating within and adjacent to such locations and takes the need for conservation and enhancement fully into account – both in day to day operations and when preparing development proposals for sites.</p> <p>Bourne Leisure considers however that development can be permitted in relation to sensitive locations, where adequate environmental mitigation measures are provided.</p> <p>Accordingly, Bourne Leisure considers that it is important that the Hayle Neighbourhood Plan includes clear policy provision for development proposals to be considered on a case-by-case basis and taking into account any mitigation measures proposed to be provided. This revised approach is consistent with the Cornwall Local Plan Policy 5 – Business and Tourism. This would help ensure that suitable and sustainable development proposals that would bring positive benefits to the local area would not be prevented from coming forward where they include appropriate and achievable mitigation measures.</p> <p>Bourne Leisure therefore requests that the following amendment is made to draft paragraph 4.1:</p> <p><i>“Sustainable Tourism – We will support tourism growth if it benefits the economy of the area and <u>where any harm to our sensitive environment is suitably mitigated</u> does not harm our sensitive environment</i></p> <p><u>[proposed amendments underlined]</u></p>	No change
35	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: SD2 – Design and Layout of Residential Development, Support with Comment:</p> <p>Draft Policy SD2 provides a list of criteria to which all new residential development should adhere. Bourne Leisure is concerned that the criteria in this policy does not provide explicit protection for amenity, nor does it take into account impact of housing on adjacent land uses. It is Bourne Leisure’s view that amenity and that of other adjacent land uses should not be put at risk by new development. Bourne Leisure considers that the Neighbourhood Plan should ensure that proposed new development does not create any harmful impacts on amenity and adjacent land uses. Failure to include such a criterion risks unacceptable impact for example on the local</p>	Following discussion with Cornwall Council it was decided to make no change.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>tourism industry, such that the public may be deterred from visiting or returning to the area, which will consequently have wider implications for the local economy as a whole. Bourne Leisure therefore requests that the following additional criterion is added to draft Policy SD2: <u>“that there are no adverse impacts on the amenity of nearby or adjacent land uses.”</u></p>	
43	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: SD4 Support: Bourne Leisure endorses draft policy SD4, as it allows parking provision to be considered on a case-by-case basis, taking into account the characteristics of the proposal. The Company considers this to be a reasonable and appropriate means of assessing the scale of parking provision for non-residential forms of development.</p>	Support noted. No specific action required.
56	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE1 Support with Comment: Bourne Leisure recognises in principle the need to maintain the integrity of settlements, through the prevention of coalescence or urban sprawl. The supporting text to draft Policy NE1 notes that proposals within local gaps “will only be supported for uses or development which are essential because of their location or need on the site proposed”. This supporting text supports, in principle, development that is essential because of its location or a need on the site, but this approach is not reflected within the draft policy itself. Riviere Sands Holiday Park, as with many of Bourne Leisure’s sites, is located in a coastal area and has a close functional and visual relationship with the countryside and the sea. One of the Company’s overriding aims is to continually improve the quality of its visitor accommodation and facilities to maintain a product that meets customers’ expectations. This may include expansion of existing sites in some circumstances, e.g. to facilitate the provision of new facilities or accommodation to meet higher amenity standards, whilst taking into account the specific environmental constraints imposed by a site’s location and nature designations. A lack of investment would result in a stagnating offer which would attract fewer visitors, and therefore, falling income. This harmful outcome for the Company would, in turn, have wider detrimental effects on the local economy of any one site (e.g. reduced levels of employment and less local spending). The Company is concerned therefore that draft Policy NE1 does not take account of the requirements, nor patterns of development of the tourism industry, as a major generator of local employment. It is necessary that planning policies recognise this role and support the growth of tourism via promoting new developments - often located in coastal areas and /or visible from the coast - to respond to the changing demands and needs of the sector and in order to promote economic growth. Bourne Leisure therefore considers that it is important that draft Policy NE1 supports developments in a local green gap that are essential because of their location and/or need, and where any adverse impact can be suitably mitigated. Bourne Leisure therefore requests that the following text is added within draft Policy NE1: To ensure that Phillack and Angarrack maintain their separate identity, setting in the landscape and local built</p>	<p>The comment made are acknowledged and the Plan recognises the key role played by tourism in the local economy. The local gap at Phillack does not extend all of the way to the boundary of Riviere Sands Holiday Park, which reflects clearly that the policy and gap is not about restricting or restraining sustainable tourism development but about preventing coalescence. No change to the Plan is therefore recommended in response to this comment.</p>

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>character and extent, a local green gap (as identified on Map 8) will be maintained to prevent coalescence between:</p> <p>a) Phillack and north east of Hayle and Riviere Towans;</p> <p>b) Angarrack and the east of Hayle and Marsh Lane employment area; and</p> <p>c) Foundry and developments to the south and west.</p> <p>Proposals for development will only be supported where they:</p> <p>i) are for measures to prevent coastal erosion or flooding; or,</p> <p>ii) propose improvements to access to the countryside; or,</p> <p>iii) are for essential agricultural uses; or and,</p> <p>iv) <u>are essential because of their location and/or need; and</u></p> <p>v) iv) do not compromise the <u>considers the impact upon visual openness and landscape character of the gap; and,</u></p> <p>vi) v) do not compromise the character or setting of important international, national and local heritage assets;</p> <p>[proposed amendments underlined]</p>	
59	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE2</p> <p>Support</p> <p>Bourne Leisure endorses the approach taken in draft Policy NE2, as it allows for development on the natural undeveloped coastal areas where the proposal 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.</p>	No specific action required.
60	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE3</p> <p>Support</p> <p>Bourne Leisure supports the approach taken in draft Policy NE3, as it will ensure that suitable and sustainable development proposals would not be prevented from coming forward where they include appropriate and achievable mitigation measures which minimise harm on the natural environment.</p>	No specific action required.
64	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE5</p> <p>Support with Comment:</p> <p>Bourne Leisure has no objection to draft Policy NE5, in principle. Indeed, one of Bourne Leisure's own overriding aims is to continually improve the quality of their visitor accommodation and facilities to maintain a product that meets customer's expectations. As referred to above, a lack of investment would result in a stagnating offer which would attract fewer visitors, and therefore, falling income. This harmful outcome would, in turn, have wider detrimental effects on the local economy (i.e. reduced employment and local spending).</p> <p>Bourne Leisure has considerable experience in developing and delivering masterplans for the enhancement of its sites, which ensures that such development has no adverse impact on the wider environment and in particular adjacent land uses.</p> <p>Bourne Leisure therefore requests that the following additional criterion is added to draft Policy NE5:</p> <p>"Proposals for replacement chalets, or small extensions, on the Riviere Towans chalet site shown on Map 10 will be permitted where they:</p> <p>i) do not increase the total footprint of the chalet to more than 63.17m² (680ft²), this includes any exterior finishes i.e. cladding or render;</p>	Following discussion with Cornwall Council it was decided that no amendment should be made.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>ii) are of a single storey design (except for existing two storey chalets), which is in keeping with the traditional character and topography of the site;</p> <p>iii) do not result in a disproportionate increase in the ridge height;</p> <p>iv) are finished in pastel or neutral colours;</p> <p>v) have no significant impact on the existing and essential built character of the site;</p> <p>vi) are for holiday chalet accommodation with non-permanent residence; and,</p> <p>vii) avoid any significant negative impact on:</p> <p>a) the biodiversity, landscape and setting of the site;</p> <p>b) the Gwithian Towans to Mexico Towans SSSI; and,</p> <p>c) Hayle Estuary & Carrack Gladden SSSI; and,</p> <p>d) the Hayle Dune County Wildlife Site; <u>and,</u></p> <p><u>f) adjacent land uses</u></p> <p>Where some impact is unavoidable, it will be satisfactorily mitigated.</p> <p>Proposals for additional new chalets will not be supported.</p> <p>The relocation of a chalet will be permitted subject to making good of the existing site and compliance with clauses (i) to (vii) above.</p> <p>[proposed amendments underlined]</p>	
70	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE7</p> <p>Support:</p> <p>Bourne Leisure supports draft Policy NE7 as it allows for development that is necessary for the continuation or enhancement of established uses for recreation and leisure and recognises that developments will be acceptable where they include measures to mitigate loss, and the enhancement of the overall connectivity of green infrastructure in the area. This approach should help ensure the continuance and / or enhancement of established uses for recreation and leisure development, where they include appropriate and achievable mitigation measures that minimise any potential harm on the environment. This should, in turn, have a positive impact on the local economy through the provision of employment and expenditure by visitors.</p>	No specific action required.
74	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE10</p> <p>Support:</p> <p>Bourne Leisure supports the principle underlying draft Policy NE10 as it recognises that there may be instances where the importance of a proposed development outweighs the need to protect areas of higher quality land, where there is no practicable alternative. This should help to ensure that new development that is necessary in that particular location and which will have a positive impact, comes forward.</p>	No specific action required.
78	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE11 – Panoramas, Vistas and Views, pages 65-66</p> <p>Object with Comment:</p> <p>Draft Policy NE11 provides an extensive list of panoramas, vistas and views within Hayle, or views to and from the town that it states contribute to its special character and quality of coast, countryside and townscape. The 'important' views are identified on Map 14.</p> <p>Bourne Leisure notes the range and significance of some of the views and vistas in the Hayle area, and their attributed contribution to the character of the area. However, Bourne Leisure raises the following concerns with this draft policy:</p> <p>1 Neither the draft policy nor the supporting text set out the rationale applied to identifying what is an 'important view'.</p>	Policy NE11 deleted

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p><i>Bourne Leisure would highlight that just because a particular view can be seen from a certain area, this does not necessarily mean that such a view is 'important'. For example, the directional arrows of view point 5 is shown on the map has having a 360 degree 'important' view, whereas the description in the policy refers to the 'important' views being of Copperhouse Pool, Hayle and the World Heritage Site which are to the south. It is unclear as to what 'important' views are there to the north and east of view point 5, particularly given the topography of the site which screens any distant views.</i></p> <p><i>2 In the context of our client's other comments on this draft policy, the number of 'important' views identified undermines the robustness and value of each of the 'important' view points cited.</i></p> <p><i>3 No explanation as to what makes each view important, and how it contributes to the special character and quality of the coast, countryside and townscape – the key purpose of the policy – is provided. Again, this further undermines the robustness and value of each of the 'important' view points identified.</i></p> <p><i>4 The 'test' for assessing the impact of development on a particular view is not clear. National and local planning policies should seek to ensure that new developments conserve, protect or enhance the landscape and the environment, rather than stating that development should not 'compromise' an important view. No further guidance is provided on how this should be assessed.</i></p> <p><i>The emerging Plan notes that this draft policy relates to Cornwall Council Local Plan Policy 12 Design and Policy 3 Role of Function of Places. Bourne Leisure is unclear as to how this draft policy relates to Local Plan policies 12 and 3, as neither refers to how development should not comprise panoramas, vistas and views. Indeed, none of the other policies within the Local Plan refers to how development should not comprise panoramas, vistas and views, although it is recognised that Policy 23 Natural Environment and Policy 24</i></p> <p><i>Heritage Environment, do seek to ensure that development proposals sustain local distinctiveness and character, and protect and where possible enhance Cornwall's natural and historic environment. However, both of these policies recognise that any adverse impact can be minimised through mitigation.</i></p> <p><i>The emerging Plan also notes that the draft policy aligns with national planning policy and guidance in terms of National Planning Policy Framework (NPPF) paragraphs 109 and 114 and national Planning Practice Guidance (PPG) – 026- Design. Paragraph 109 of the NPPF states that "the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes ..."; Paragraph 114 of the NPPF states that LPAs should "maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast". These paragraphs therefore seek to maintain, protect and / or enhance the natural and local environment, rather than taking a stance of not permitting development that would comprise the natural and local environment and the distinctive landscapes. Paragraph 026 'Design' of the PPG</i></p>	

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>refers to the scale and mass of buildings, and states that the massing of development should contribute to creating distinctive places, or to respect existing skylines. The guidance does not therefore resist development that would 'compromise' the natural and local environment and distinctive landscapes.</p> <p>In terms of assessing the impact of development on a particular view, Bourne Leisure considers it essential that 'important views' are considered on the basis of how that view is experienced i.e. on foot from a public right of way, or in passing on a public highway. For example, view point number 8 is from a public highway and will therefore mostly be experienced by those travelling in a vehicle.</p> <p>Further, Bourne Leisure considers that the draft policy must take into account the existing context and have regard to the existing backdrop in which the view is currently experienced. For example, views from view point 6 should be assessed in the context of the existing landscape which is characterised by caravan / holiday development.</p> <p>The Company also considers that there are circumstances where development incorporates mitigation measures that would minimise impact on such panoramas, vistas and views or provide an opportunity to enhance such panoramas, vistas and views, through for example the upgrading of existing accommodation and enhanced landscaping.</p> <p>Bourne Leisure considers too that this draft policy should be redrafted so as to recognise that its content has to be balanced with the other aims and objectives of the emerging Plan. For example, one of the visions for the Hayle Neighbourhood Plan is to support tourism growth, if it benefits the economy of the area. This is consistent with Cornwall Council Local Plan, Policy 5 which supports the development of new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation. These policy elements must therefore be taken into account when applying this particular draft neighbourhood plan policy.</p> <p>Bourne Leisure therefore considers that the following amendments should be made to draft Policy NE11:</p> <p><u>"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 seek to conserve or enhance existing not compromise panoramas, vistas and views especially those to and from the World Heritage Site. The impact of development will be considered in the context of the existing views and will take into account mitigation measures to minimise any adverse impact."</u></p> <p>[proposed amendments underlined]</p>	
83	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: NE13</p> <p>Support:</p> <p>Bourne Leisure supports draft Policy NE13 as it permits development where the effects can be acceptably mitigated.</p>	No specific action required.
95	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: TR4</p> <p>Support</p> <p>Bourne Leisure has no objection to draft Policy TR4, in principle. However, Bourne Leisure considers that the policy,</p>	Amended policy text to read; "Development that gives rise to significant residual cumulative impact on the transport

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>as currently drafted, is not entirely consistent with the NPPF, which notes at paragraph 32 that: “development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”. National planning policy therefore makes clear that new development should only be refused on transport grounds where cumulative impacts are severe, whereas the draft neighbourhood plan policy currently states that development will be refused if giving rise to ‘unacceptable highway dangers’.</p> <p>Bourne Leisure therefore requests that the following amendments are made to draft policy TR4: “Major development proposals should identify the realistic level of traffic they are likely to generate. They must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the area and include measures to mitigate any impacts.</p> <p>Development that would give rise to unacceptable highway dangers will not be supported.” <u>Development that gives rise to severe residual cumulative impact on the transport network, that cannot be satisfactorily mitigated, will be refused.”</u></p> <p>[proposed amendments underlined]</p>	<p>network, that cannot be satisfactorily mitigated, will not be supported.”</p>
103	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: Section 11 – Sustainable Tourism (ST), paragraphs 11.4 and 11.5, page 95</p> <p>Support:</p> <p>Bourne Leisure fully supports these aims and objectives which, in particular, welcome development that extends or broadens the tourism offer and encourages year-round tourism activity.</p>	No specific action required.
106	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: ST1</p> <p>Support with Comment:</p> <p>Bourne Leisure endorses draft Policy ST1 which supports tourism-related development, subject to the criteria set out within the policy. The draft policy aligns with Cornwall Council Local Plan, Policy 5 which allows for new or upgrading of existing tourism facilities through the enhancement of existing or provision of new, high quality sustainable tourism facilities, attractions and accommodation. However, the Company considers that it is important that the new neighbourhood plan policy takes account of the fact that, in some cases, development may be acceptable, subject to the provision of appropriate mitigation measures and consequently, such development would not result in any overall harmful impacts upon local infrastructure, character of the area, residential amenity or road safety.</p> <p>Bourne Leisure considers that the new policy should therefore include sufficient flexibility to allow for the mitigation of adverse impacts. This would help ensure that suitable and sustainable development proposals would not be prevented from coming forward where they include appropriate and achievable mitigation measures.</p> <p>Bourne Leisure therefore requests that the following wording is added to draft Policy ST1:</p> <p><u>“Development proposals will be considered according to their compliance with the above criteria, and subject to appropriate mitigation measures which address any negative impacts”</u></p> <p>[proposed amendments underlined]</p>	Agree wording change

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
107	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: ST2</p> <p><i>Support:</i> Bourne Leisure supports draft Policy ST2, as it allows for the development of new sites, and the extension or intensification of existing sites for caravans and tents, including static or other year-round stationed units. Camping and caravan sites have a vitally important role to play within the economy in terms of local employment and attracting significant investment and expenditure within the local area. The draft policy will encourage appropriate and sustainable tourism development, thus extending and broadening the area's tourism offer, in line with the aims and objectives of the Neighbourhood Plan's wider strategy for sustainable development.</p>	No specific action required.
109	Lichfields for Bourne Leisure 5 Aug 17	<p>Policy: EX1</p> <p><i>Support</i> Bourne Leisure does not object to draft Policy Ex1, in principle. However, Bourne Leisure is concerned that the policy does not provide explicit reference to maintaining/enhancing local amenity. It is Bourne Leisure's view that amenity should not be put at risk by non-residential development proposals for B1, A2, D1, D2 and sui generis uses. Such uses have the potential to have an adverse impact on amenity, for example through the generation of noise and traffic, via visual impact, odour and so forth. Bourne Leisure considers that draft Policy EX1 should therefore ensure that such uses, particularly given their potential impacts, will not have adverse impacts on the amenity of surrounding areas, otherwise there is a risk for example that visitors may be deterred from coming or returning to the area, which will consequently have wider, harmful implications for the local economy. Bourne Leisure therefore requests that the following text is added within draft Policy EX1: "Development proposals for B1, A2, D1, D2 and sui generis uses in the countryside will only be supported in exceptional circumstances where: i) the proposed development demands a countryside location, ii) other locations within the built-up area boundary or on its edge are not appropriate for the proposed use and iii) the proposal is outside of statutory environmental, ecological and geological designations. Proposals will preferably be on a brownfield site. For proposals to be considered exceptional they should demonstrate, through a Planning Statement and Business Plan, that: i) there is a local need and long-term market demand for the proposed development; ii) it would make a substantial contribution to the economic, employment, social, cultural and other key objectives of the town; iii) it would enhance Hayle's distinctive identity; iv) it would demonstrably raise the profile of Hayle regionally or nationally; v) evaluates siting options; vi) mitigation measures will be put in place to offset the loss of the natural environment, landscape and ecology arising from development of the site; and vii) the benefits for the community arising from the proposal outweigh the loss of the site and its setting, <u>and</u>.</p>	Support noted. No change considered necessary to the policy.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p>viii) <u>that there are no adverse impacts on amenity.</u></p> <p>Proposals should be accompanied by:</p> <p>a Travel Plan which minimises the impact of increased traffic on the local road network and seeks to enhance sustainable travel options for employees and visitors; and</p> <p>a Statement of Community Consultation detailing how the communities of the neighbourhood area have been consulted on the exact nature of the development proposal.”</p> <p><u>[proposed amendments underlined]</u></p>	

Part 2: Consultation Statement – Statutory and Strategic Consultees

1. Introduction

This Consultation Statement has been prepared by the NPSG to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out that a Consultation Statement should:

- a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
- b) explain how they were consulted.
- c) summarise the main issues and concerns raised by the persons consulted, describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations.

Part 2 of this Consultation Statement summarises the statutory and non-statutory consultation undertaken with relevant statutory bodies and stakeholders (other than those that could be described as being a part of the area's community) in developing the HNP.

2. Summary of Consultation Approach to Statutory Consultees

It was decided to make the earliest contact with those bodies and organisations that are defined as a consultation body under the terms of schedule 1 of the Neighbourhood Plan Regulations 2012. With the help of specialised consultants, a contact list was prepared of bodies and organisations that serve or provide services to the neighbourhood area.

The aims of the HNP consultation process were to:

- 'front-load' the consultation, so that the Plan could be informed (from the earliest stage) by the views of those with an interest in the neighbourhood area
- ensure the neighbourhood planning process was informed by the views and intentions of statutory bodies and stakeholders
- fully take into account those views and intentions
- meet the requirements of Regulation 14

3. Launch and Initial Communication

The intention to prepare an HNP was first publicised by the local planning authority (Cornwall Council) following HTC's application in January 2014 to have the parish area designated as a Neighbourhood Area.

The Plan and the neighbourhood planning process was publicly launched in April 2014 following area designation on 25th April 2014. Around that date, correspondence (largely by e-mail) was sent to 48 bodies and organisations considered to be strategic stakeholders – entities thought likely to have an interest in the HNP's intentions and outcomes. Apart from informing them of the proposed timetable, invitation was made for early contribution to the process. This potentially included:

- informing the NPSG of strategies, plans and programmes (or elements of them relevant to the Plan area) of which they think the NPSG should be made aware
- telling the NPSG what they think the NP should focus on, or help to achieve
- any other comments they wish to make to inform the development of an NP for Hayle

A copy of the letter sent by e-mail to strategic stakeholders can be found in Appendix A. A list of all the bodies/organisations written to is included in Appendix B.

3.1 Responses Received

A total of 23 replies (which were not simply automated responses) were received. Of those, eleven e-mails were to acknowledge receipt only.

3.2 How were the issues and concerns responded to?

Several responses simply confirmed the appropriate contact for future reference. These were updated (as necessary) in the contact list held by the NPSG.

Several stakeholders offered to meet with the NPSG at an appropriate time, to discuss issues relevant to their service (or area of interest) as the NP developed. These stakeholders were: South West Water, Healthwatch Cornwall, and English Heritage.

All responses received were tabulated and reported to the NPSG. The report was also made available on the HNP website. A summary of the key issues raised by respondents is given in Appendix C.

4. Evidence-Gathering

Responses received from the following bodies and organisations provided useful feedback and information that contributed toward our evidence-base:

- Cornwall Council
- Cornwall Wildlife Trust
- English Heritage
- Highways Agency
- Natural England
- Network Rail
- Ocean Housing
- Sport England

The information received was fully taken account of in analysing the evidence and preparing the draft aims and objectives. It was also made available to the community via the website.

5. 1st Draft Plan – Informal Consultation

The draft Plan went through a number of iterations over an extended period of time. In May 2016, it was decided to share the latest version (dated 25th May 2016) with strategic stakeholders to ensure that it still reflected their views and took account of their current position. A summary of the received responses can be found in Appendix D.

Considered responses were received from:

- Cornish Mining World Heritage Site
- Cornwall Council
- Cornwall Wildlife Trust
- Devon and Cornwall Police
- Environment Agency
- Highways England
- Historic England
- Natural England
- Network Rail
- St Ives Town Council

A follow-up meeting and further correspondence took place between the NPSG and CC to ensure their advice had been correctly understood and interpreted.

The responses received from strategic stakeholders were then taken into account in the preparation of the regulation 14 version of the draft HNP.

6. Sustainability

6.1 Screening Opinions for Strategic Environmental Assessment and Habitats Regulation Assessment

A screening exercise was undertaken by the local planning authority to consider whether the emerging plan would have significant environmental impacts or likely significant effects on the protected characteristics of the NP area.

A screening opinion for Strategic Environmental Assessment ('SEA') was issued by Cornwall Council on 15th November 2016. It concluded: *"The Hayle NDP area does contain sensitive natural and heritage assets, however the proposals in the plan are generally focussed away from these areas, and there are no obvious pathways to the assets in these cases. In general, the plan is protective and the level of proposed development is not significant; however, the plan does contain 3 policies that relate to land within the Gwithian to Mexico Sands SSSI (NE2, 4 and 6, the alternatives to which should be considered. An additional policy (EX1) proposes exceptions to policy within the plan, although it does require proposals to be outside of statutory environmental, ecological and geological designations. It is not possible to discount the possibility of any significant environmental effects arising from the Neighbourhood Development Plan. As a consequence, it is concluded that SEA is required, but that HRA is not required."*⁹

⁹ Link to SEA Screening Opinion

6.2 Strategic Environmental Assessment

With the benefit of a technical support grant¹⁰, the NPSG commissioned a Strategic Environmental Assessment from, specialist consultants, AECOM. Prior to the formal SEA, AECOM produced a draft scoping report and in accordance with the SEA regulations, in February 2017, consulted on the scope of the SEA with Hayle TC, Cornwall Council, Environment Agency, Natural England and Historic England. Following consultation an SEA Framework for the Hayle Neighbourhood Plan was established.

The SEA itself was published on 26th May 2017:

“Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current consultation version of the HNP.

The assessment has concluded that the current version of the HNP is likely to lead to significant positive effects in relation to the ‘population and community’ and ‘health and wellbeing’ SEA themes. These benefits largely relate to the focus on enhancing community provision in the Neighbourhood Plan area and the HNP’s impetus on protecting and enhancing open space and green infrastructure networks. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and townscape character and the setting of the historic environment, leading to significant positive effects in relation to the ‘historic environment and landscape’ theme.

The current version of the HNP will initiate a number of beneficial approaches regarding the ‘biodiversity’, ‘transportation’, ‘land, soil and water resources’ and ‘climate change’ sustainability themes. However, these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

Two recommendations have been made for improving the sustainability performance of the current version of the HNP. These are summarised as follows:

There is potential for additional provisions to be included in Policy NE5 (Riviere Towans Chalets) for supporting the status of the Gwithian Towans to Mexico Towans SSSI and Hayle Dune County Wildlife Site.

There is potential for the policy for Copperhouse Pool (Policy NE12) to be enhanced to further support the rich biodiversity interest of the location and the status of the Hayle Estuary and Carrick Gladden SSSI.

As a result of the SEA, the draft Neighbourhood Plan was amended to take account of the comments received. These changes were included in the Pre-submission version of the Plan. Statutory consultees were made aware that the draft Plan had been by a SEA (see Appendix F).

The revised SEA, dated 23 October 2017, concluded:

Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the current Submission version of the HNP. The Environmental Report has presented the findings of the assessment under the following sustainability themes:

- *Biodiversity and geodiversity;*
- *Climate change;*
- *Historic environment and landscape;*
- *Population and community;*
- *Health and wellbeing; and*
- *Transportation.*
- *Land, soil and water resources;*

*The assessment has concluded that the current Submission version of the HNP is likely to lead to **significant positive effects** in relation to the ‘population and community’ and ‘health and wellbeing’ SEA themes. These benefits largely relate to the focus on enhancing community provision in the Neighbourhood Plan area and the HNP’s impetus on protecting and enhancing open space and green*

¹⁰ Insert source and grant approval date

infrastructure networks. In addition, the Neighbourhood Plan has a strong focus on protecting and enhancing landscape and townscape character and the setting of the historic environment, leading to **significant positive effects** in relation to the 'historic environment and landscape' theme. The current version of the HNP will initiate a number of beneficial approaches regarding the 'biodiversity', 'transportation', 'land, soil and water resources' and 'climate change' sustainability themes. However these are not considered to be significant in the context of the SEA process given the scope of the Neighbourhood Plan and the scale of proposals.

7. Regulation 14 (Pre-submission stage) Consultation

NP regulations require that a statutory consultation period of 6 weeks is undertaken by the responsible body on the final draft plan prior to its submission to the LPA (in advance of the LPA's statutory Regulation 16 consultation).

7.1 Drafting the Neighbourhood Plan

The NP policies were drafted in close collaboration with CC, to ensure that the emerging policies were not in conflict with the National Planning Policy Framework ('NPPF'), were aligned to the Cornwall Local Plan ('CLP') and were usable in a Development Management context. CC was also a key statutory consultee under Regulation 14.

7.2 Who else was Consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the LPA, the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory bodies listed in Appendix A were consulted on the Pre-submission Version of the NP for Hayle, thus ensuring adherence to the requirements of Schedule 1 of the 2012 Regulations.

7.3 How were they Consulted?

The HNP was sent by e-mail to all bodies and organisations on the stated consultation list (see Appendix E) with an explanation of what was required for the consultation and the date by which responses were to be returned. All consultation responses which received an invalid response message via e-mail were followed up and alternative respondents obtained. During the consultation period, the key consultation stakeholders were contacted to enquire whether a response would be made.

7.4 What did the Consultees say?

A summary of the responses received along with the deliberations of the NP Steering Group is set out at Appendix F. It is notable that most of the comments were positive and constructive. Natural England raised concern about consultation policy NE6, which required a dialogue with Natural England and a re-think about the policy approach. A fuller report of the discussions that took place within the Steering Group and in consultation with key consultees such as Natural England and Cornwall Council can be found on the website¹¹.

¹¹ <http://np.hayle.net/steering-group/?20171003>

8. Conclusions

In preparing the HNP robust efforts have been made to establish and maintain a sound dialogue with those bodies and organisations covered by Schedule 1 of the Regulations. Such efforts have been likewise made with regards to the other bodies and organisations identified as having an interest in the HNP area.

The views, comments and suggestions received at each stage of the NP have been carefully considered. They have helped to guide and shape the form of the Plan, so that it not only reflects what local people wish to see happen in their area, but takes account of how future planning and delivery can be shared with outside bodies and organisations so as to realise the HNP's aims and objectives.

This Consultation Statement and the supporting appendices comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix A of Part 2

Copy of E-mail Letter to Strategic Stakeholders, May 2014

Dear Sir / Madam,

I am writing to inform you, on behalf of Hayle Town Council, that they have commenced the process of developing a neighbourhood plan for the town. As you will be aware, neighbourhood plans were introduced by the Localism Act 2011 and provide the opportunity for the local community to set out its own statutory development plan and policies for its area. Cornwall Council has formally designated the neighbourhood planning area as the administrative boundary of Hayle Town Council.

We are following a timetable which we hope will see a draft plan ready for submission to Cornwall Council by the end of this year, and the Town Council is currently developing the evidence base and holding initial 'discussions' with local people, organisations and other key stakeholders and consultees about their views. You can find out more about the neighbourhood plan and process at <http://np.hayle.net/>.

In order to help us ensure that we are aware of all issues relevant to the development of neighbourhood plan, we would be grateful if you will contact us (by replying to this email) should you wish to contribute anything at this early stage in the process. This might include:

- informing us of key strategies, plans and programmes (or elements of them which are of relevance to Hayle) of which you think we should be aware;
- telling us what you think the Hayle Neighbourhood Plan should focus on or help to achieve; and / or;
- any other comments you wish to make to inform the developing neighbourhood plan.

We are keen to establish a dialogue with you and would be grateful if you can confirm who the most appropriate contact person is for future correspondence on the neighbourhood plan.

If you do wish to contribute anything at this stage, please do so no later than Friday 20th June, as we would like to finish compiling our initial scoping of the evidence base and key issues by the end of June to inform the next stage of the process. If you do not wish to contribute at this stage, there will be other

opportunities to raise issues with us during the development of the neighbourhood plan and the 'door remains open' should you wish to contact us at any point.

I look forward to hearing from you in due course.

Appendix B of Part 2

List of Strategic Stakeholders Consulted, May 2014

Organisation
Local Authority
Cornwall Council
Transport and Access
Civil Aviation Authority
First Devon and Cornwall
Network Rail
Cross Country
First Great Western
National Air Control Transport Services and Operators of Officially Safeguarded Civil Aerodromes
Ramblers Association
Utilities
Western Power Distribution
Wales and West Utilities Limited
South West Water
National Grid DPM Consultant
Wave Hub
BT (Openreach)
Community Energy Plus
Health
Cornwall Trust NHS Partnership
Royal Cornwall Hospital Trust
Kernow Commissioning Group
Peninsula Community Health
Healthwatch Cornwall
Health and Safety Executive
Cornwall Health Promotion Service
Government Agencies
Homes and Communities Agency
Sport England
English Heritage
Natural England
Environment Agency
Highways Agency
Homes and Communities Agency
Environment
Forestry Commission
Cornwall Area of Outstanding Natural Beauty (AONB)
Campaign to Protect Rural England (CPRE)
Cornwall Wildlife Trust
Garden History Society
Canal and River Trust
RSPB
Country Land and Business Association
Marine Management Organisation
Cornwall Federation of Young Farmers
NFU
Economy
Cornwall Federation of Small Businesses
Cornwall Chamber of Commerce & Industry
Cornwall and Isles of Scilly Local Enterprise Partnership
Housing
Devon and Cornwall Housing (DCH)
Coastline Housing
National Housing Federation
Home Builders' Federation
Ocean Housing

Appendix C of Part 2

Schedule of Initial Responses from Strategic Stakeholders

Key issues identified	Stakeholder
Environment	
<p><i>3 areas of opportunity for wildlife issues:</i></p> <ul style="list-style-type: none"> -Avoiding locating built development on both statutory and non-statutory designated sites and other areas of semi-natural habitat, and on land adjacent where this will have a negative impact, -Including locally specific policies to build biodiversity into new developments, -Including potential positive wildlife projects such as creating new habitats or linking existing sites. 	Cornwall Wildlife Trust
<p><i>We are very interested in the Marsh Lane Meadows County Wildlife Site which has been under the shadow of proposed development for many years. We would welcome the chance to make the case for this site being retained as a site for wetland wildlife and flood alleviation.</i></p>	Cornwall Wildlife Trust
<p><i>The Towan's Partnership is currently working on a project for the Hayle Towans focussing on visitor management and access. The project will be identifying key issues and opportunities for managing visitors, improving access and for enhancing wildlife habitats. These would be good to include in your evidence base and hopefully in a list of potential Community Infrastructure Levy projects or similar.</i></p>	Cornwall Wildlife Trust
<p><i>We would like to resurrect the Hayle Estuary Management Plan (HEMP), which we all worked so hard to produce some years ago. Hayle Town Council played a large part in this – as did Natural England, Environment Agency, Hayle Harbour Authority Ltd, Penwith District and Cornwall County Councils, ourselves and members of the Hayle Harbour Advisory Committee. Although the Plan was completed four years ago, it has unfortunately never been implemented and sits on our shelves waiting for the post of an “Estuary Officer” or similar to deliver it.</i></p>	RSPB Cornwall
<p><i>Although you will see that the HEMP covers a wide range of subjects, it is the special wildlife found around the town that we would like to promote primarily and as such I will be happy to assist in the development of your Plan to ensure this is achieved.</i></p>	RSPB Cornwall
<p><i>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf</i></p>	Natural England
<p><i>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</i></p>	Natural England
<p><u>Protected landscapes</u></p> <p><i>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.</i></p> <p><i>National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment. http://www.naturalengland.org.uk/publications/nca/default.aspx</i></p>	Natural England
<p><u>Protected species</u></p> <p><i>You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</i></p>	Natural England
<p><u>Local Wildlife Sites</u></p> <p><i>You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts, then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.</i></p>	Natural England

Key issues identified	Stakeholder
<p><u>Best Most Versatile Agricultural Land</u></p> <p>Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. Paragraph 112 of the National Planning Policy Framework states that:</p> <p>'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.</p>	Natural England
<p><u>Opportunities for enhancing the natural environment</u></p> <p>Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk</p>	Natural England
Community Safety	
<p>Would obviously like to see in any future document at least some reference for the need to consider community safety/designing out crime as a principle whatever the type of development. Hayle is not without its crime and anti-social behaviour issues some of which I would suggest have been exacerbated by previous poor design. For example, some of the existing estates are hugely permeable with a network of rear, poorly overlooked alleyways and links which has certainly not helped.</p>	Devon and Cornwall Constabulary
<p>As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. In our duty to take all reasonable steps to ensure compatibility with existing development plans, which apply down to the low water mark, we are seeking to identify the 'marine relevance' of applicable plan policies.</p>	Marine Management Organisation
<p>On 2 April 2014 the East Inshore and East Offshore marine plans were published, becoming a material consideration for the Marine Management Organisation (MMO) and other public authorities with decision making functions. The next round of planning began in 2013 in the south plan area. Until such time as a marine plan is in place for the South West plan area, which includes Hayle we advise local councils to refer to the Marine Policy Statement for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the Marine and Coastal Access Act and the UK Marine Policy Statement unless relevant considerations indicate otherwise. The Marine Policy Statement will also guide the development of Marine Plans across the UK. More information can be found at http://www.defra.gov.uk/news/2011/03/18/marine-policy-statement/.</p>	Marine Management Organisation
Transport	
<p>From the Agency's perspective the performance of the A30 Loggans Moor junction is a key issue in the development of Hayle, as the junction already experiences severe congestion at peak times. Therefore, any proposals that seek to improve the sustainability and self-containment of Hayle and reduce the need to travel would be welcomed by the Agency.</p>	Highways Agency
<p>Our strategies support the emerging Local Plan (detail available online http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/) but I am not aware that our maps and costs are detailed specifically so I am attaching the latest strategy map plus our current estimated costs to deliver the schemes (table below). The caveat to this is that without detailed design work these costs are subject</p>	Cornwall Council

Key issues identified	Stakeholder																						
<p>to change. The scheme proposals listed below have been identified through modelling work undertaken by consultants and we have a report with the findings.</p> <table border="1"> <thead> <tr> <th>Column1</th><th>Total (£m)</th></tr> </thead> <tbody> <tr> <td>Loggans Moor</td><td>2.095</td></tr> <tr> <td>Carwin Rise</td><td>0.803</td></tr> <tr> <td>St Erth</td><td>2.482</td></tr> <tr> <td>A30 Station Approach</td><td>2.172</td></tr> <tr> <td>Retention of Causeway (cost proposals estimated)</td><td>26.475</td></tr> <tr> <td>Water Lane Speed restriction</td><td>0.036</td></tr> <tr> <td>Bus Improvements (RTPI, Shelter, Border)</td><td>0.020</td></tr> <tr> <td>Travel Plan</td><td>0.084</td></tr> <tr> <td>Walking & Cycling Network</td><td>0.750</td></tr> <tr> <td>Total</td><td>34.917</td></tr> </tbody> </table>	Column1	Total (£m)	Loggans Moor	2.095	Carwin Rise	0.803	St Erth	2.482	A30 Station Approach	2.172	Retention of Causeway (cost proposals estimated)	26.475	Water Lane Speed restriction	0.036	Bus Improvements (RTPI, Shelter, Border)	0.020	Travel Plan	0.084	Walking & Cycling Network	0.750	Total	34.917	
Column1	Total (£m)																						
Loggans Moor	2.095																						
Carwin Rise	0.803																						
St Erth	2.482																						
A30 Station Approach	2.172																						
Retention of Causeway (cost proposals estimated)	26.475																						
Water Lane Speed restriction	0.036																						
Bus Improvements (RTPI, Shelter, Border)	0.020																						
Travel Plan	0.084																						
Walking & Cycling Network	0.750																						
Total	34.917																						
<p><u>Level Crossings</u></p> <p>Hayle Town Council has a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) Order, 2010) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway and this still remains as a statutory duty even in Neighbourhood Planning.</p> <p>Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:</p> <ul style="list-style-type: none"> · By a proposal being directly next to a level crossing · By the cumulative effect of developments added over time · By the type of level crossing involved e.g. where pedestrians only are allowed to use the level crossing, but a proposal involves allowing cyclists to use the route · By the construction of large developments (commercial and residential) where road access to and from the site includes a level crossing or the level / type of use of a level crossing increases as a result of diverted traffic or of a new highway · By developments that might impede pedestrians' ability to hear approaching trains at a level crossing, e.g. new airports or new runways / highways / roads · By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs · By any developments for schools, colleges or nurseries where minors in numbers may be using the level crossing 	Network Rail																						
<p><u>Developer Contributions</u></p> <p>The Neighbourhood Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p> <p>Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p> <p>The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore, in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.</p> <p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:</p> <ul style="list-style-type: none"> ▪ A requirement for development contributions to deliver improvements to the rail network where appropriate. 	Network Rail																						

Key issues identified	Stakeholder
<ul style="list-style-type: none"> A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit. We would recommend that Hayle Town Council are made aware that any proposal within 10m of the operational railway boundary will also require review and contact made to Network Rail's Town Planning Team for development for review and comment. All initial proposals should be sent to Network Rail Town Planning Team. 	
Health	
<p>Healthwatch Cornwall has responsibility for listening to patient/service user voice on all publicly funded health and social care services and through our statutory seats on the Health and Wellbeing board, involved in future provision of these services.</p> <p>We would like to be involved in any initial discussions that look at these issues.</p>	Healthwatch Cornwall
Built Environment	
The area's internationally significant status is supported by national and local designations in the form of Listed Buildings, Scheduled Ancient Monuments and the Conservation Area, most of which are underpinned by their individual and collective contribution to the industrial interest of the area.	English Heritage
Our active interest has taken two forms: as a funding partner in regeneration projects aimed at using the heritage assets of the area to enhance its appearance and social and economic performance (e.g. Harvey's Foundry); and as a statutory adviser on development projects, most notably the preparation of a masterplan for the harbour led by the ING team a few years ago and subsequent planning applications.	English Heritage
You will probably be aware that arriving at a consensual development agenda for the town has been quite contentious over the years. The Neighbourhood Plan process can therefore potentially provide an opportunity for the area's community to play a leading role in identifying and balancing aspirations for the town and create a framework for sustainable development and management which can be endorsed by all.	English Heritage
Housing	
<p>We are mindful of the housing needs for Hayle Town Parish and Ocean have recently built out an affordable housing scheme in the neighbouring village of Connor Downs and will be starting on site on another scheme in nearby Leedstown. More recently we have also been actively seeking sites within Hayle town parish with a view to delivering affordable rented and shared ownership housing to meet the town parish housing need. Our efforts have not been as successful as we hoped though we still continue with our search for suitable sites. Principal reasons for not being able to procure and deliver sites have included: Not being able to manage landowners (or their agent's) or developer's expectations on land values, neighbourhood objections from residents, limited availability of suitable sites, and planning related matters. For example, we have recently identified one particular site located on the outskirts of Hayle where we have been working in conjunction with the option holder (and landowner). Planning progress has suffered long delays owing to decisions regarding potential major adjacent highways works that might be required in the future and would therefore directly affect the ability of this site gaining planning consent. This site is suited to 20-30 Units and is intended to include affordable housing for local needs which Ocean are hoping to deliver. The site is identified within Cornwall Council's Housing Programme of Priority Sites as a much needed urban site and ranked on their list with a High Need ranking. Ocean are especially keen to be made aware of other urban sites within Hayle Town Parish. We would welcome the opportunity of working together with the Town Council and Neighbourhood Groups to bring sites forward enabling us to deliver quality affordable housing to satisfy the needs of local residents.</p>	Ocean Housing
Sport	
Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss	Sport England

Key issues identified	Stakeholder
<p><i>of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</i></p> <p><i>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</i></p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p>	
<p><i>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</i></p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p>	Sport England
<p><i>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</i></p>	Sport England
<p><i>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</i></p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p>	Sport England

Hayle NP Comments on Draft Plan (Version 25 May 2016)
Cornish Mining World Heritage Site
<p>1. On page 59 under the more specific Hayle orientated objectives, bullet point 4 reads as follows; "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."</p> <p>I think this is very useful, but wonder if the wording could be a little "looser" to enable for other interpretative materials such as public art, murals, information kiosks or interactive signs and waypoints to be used as opposed to simply being limited to signage and plaques. A reference to the need to provide interpretative and information in the public realms of these developments might enable for a wider range of mediums to be requested.</p> <p>2. I am not certain how the final sections of the SPD will be ordered and so you may wish to remove very specific references to numbered sections and instead leave it simply as the topic areas.</p> <p>3. Under Policy H1, i) (c) and (d) reference is made to both the current WHS management plan and the forthcoming SPD. I wonder if it would help to add in some text in these sub-sections that builds in some longevity such as, "or subsequent WHS management plans and/or guidance". This would then mean the H1 policy is not out of date as soon as the WHS management plan dates alter in the next iteration or if we bring out some useful guidance in the future that H1 does not currently reference.</p> <p>4. Under the same policy E) (iii) states "demonstrate that the size, height, density and scale of the proposal is appropriate;". I wonder if the following might be useful addition to this text; "demonstrate that the size, height, density and scale of the proposal is appropriate and how it has been informed by/responded to an analysis of relevant aspects of Hayle's historic environment."</p> <p>5. Policy H5 seeks to restrict the use of PVCu replacement in the WHS and CA. I think this is a laudable aim but if not supported by the formal limitation of permitted development rights through and Article 4(2) direction, then I am uncertain this can be achieved for developments that do not require planning consent in their own right.</p> <p>6. Policy H4 refers in the first line to the Conservation Area and WHS "their curtilage". I would suggest this be changed to "their settings" as this is the same terminology used in the NPPF and PPG as well as other heritage related guidance from ICOMOS and Historic England. Curtilage normally refers to domestic properties and usually is a very clear delineated/limited area of land, whereas setting is more a sum of views, relationships between spaces and buildings, formal and informal layouts, etc. that contribute to the legibility and understanding of heritage assets or indeed landscapes.</p>
Cornwall Council
<p>SP1 – The Local Plan sets the retail and town centre boundaries and the NDP cannot deal with strategic issues. I would advise against the extensions shown as they will be confusing for policy implementation. A more suitable alternative may be to allocate an area or areas for retail – it is not clear why you are proposing the extensions other than for tidying up existing boundaries (?) we can discuss this further on Tuesday. The urban area maps (2-7) are helpful, but I'd like to understand them further.</p> <p>Map 8 may confuse issues as it is referring to areas that may be allocated by the Site Allocations DPD – as this has not been submitted or examined it may be subject to change. I'd advise retaining it in an annex and not in the main document; this will allow it to be amended as necessary in the future.</p> <p>SD1 - It would be useful to set out in the introduction whether the policy is intended to apply to sites being allocated through the DPD.</p> <p>The criteria in this policy would potentially apply to any scale of development greater than 5 dwellings so it need to be expressed proportionately – would 5 dwellings have to provide access to bus services and green space and cycle paths for instance? The criteria appear weighted towards much larger developments (hence why I ask whether they are intended to control the DPD sites).</p> <p>It is unclear to me why a maximum density of 35dph is specified.</p> <p>Expression of standards would be helpful – e.g. how much open space is required? Are there any types of space that are in short supply that could be helpfully addressed?</p> <p>The point about this policy being applicable to infill or allocated sites needs to be added to the start of the policy.</p> <p>SD2 – this needs to be supported by evidence of why the standards being proposed are being included – you have raised in your text that the NDP cannot require above building regulations but you have included the requirement in policy. Rather than giving 'great weight' which implies a material consideration being weighted in favour (or by implication against if the criteria aren't met), I'd advise 'supporting' and make clear that it is a principle rather than a policy. This is one policy I could see an Examiner removing.</p>

SD3 – this seems again a principle rather than a policy as it doesn't require the criteria to be met? The reference to policy SD7 should be removed.

SD4 – This is covered by the Cornwall Council Affordable Housing SPD and doesn't appear to be a policy in terms of its construction?

SD5 – could do with some tightening up and reduction in cross references to other organisations and documentation.

SD7 – Rather than imposing a limit on development above 1600 dwellings this policy should allow for exceptions beyond allocations made in the plan and infill development. Better conformity with Policy 9 should be achieved and we can discuss this. I am assuming that exception sites won't be over 25 dwellings, so we need to discuss your point around phasing, but also why a figure of 50 dwellings has been stated – what is the evidence for this? The criteria at the end of the policy could be usefully expanded as the basis for the whole policy. We can discuss.

SD8 – This policy could be tightened up a little to apply to all development and then specify exceptions. It duplicates SD1 in part so a decision needs to be made whether to present it separately or have an overarching policy for all housing requirements.

SD9 – This could be applied to all infill development and therefore amalgamated into an overarching policy for housing?

B1 – The NPPF allows for residential development in employment areas where it is no longer required. A blanket restriction against such change of use would be out of conformity. Some standard criteria could be applied to establish when this is the case.

B2 – this could do with some additional precision.

B3 – this could be incorporated into housing policy to allow some mix of employment uses in larger schemes. Requiring full time employment to match the local skills base is rather restrictive.

B4 – this is contrary to the NPPF and the Local Plan in its current form. I would avoid its inclusion.

B6 – there is a permitted change from A1 to A3 at the moment. If you wish to retain the policy, we can discuss amendments to make this policy work with the Local Plan policy

NE1 – are there any exceptions that you would want to make for open space etc in these areas?

NE2 – you may also wish to include an exception for development that requires a coastal location. Evidence that relies on the former Penwith Plan does need to be assed to ensure that it is up to date and fit for purpose. NE4 could also be incorporated into this policy, although it does need to be given greater precision and avoid the use of 'close to'

NE3 – This policy seems to include both biodiversity and landscape impacts and the mitigation requirement mixes these up a little. The clause at the start of the policy should 'permit' rather than 'consider' development.

NE5 – rather than 'no negative impact' should that be 'no significant negative impact'? and 'holiday use and not for permanent residential use'?

NE6 – the mitigation for these areas could be better expressed along the lines of the open space clauses. Once again, development will be permitted rather than considered.

NE8 – are there criteria to be applied to this policy?

NE10 – slight changes are needed to bring this into line with the revised policy 22 of the Local Plan/NPPF

NE11 – it would be helpful to show the vistas and views on the proposals map.

NE12 – this policy is a little unclear in its intentions as it rules out, but also allows development. Are you saying that no additional buildings will be allowed other than community facilities and only conversions can provide an alternative to that? It is unclear whether this is about use or building size.

NE13 – I would like to check this policy with Natural England regarding mitigation

T1 I need to check these further with transportation colleagues

T2 I need to check these further with transportation colleagues

T3 - I need to check these further with transportation colleagues

T4 – The second paragraph should be placed in the supporting text for the policy. The first part should read as 'only be supported where' rather than 'may be supported providing'

T5 – seems to be repeating SD6?

T6 – This could be incorporated into T1?

CW1 – This could be amalgamated with policy NE6?

CW2 – All ok except for criteria 2 and 3 which cannot be included as a requirement but could be usefully added to the supporting text This could be part of an expanded NE6

CW3 – This could also form part of an expanded NE6?

CW4 – This could also form part of an expanded NE6?

H1 – I will rely on my heritage colleagues regarding this one

H2 – I'm not sure of the intent of this policy – perhaps to discuss?

H3 – would you also wish to influence replacement shop frontages on other premises?

H4 – I think that this is covered by the advertisement regulations

H5 – This is a permitted development operation and cannot be controlled by the plan

H6 – this should be expressed as – '...within the LPMZ should not' rather than 'will be refused'

ST1 – 6 could potentially all be contained within one policy rather than a number of different parts?

ST2 – a bit of tightening up is required e.g. ‘good quality’. Conference facilities should be provided ‘where possible’ rather than stating they should be provided and then requiring evidence for that decision. Perhaps the desire to provide these sorts of facilities could be expressed in supporting text?

EX1 – I am concerned about this policy. An exception to any policy could be made as a material consideration if the proposals is exceptional, so I think that it would be superfluous to include this policy and give the impression that your policies can be ignored – let’s talk this one through.

Cornwall Wildlife Trust

Page 13 Environment

County Wildlife Sites are also an important feature of Hayle Parish. Please can we include these figures as well?

All or part of 4 CWSs are contained in the parish including part of Hayle Dunes and Estuary, Marsh Lane Meadows and Gwinear Tips and Trungle Valley.

Total CWS area approx. 154ha which is 10% of the parish by area.

Wheal Carpenter is a County Geology Site with nearly 16ha within the parish.

Page 13 Agencies....

Agencies are carrying out duties informed by UK and EU legislation designed to protect our most valuable sites from inappropriate development. The wording here could be interpreted as a little negative. The environment is often cited as a block to development but this is not backed by evidence. This section is a little muddled between explaining what organisations and agencies do and what some designations cover- can this be clarified so it doesn’t create confusion?

Page 33 SD1

Including enhancement for biodiversity within new developments is something that it would be really valuable to push for in the Hayle NDP. The plan is strong in protecting existing sites which is excellent, but it could go a little further in creating new habitats. This can take various forms depending on the scale of the development from bird nesting sites incorporated in to house gable ends to public open space designed to attract wildlife. You could have a catch-all ‘Developments will need to show how they enable a net gain for biodiversity in their design’.

Page 47 NE3

We support the principle of this policy. Is it possible to add in enhancement not just mitigation? Section 118 of

NPPF asks for enhancement for biodiversity and a ‘net gain’. It is worth reinforcing this here as it isn’t always done. Emerging Biodiversity SPD can be referred to in the supporting text.

Page 49 Green and Ornamental Infrastructure

Would be simpler to just use term ‘Green Infrastructure’ with a one sentence explanation of what it includes. Adding ‘and Ornamental could confuse as it is not a widely used term.

Page 52 NE7

What about new developments including provision of new trees? Otherwise we will inevitably end of with a net loss.

Page 52 NE8

Emerging Biodiversity SPD suggests providing double the length of hedge than is lost to recognise that new hedge is generally less valuable than existing. This is another opportunity to push for net gain for biodiversity.

Page 58 Wildlife

County Wildlife Sites are overseen by the Local Site Partnership, not just Cornwall Wildlife Trust. Perhaps change wording to ‘Some sites are designated as County Wildlife Sites. This nationally recognised but non-statutory designation highlights the importance of these sites at a Cornwall scale.’

Rather than ‘They have identified.....’ can it say ‘Map 22 shows linking habitats (coloured blue) that do not have a designation but are valuable for wildlife and can act as wildlife corridors.

For on-line viewing it would be very useful to have the map on the same page.

Page 58 NE13

No need to mention CWT here.

We strongly support the intent of this policy. Is i) about CWSs and ii) about the linking semi-natural habitat? ‘Designated habitat areas’ suggests a formal designation but we have not designated wildlife corridors, just mapped existing semi-natural habitats. The NDP could mark wildlife corridors as the Town Frameworks did along existing linked areas of habitat.

I understand the Local Plan wording on CWSs is stronger than previously- worth getting hold of the latest version so you can have wording as strong.

We would like to see mention of enhancement- again pushing for net gain for wildlife as the policy backing for

this is in the NPPF but it is rarely realised. Hayle can make sure that it is realised locally through the NDP.

Reference to the emerging SPD will be useful again here in supporting text.

Page 59 Map 22

What are the green areas? I have already have phone calls asking if these are designated sites so it is confusing some people.

Page 68 Map 25

Loggan's Mill Protection zone highlights a larger area than the area allocated for industrial use on map 9 pg 39. Could this be misleading?

Page 69 ST1

The wording 'Does not compromise the environmental value of the area' is quite open to interpretation. Is this biodiversity and landscape combined? Could similar wording to other sections be used so it is really spelt out what you mean?

Devon and Cornwall Police

I acknowledge that the document touches on community safety with some references to safe routes etc however I could see no specific reference to crime or disorder/anti-social behaviour which i personally feel should be included within All Neighbourhood Plans. Whilst these are covered within other national and county policies I feel they should be mentioned within your design section.

I would therefore suggest that the following statement is included within the local plan "All development proposals consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion"

This can apply to all forms of development not just housing. May also be just as relevant for car parks, footpaths, play areas, commercial development, etc

If more detail is considered appropriate for inclusion I would suggest the following principles could also be incorporated.

Access and movement - places with quality connections and well-defined routes, that provide convenient movement without compromising security

Structure – encouraging 'active frontages' and limiting access to private space

Surveillance – encouraging overlooking of public spaces by those who will take action should a crime be committed

Ownership – clearly defining where public space ends and private space begins and encouraging people to take ownership of their environment

Physical protection – ensuring buildings include appropriate physical measures to prevent crime

Activity – ensuring the level of human activity is appropriate to the location to reduce the risk of crime and increase perceptions of public safety

Management and maintenance – discouraging disorder by creating places that are well looked after with minimum cost implications.

Environment Agency

We broadly agree with the strategic approach to growth and change outlined in the document as the plan maintains conformity with the principles of sustainable development set out at the national level.

To complement the approach, we would like to offer the following comments for consideration.

Challenges

The economic challenges faced by Cornish communities are often the most cited in planning based policy documents. Better jobs, homes and workspace understandably dominate the direction of travel for investment and use of land.

Creating the conditions for sustainable growth and social change should be at the heart of all strategic planning documents. In our opinion, this should extend to understanding the impacts of climate change, the need to address future flood risk, the cost of implementing flood risk management infrastructure and the high economic value and returns associated with flood resilience.

Flood resilience is a key challenge for Hayle, and if not appropriately addressed would have the propensity to undermine investment and negatively impact on the social and economic aspirations of the community.

Reference to the issue of climate change and flood risk should be considered under the heading Challenges on page 14 of the document.

We welcome reference in the plan to the Cornwall Local Plan Policy PP2 – Part 1

"Support the sustainable regeneration of Hayle town centre by delivering coastal defence improvements"

In our view, the strategic direction of the plan would be bolstered by expanding on the CLP policy. The Environment Agency and Cornwall Council have been working in partnership with the aim of delivering a project to provide flood resilience measures across Hayle utilising national and European funding.

The NP could provide a policy or commitment to work in partnership on the delivery of the project and outline the options being considered by the partnership.

Highways England

We note that the level of growth proposed reflects that within the current version of the Local Plan but that may be subject to change as a result of the current examination process. Of particular interest to us are your references to the impact of development on the A30 trunk road and its junctions at Loggans Moor and St Erth, and to a new junction on the A30, potentially at Tolroy.

It is accepted by both highways authorities that improvements will be needed to accommodate planned future growth for Hayle. Cornwall Council and Highways England are committed to working together to ensure a robust transport evidence base is developed to identify the most appropriate infrastructure mitigation works that will be required to deliver the growth within the Council's Local Plan Strategic Policies

document. This will be particularly important in the consideration of a new A30 junction, as the provision of any new junction can only be supported where the transport evidence demonstrates it is necessary to achieve planned strategic growth. You refer to the commissioning of a Transportation Study to inform your Neighbourhood Plan and we would welcome sight of the study as it doesn't appear to be available to view amongst the supporting documents currently on your website.

We note your proposed transport policies 1-5 and have no specific comments to make, but it will be important to ensure that development proposals coming forward are supported by a satisfactory assessment of traffic impact. In general terms, we welcome those policies which support sustainable transport measures and improved linkages with town centre and community facilities, which should reduce the need for out-commuting and the reliance on the private car.

Historic England

1. Hayle is an internationally significant heritage area so it is perhaps useful at the outset to confirm that the Plan is likely in principle to affect our interests and that therefore we should be a formal consultee at the statutory consultation state.

2. It is therefore also useful to have earliest involvement in the preparation of the agenda or issues which the community wishes the Plan to address so we can advise on how the heritage interest of the Plan area should be accommodated and inform policies and proposals. We met with community representatives and officers of Cornwall Council almost two years ago before scoping of the Plan had begun and are pleased to have this opportunity for further input while contents and handling of issues is still somewhat fluid.

3. Our specific interest is twofold: that proposals for change should not cause harm to heritage assets; and, while the community has discretion in this matter, to encourage proposals for enhancement of heritage assets where such need has been identified. Both objectives relate to demonstrating conformity with the NPPF.

4. In dealing with the first of these points the Plan doesn't seem to allocate sites for development although there is a degree of ambiguity. Map 8 (p28) shows a proposed site for new developments but there doesn't appear to be any corresponding policy. Is the intention to leave the provision of the net 700 dwellings to the emerging Allocations DPD? If so, then that document will need to take responsibility for providing the evidence to demonstrate that the site can accommodate whatever development it envisages without causing harm to heritage assets. And the Plan can then focus as it also does quite extensively on the extent to which it wishes to provide additional locally evidenced policies and criteria for the form that development in the Plan area might assume.

5. In this latter respect the Plan refers to the overall character of the area and the positive contribution made to this by discrete places and elements. This is picked up largely in Sections on the Natural Environment and Landscape Setting (NE) and Heritage, Culture and the Built Environment (H). I note that there are specific protection policies for Copperhouse Pool (NE12) and Loggans Mill (H6). Is the assumption that other heritage assets, such as the Foundry and harbour sub-areas, do not need defined policies, perhaps in the latter's case due to the approved scheme in place?

6. You ask about policy NE1 which is intended to replace policy previously in the old Penwith Local Plan. Has the policy or some version of it been carried forward into the new Cornwall Local Plan or has Cornwall Council indicated whether it might produce some other form of statutory document, such as the Allocations DPD or planned Heritage SPD, to cover this point? If not, are the maps which define the no development areas for each settlement a simple carry over from the Penwith Plan? If so, and the evidence base is quite old, it may be that these areas need to be reviewed in the light of what might be subsequent developments such as the World Heritage Site inscription and Management Plan (WHSMP) and the Conservation Area Appraisal and Management Plan (CAMP). If not already referred to in your exercises these should help reaffirm or underpin changes to previous policy. They would also help identify the significance of the historic settings of relevant settlements (and possibly individual designated heritage assets) which might in turn inform how development outside those areas should be promoted if not already covered by policy in other documents. A review of the effectiveness of previous Penwith Plan policy might also be instructive. Otherwise, your approach to defining where development in principle is not acceptable seems logically straightforward and I assume may be a simple lift of the form of words which the Penwith Plan employed.

7. Reference is made in the Plan to its significant historic character and how much this is valued by its community. This is of course very pleasing to learn. P9 sets the scene but refers only to the World Heritage Site and Conservation Area as designated heritage assets (although the introduction to the heritage section does refer to other asset types). To reinforce this message, you may find it useful to be more specific in defining what you have. Our records, for example indicate that there are 11 Grade II* and 77 Grade II Listed Buildings, 9 Scheduled Ancient Monuments and 2 Conservation Areas (Hayle & Phillack) – figures which illustrate the rich heritage of the area.

8. CIL. I note that a Community Action Plan is to be produced as a companion document to the Plan and that this will contain a schedule of projects which the community wishes to realise using CIL contributions when available. A thought might be to cross-reference with actions identified in the WHSMP and CAMP, and to also give thought to how such contributions could be used to lever in match funding to deliver greater enhancement outcomes.

Natural England

Natural England welcomes the progression of the Hayle Neighbourhood Plan. The quality of Hayle's environment is reflected in the following designations within the parish boundaries: Hayle Estuary and Carrick Gladden SSSI, Gwithian to Mexico Towans SSSI, Loggan's Moor SSSI and Wheal Alfred geological SSSI, as well as a number of County Wildlife Sites. We hope that the detailed comments set out in the attached annex will help strengthen the Neighbourhood Plan and help you achieve your goals.

Allocations in the Hayle Neighbourhood Plan

The Neighbourhood Plan appears to allocate a number of sites: Town Centre Extensions (maps 2 and 3 and Policy SP1), Built up Areas with Potential Expansion Area (maps 4-7), Proposed Sites for New Developments (map 8), Areas for Industrial and Commercial Development (map 9, Policies B1 and B2). It is not clear from the wording in the NP if these allocations/areas are allocated through the Cornwall allocations DPD or through the Hayle NP. Whether these areas are allocated through the Local Plan or the Neighbourhood Plan has an important bearing on our comments and we will make further comments once we understand the nature of these allocations.

SA/SEA screening should be undertaken of the Hayle NP to enable the checking of any environmental impacts that may arise from the plan. Without this the neighbourhood plan is unlikely to be found sound. The Local Planning authority is the competent authority to undertake this screening and Natural England must be consulted on the screening report.

Policy NE2 - Undeveloped Coastal Areas

Whilst we welcome a policy on undeveloped coastal areas, we consider that the policy is too narrow in its scope. Policy NE2 should not only consider landscape and seascape but should also specifically seek to protect and enhance biodiversity and geodiversity. It should moreover be noted that the area of undeveloped coast as identified on map 14 contains a Site of Special Scientific Interest, which is a national designation and Policy NE 2 should reflect this. Policy NE2 should be strengthened in accordance with para 118 of the National Planning Policy Framework, which states in respect of SSSIs:

Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

Policy NE2 also supports additional beach access with supported facilities at Sandy Acres. Whilst we support the local aspiration to improve access to the beach and the existing facility in the area, we advise that any such proposal would have to be assessed on its impact on the SSSI (alone and in combination with other developments) and alternative options should be identified and explored where the development is considered to have an adverse impact. We strongly advise you to consider the wider context of improving beach access and facilities in the area, together with partners and stakeholders, and to explore options, before finalising the plan. We are keen to be involved in this work and to support you in finding the right solutions.

Policy NE3 – Development in Keeping with its Setting

We welcome this policy but we recommend that the penultimate sentence is amended to include not just landscape mitigation but also biodiversity and geodiversity mitigation: Where mitigation measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping, biodiversity and geodiversity measures should be employed to mitigate the impact of the development

Policy NE4 – Improved Access to the Beach

This policy is welcomed but we suggest that the title of the policy is simplified to 'Improved Access', as the policy overall relates to improving access throughout the parish. We note that improving access to the beach is currently dealt with in two separate policies (NE2 and NE4). We recommend that any improvements to access to the beach are considered together and strategically, and that strategic solutions are explored and provided through the neighbourhood plan. As stated above, we are keen to support you in this work.

Policy NE6 – Green and Ornamental Infrastructure Protection

We welcome this policy. We recommend that the policy also seeks to improve the connectivity between green infrastructure, as greater connectivity significantly improves the long-term future of wildlife. You could do this for instance by adding 'enhance the overall connectivity of green infrastructure in the area' as a bullet point to last part of the policy.

Policy NE13 – Wildlife

We welcome this policy but we advise that it should also encompass the nationally designated SSSIs within the parish. Paragraph 113 of the NPPF states that policies on wildlife should make distinctions between internationally, nationally and locally designated sites, so that protection is commensurate with their status and appropriate weight is given to their importance and the contributions that they make to the wider ecological network. We recommend that you check the wording of the natural environment policy in the newly emerging Cornwall Local Plan and ensure that the details of policy NE13 align with the Local Plan. Map

22 should also specifically identify SSSIs. We would like to point out that County Wildlife Sites are not necessarily designated by the Cornwall Wildlife Trust.

We strongly recommend that you utilise this unique opportunity to actively seek the enhancement of, and improved connectivity between wildlife sites, for instance by adding to this policy the requirement that 'all development should seek to enhance biodiversity and contribute to improving the connectivity between wildlife sites'.

Text on pages 13/14 (Environment)

We would like to draw your attention to the fact that Natural England does not as a rule manage all SSSIs.

Under the 'Agencies, Organisations and Constraints' section it would be more accurate to state that: Natural England designates, provides advice and monitors the condition of Sites of Special Scientific Interest (SSSIs).

Network Rail

Developer Contributions

The Hayle Neighbourhood Plan should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.

Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.

As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.

Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.

The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore, in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.

To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:

A requirement for development contributions to deliver improvements to the rail network where appropriate.

A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow

any necessary developer contributions towards rail to be calculated.

A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.

Level Crossings

Councils are urged to take the view that level crossings can be impacted in a variety of ways by planning proposals:

By a proposal being directly next to a level crossing

By the cumulative effect of development added over time

By the type of crossing involved

By the construction of large developments (commercial and residential) where road access to and from site includes a level crossing

By developments that might impede pedestrians' ability to hear approaching trains

By proposals that may interfere with pedestrian and vehicle users' ability to see level crossing warning signs

By any developments for schools, colleges or nurseries where minors in numbers may be using a level crossing.

Cornwall Council have a statutory responsibility under planning legislation (Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010) to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway. Therefore, as Hayle Town Council will be the authority in this case they will still need to consult with Network Rail under schedule 5 on their proposals to determine if they impact upon the above-mentioned level crossings.

Whilst Network Rail has no objection in principle to the Neighbourhood Plan, we would request the opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).

We trust these comments will be considered in your preparation of the forthcoming Neighbourhood Plan.

St Ives Town Council

Policy SP1 Town Centre Extensions page 27

Presumably the objective is to identify areas of possible expansion of the existing town centres, to ensure the vitality of these areas. The meaning and purpose of this policy is difficult to interpret from the current wording. Why not simply state that extending the existing town centres into the adjacent areas shown on Maps 2 and 3 would be supported? Conformity with the NPPF and CLP could be explained in the previous paragraph, instead of within the policy itself.

This previous paragraph states 'Although the Cornwall Local Plan 'includes maps of Hayle's two town centres at Copperhouse and Foundry, these do not take into account recent changes.....'. Having referred to the CLP, why not indicate on Maps 2 and 3 the existing areas of both centres which correspond to those shown in the CLP maps? The map of the Foundry area could differentiate between possible future expansion and the area already developed i.e. the Asda supermarket and its adjoining car park.

On Map 2 the key refers to the 'Foundry proposed extension' but the key on Map 3 refers to 'Copperhouse new'. Why is the latter not described as 'Copperhouse proposed extension'?

Point 2 in the policy refers to a sequential approach. Is one of the town centres dominant in the hierarchy, or are they both given equal weight?

Map 8 Proposed Sites for New Development page 32

The key identifies the various coloured areas but does not include an explanation of A, B, C and D.

Policy NE1 Protection of Towns and Villages page 45

The areas identified as protection zones on Maps 11, 12 and 13 are 'green belt' in all but name. Is it possible to dictate in a Neighbourhood Plan that there can be no development whatsoever on these sites?

Policy NE9 Wind Power Generation page 53

The land identified for commercial and large-scale wind power generation is in an elevated position which is visible from many viewpoints around the area.

A large area of wind turbines would have a detrimental impact on many of the key views and panoramas from sites identified in the St Ives Area Neighbourhood Development Plan, such as The Island, Knill's Monument and Trencrom Hill (see Policy OS9 and Appendix 4). There are wind farms visible on the horizon but the proposed site is in much closer proximity to the St Ives area.

The existing isolated small turbines around Hayle stand out against the green of the landscape but a commercial wind farm with huge turbines would be a very dominant feature, having a considerable negative impact on a sensitive landscape.

We have concerns about the size of such a development and question if there would be a limit on the number of turbines to be allowed in the allocated site.

Appendix E of Part 2

List of Strategic Stakeholders Consulted under Regulation 14



Hayle Neighbourhood Plan - Pre-Submission Version

Consultation in Preparation for Regulation 14 Submission

<< Test Business >>
<< Test Email Address >>

Hayle's Neighbourhood Plan has just undergone a Strategic Environmental Assessment (SEA). The assessment was very positive but suggested two minor changes - to policies NE5 and NE12.

The Pre-Submission Version of the plan incorporates these changes and we are now asking for the comments of your organisation on this version prior to Regulation 14 submission to the planning authority.

If you do not have substantive comments, it would be helpful if you could still acknowledge that you have received notice of the consultation and have no objections.

Our plan, and the associated SEA, is available on the Neighbourhood Plan website at:

<http://np.hayle.net>

Comments can be made using the online form, by email or in writing and should arrive before **5:30pm on 4 August 2017**. Your assistance is appreciated.

John Bennett
Chair, Hayle Neighbourhood Plan Steering Group

List of Strategic Stakeholders Consulted under Regulation 14

Cornwall Council Neighbourhood Planning Team
Home and Communities Agency
Natural England
Environment Agency
Historic England
Network Rail
Highways Agency
Marine Management Organisation
Three (Mobile)
O2 and Vodafone (Mobile)
EE Mobile
OFCOM
Royal Cornwall Hospital Trust
Peninsula Community Health
Kernow Clinical Commissioning Group
Healthwatch Cornwall
National Grid
Western Power Distribution
EDF Energy
British Gas
Wales and West Utilities Limited
South West Water
Forestry Commission
National Trust
Duchy of Cornwall (Land Steward Western District)

Duchy of Cornwall
Cornwall Wildlife Trust
National Farmers Union in the SW
Cornwall Area of Outstanding Natural Beauty
Devon and Cornwall Housing Association
Coastline Housing
Westcountry Housing Association
First Devon and Cornwall (First Group PLC Buses)
First Great Western
Civil Aviation Authority
Civil Aviation Authority
Cornwall Chamber of Commerce & Industry
Cornwall and Isles of Scilly Local Enterprise Partnership
Hayle Chamber of Commerce
Community Energy Plus
Cornwall Buildings Preservation Trust
World Heritage Site Office (Cornwall Council)
Devon and Cornwall Police (Architectural Liaison Officer)
Cornwall Fire and Rescue Service
Kaolin and Ball Clay Association (UK)
Imerys Minerals Ltd
Persimmon Homes South West
Corinthian Land Ltd
Linden Homes South West
Hayle Harbour Authority Operations Ltd
Campaign to Protect Rural England (Cornwall)
Ancient Monuments Society
St Ives Town Council
Ludgvan Parish Council
St Erth Parish Council
Gwinear-Gwithian Parish Council

Appendix F of Part 2

Comments Received on Draft Plan (Regulation 14 version)

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
6	Cornwall Council 6 Jun 17	General <i>Thank you for your e-mail. I have circulated the NDP documents to officers in the Council and we will be in touch with our response once I have collated the comments from officers.</i>	No specific action required.
7	South West Water 7 Jun 17	General <i>Thank you for providing details of the above the content of which is noted and upon which South West Water has no comment at this time.</i>	No specific action required.
50	Cornwall Seal Group 9 Jun 17	Environment - General <i>Good to see the plan reflecting the county's Environmental Growth Policy through the references to the aspiration of biodiversity and environmental gains. Well done for all the hard work that has gone into the plan.</i>	No specific action required.
101	Sport England 26 Jun 17	Sport & Recreation – General <i>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land.</i>	No specific action required.
8	Gwinear-Gwithian PC 27 Jun 17	General <i>Thank you for consulting GGPC on your plan. The PC has no comment to make.</i>	No specific action required.
9	St Ives TC 6 Jul 17	General <i>The Hayle NDP was considered at our Planning Committee meeting on 22 June, at which time it was noted. Having gone through the process, St Ives Councillors fully appreciate the extent of the effort and dedication that goes into producing a neighbourhood plan and so the committee asked that the Hayle Neighbourhood Plan Group be wished all the best with bringing your plan to completion.</i>	No specific action required.
10	Ludgvan PC 18 Jul 17	General <i>Thank you for consulting the Parish Council whilst we have no substantive comments to make the council were impressed with the professional way in which the Plan was presented.</i>	No specific action required.
96	Education, Cornwall Council 1 Aug 17	General <i>1. The capacity and NOR information for the schools appears to be out of date, up to date data can be obtained from the admissions team at New County Hall or myself. 2. There were discussions at meetings I attended with Hayle TC, to allocate a parcel of land at the rear of Penpol School to safeguard it to expand to 3FE should this become necessary, I cannot locate this in the document. 3. Does the TC have a preference for a school site in the development area, this was again discussed to protect education provision.</i>	Site allocated in the Site Allocation DPD.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
45	Environment Services Cornwall Council 1 Aug 17	<p>Policy SD6</p> <p><i>The National Planning Policy Framework 2012 (para 73) requires that planning policies should be based on robust & up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.</i></p> <p><i>In July 2014 Cornwall Council adopted the Open Space Strategy for Larger Towns in Cornwall as interim planning guidance pending the adoption of the Local Plan. Hayle is one of the study areas and it has recently been reviewed and the latest standards therefore apply. It will now be taken forward as a Supplementary Planning Document (SPD) – for further details see http://www.cornwall.gov.uk/environment-and-planning/parks-and-open-spaces/open-space-strategy-standards. The above strategy specifies provision standards and policies for delivering open spaces, including quantities of six different essential types of open space, design requirements and minimum accessible distance thresholds.</i></p> <p><i>The NDP document refers to the latest summary comparison of provision at paragraphs 2.16, 3.14/5. The table at page 34 is however taken from the 2014 version, and we would recommend the replacement with the latest draft table which reflects a more up to date understanding, including the increased Local Plan housing allocation of 1600 dwellings. This would apply also to the figures in Policy SD6, and using the up to date figures will better support Policy SD2(iv) also.</i></p>	After discussion with Cornwall Council, policy relating to 'Open Space Provision' will be deleted
48	Environment Services Cornwall Council 1 Aug 17	<p>Policy SD7</p> <p><i>There is insufficient information to substantiate the list of parcels of land to be protected as Local Greenspace. Whilst the public response to the surveys indeed indicates the importance of open space to local residents, this will arguably apply to the larger, key strategic open spaces more so. The NDP and its accompanying Environmental Report, have not distinguished how the need to protect was determined for the small area, but would not apply to the spaces such as Hayle Recreation Ground, Ellis Park, the Millpond, the Black Rd Nature Reserve and King George Memorial Walk. The list includes incidental areas of landscaped space too small to provide a real recreational function, whilst the open space assessment establishes that there is high quantity provision of type 1 (parks/amenity) open space over 1000sqm in the town already. Policy SD7 does not demonstrate how each specific site is special to a local community and holds a particular local significance, e.g. because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife. Consequently, the National Planning Policy Framework paragraph 74 would not support the protection of a small incidental open space of this type, without some additional evidence in favour of its protection such as an analysis of quality & accessibility provision in the area. We would recommend that this be carried out individually for each site identified for local greenspace protection, using the relevant adopted open space standards. This sort of exercise was undertaken by the NDP group for Falmouth.</i></p>	<p>Following Site Assessment Report.</p> <p>Delete 7, 8, 9, 11, 5, 3, 14, 12, 15, 17, 20, 21, 16</p> <p>Isis Gardens to Parks, Map updated</p>

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
71	Environment Services Cornwall Council 1 Aug 17	Policy NE7 <i>Policy NE7 seeks to protect green infrastructure, much of which are strategic open spaces. In most cases this policy mirrors the requirements of NPPF para 74, however there is insufficient evidence to support (iv) West of Phillack and parts of (x) described as Lethlean Cemetery, but in agricultural use. Map 12 is somewhat misleading, as it ignores sizeable sites of significant wildlife value and accessible green infrastructure in the area.</i> <i>It should be noted that no open space assessment has been undertaken for the rural area to the south of Wheal Alfred Farm. However, due to the dispersed and low population, one would be unlikely to result in usable conclusions.</i>	NPSG voted to retain areas that meet the NPPF definition but to remove the agricultural areas and those duplicated in the Local Gaps Policy.
16	Local Plan Team Cornwall Council 1 Aug 17	General <i>Ref paragraph 3.4, point of clarification: the CIL Draft Charging Schedule will be going out for consultation 12 June – 7 August 2017.</i> <i>It is recommended that the NP Steering Group keep themselves up to date with the infrastructure types/projects which Cornwall Council identify in their CIL Regulation 123 List. Although Parish and Town Councils have more flexibility in terms of what they can spend their CIL Neighbourhood Portion on, they will need to report information on expenditure to Cornwall Council on an annual basis, and this includes demonstration that it has not been spent on items of infrastructure for which S106 has been sought.</i>	Done
102	Local Plan Team Cornwall Council 1 Aug 17	Policies SD6, SD7, CW2, CW3 <i>Open Space types 3 (public sport), 5 (teen provision) and 8 (school pitches and clubs) are included in the CIL Draft Regulation 123 list as infrastructure that may be funded through CIL. As a result, it means S106 cannot be sought for these types of infrastructure. The Draft 123 list is being published as part of the Draft Charging Schedule consultation, so may be subject to change, but it is recommended that the NP Steering Group keep themselves informed of developments around this. Up to date information on CIL development and progress can be seen at www.cornwall.gov.uk/cil.</i>	No specific action required.
90	Transport Cornwall Council 1 Aug 17	General Comments <i>In terms of their policies and proposals for strategic transport measures, I would concur with what is in the draft document, including the references to Tolroy and the need to support more trips by foot and bicycle. I may have overlooked a line, but it may be worth the neighbourhood plan referring to the need to upgrade strategic junctions to support growth (capacity) including Loggans Moor, Carwin rise and St Erth. The One Public Transport project – this isn't referred to in the draft document which may address some of the concerns raised with the quality of public transport.</i>	Details will be updated.
89	Affordable Housing Cornwall Council 1 Aug 17	Housing General <i>Note: Comments are confined only to the affordable housing implications of this proposal, and are made without prejudice to any formal decision of the Planning Authority.</i> <i>Relevant Policy Position:</i> <i>Neighbourhood Development Plans (NDP) must conform to local, national and strategic planning policy.</i>	Details will be updated.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p><i>In relation to affordable housing, the documents listed below are of particular relevance:</i></p> <ul style="list-style-type: none"> • <i>The National Planning Policy Framework (NPPF);</i> • <i>The Cornwall Local Plan (2010 - 2030);</i> • <i>draft Affordable Housing Supplementary Planning Document (2015)</i> <p><i>These set out the Local Planning Authority's (LPA's) expectations in relation to residential developments contributing towards the delivery of affordable housing, and define delivery mechanisms for areas such as Hayle. Consequently, the Affordable Housing Team would recommend that the documents above be used to inform any further evolution of the NDP; its policies; and any site allocations, in due course. It should be noted that Hayle is a named settlement under Policy 3 of the Local Plan.</i></p> <p><i>Housing Need:</i></p> <p><i>The Council's housing register (HomeChoice) identifies a high level of housing need in the NDP area, with 443 households (May 2017) registered who have a local connection to Hayle and in housing need of affordable rented accommodation. This is different to the number quoted within the pre-submission document. Further the number of those eligible for a 1 bed property is 199, 2 bed 159, 3 bed 63, 4 bed 20 and 5 bed 2, showing that most need is for 1 and 2 bed properties.</i></p> <p><i>In addition, there is a far smaller but significant identified local need for Intermediate Homes for Sale on the Help to Buy South West register with 60 households registered for Hayle with most need being in 2 and 3 bed properties. This should therefore be reflected in the NDP, with a focus on providing predominantly affordable rented homes.</i></p> <p><i>More Information</i></p> <p><i>Applicants should be referred to the Affordable Housing NDP Briefing note and Supplementary Planning Document for detailed guidance</i></p>	
23	Planning Policy Cornwall Council 1 Aug 17	<p>Sustainable Development Section</p> <p><i>The Allocation DPD map needs to be updated to reflect the publication stage, larger allocation area.</i></p>	Completed
36	Planning Policy Cornwall Council 1 Aug 17	<p>Policy SD2</p> <p><i>The maximum density of 30 could be too restrictive. The DPD uses an average of 35 dph assumption for the urban extension so the 30 dph would be better expressed as a range.</i></p> <p><i>Not sure the 400m would be achievable in all instances, could this be drafted more flexibly – as a guide</i></p>	Can't overrule Local Plan. Reference to maximum density removed.
100	Planning Policy Cornwall Council 1 Aug 17	<p>Policy HB4</p> <p><i>The area contains a large area of flood zone 3b, the policy could encourage unsuitable commercial proposals on the flood plain land next to the A30 which are unlikely to fund the Mill, and doesn't support the DPD approach. There is an ongoing cc housing project for the Mill. The protection area would be better to show a smaller area around the mill.</i></p>	Following discussion with Cornwall Council the protected area remains unchanged
110	Planning Policy Cornwall Council 1 Aug 17	<p>Policy EX1</p> <p><i>This policy could encourage inappropriate development in the countryside. If a truly exceptional proposal came forward it could be treated as an exception to the</i></p>	Discussed with Cornwall Council. Decided that policy should remain as it does not override the Local Plan

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>plan's policies – there is no need to have a policy about this.</i>	
17	Planning Policy Cornwall Council 1 Aug 17	General <i>The NDP needs to be updated to reflect the current adopted status of the Cornwall local plan and the pre-submission consultation version of the Site Allocations DPD. I have highlighted some references which are out of date.</i>	Done
18	Planning Policy Cornwall Council 1 Aug 17	General <i>Applying additional criteria to sites within the DPD Allocation needs to be done with care to ensure that it does not render those sites undeliverable. It may cause conflict/confusion with applicants unsure which standards they need to respond to.</i>	Discussed with Cornwall Council. No specific action required.
12	Planning Cornwall Council 1 Aug 17	Foreword <i>3rd para. Not quite. Also has to be in line with the policies. It's only if there is no Local plan or no 5-year land supply that any application that represents sustainable development' is approved.</i>	Amended to include reference to compliance with CLP.
13	Planning Cornwall Council 1 Aug 17	Hayle by Numbers <i>2.5 Check updated figures supplied by affordable housing officer in comments. All those on Housing needs register can demonstrate a local connection.</i>	Up-dated figures with help from Cornwall Council.
14	Planning Cornwall Council 1 Aug 17	Hayle by Numbers <i>2.6 Cornwall average is 11.2% What is the evidence for this statement. Census data indicates 4.6% 'homes with no usual residents' but this would not include purpose built holiday accommodation.</i>	Footnote updated.
19	Planning Cornwall Council 1 Aug 17	Strategic context <i>3.3, 3.5, 3.6, 3.7 Update references to the CLP and up-date figures to 2017 3.11 check links are up-to-date 3.22 needs up-dating</i>	Links updated
20	Planning Cornwall Council 1 Aug 17	CIL <i>3.40 June 2017</i>	Updated
37	Planning Cornwall Council 1 Aug 17	Policy SD02 <i>vii) is this achievable?</i>	See 34
38	Planning Cornwall Council 1 Aug 17	Policy SD3 <i>Is this within the settlement boundary only? Supporting text - the right to buy has not been reintroduced. the govt has expanded the provisions for the right to acquire housing association stock, but this is not a great risk to our affordable housing stock. Suggest removing this statement.</i>	RTB reference removed from the supporting text.
46	Planning Cornwall Council 1 Aug 17	Policy SD6 <i>see comments from open space officer</i>	After discussion with Cornwall Council, policy relating to 'Open Space Provision' will be deleted
49	Planning Cornwall Council 1 Aug 17	Policy SD7 <i>map may need to be improved - it's hard to see</i>	This has been done.
112	Natural England	Policy NE2 <i>The adopted Local Plan policy relating to the undeveloped coast requires that only development</i>	An additional clause will be added that "requires a coastal location"

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
	3 Aug 17	<i>requiring a coastal location and that cannot be achieved elsewhere, will be acceptable in the area of undeveloped coast. Notwithstanding the NP policy stance that only improvements to existing built development may be acceptable, we suggest that in the interest of transparency you add that it also needs to be demonstrated that the development requires a coastal location.</i>	
62	Planning Cornwall Council 1 Aug 17	Policy NE4 <i>May not need planning permission?</i>	No specific action required.
65	Planning Cornwall Council 1 Aug 17	Policy NE5 <i>I see this comes from the chalet guidelines, but is it a reasonable policy?</i>	Discussed with Cornwall Council. No change to policy as it accords with current chalet camp regulations and views of chalet residents.
67	Planning Cornwall Council 1 Aug 17	Policy NE6 <i>Have the alternatives been adequately assessed through SEA?</i>	After discussions with CC in view of the comments by NE it was agreed to delete the policy
113	Natural England 3 Aug 17	POLICY NE6 <i>We have serious concerns about this policy. The policy together with accompanying Map 11 appears to allocate three different areas for respectively campsite improvements and facilities, café, visitor and car parking improvements and facilities and for pedestrian access improvements including wheelchair access (presumably hard surfacing). The three allocations are shown as generous areas around the current informal campsite area, basic café with car park and network of small sandy paths to the coast. The allocation areas are situated within an SSSI and appear to take more land within the SSSI, beyond the current footprints. The SSSI is important as an exposed, dynamic dune system, supporting a rich and diverse flora. Bare sandy surfaces are a key characteristic of this dynamic dune system and hard-surfaced paths and fixed buildings are contrary to the interest of the SSSI.</i> <i>In more detail, our concerns about the different elements of the allocation centre around the following:</i> <ul style="list-style-type: none"> • Beach access improvements: the fixing (hard surfacing) of paths, contrary to the interests of this SSSI • Café and visitor facilities: impacts from additional land-take within the SSSI, the impacts from the showering facilities and public toilets (including connections to services) on the protected features of the SSSI, the addition of fixed buildings and visual impacts • Car parking: additional land-take within the SSSI, hard surfacing and visual impacts • Campsite: additional land-take within the SSSI and incremental intensification, impacts from showering facilities, toilets etc on the protected features of the SSSI, visual impacts, and additional recreational and other impacts on the SSSI from increased number of visitors on the campsite. <i>The SEA does not assess this allocation properly and alternative options are not considered.</i>	Policy deleted after discussion with Cornwall Council and Natural England. Policy on Undeveloped Coastal Areas updated.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<i>Whilst we fully understand the desire to improve current facilities, including beach access (which is already supported through Policy NE4), we object to this broad-brush allocation. We recommend that the policy is changed from an allocation policy to one of support, for improvements to existing beach access and café/parking facility, providing they remain on the existing footprints, improvements remain informal, surfaces are not fixed, improvements are based on sustainability principles, all impacts on the SSSI are mitigated and enhancement are required, including in the form of an educational function incorporated in the improvements and the landscape character is protected and enhanced.</i>	
72	Planning Cornwall Council 1 Aug 17	Policy NE7 <i>Identify as Local green space? See also Open space officer comments</i>	Reviewed areas covered by NE7 and SD7
114	Natural England 3 Aug 17	POLICY NE7 <i>We welcome this policy and would like to inform you that Natural England intends to notify 'the Spit' because of its important population of petalwort, which is a Red Databook Species.</i>	Add a footnote about the Spit
75	Planning Cornwall Council 1 Aug 17	Policy NE10 <i>This is covered by Cornwall Local Plan Policy 21</i>	After discussion with Cornwall Council, it was agreed to delete the policy.
111	Natural England 3 Aug 2017	Chapter 6 (Business, Enterprise and Economy) <i>We suggest that in this chapter you also identify the important link between the natural environment of the parish and the considerable benefit this</i>	Updated para. 6.4 to delete the reference to 34% of employment is in the tourist sector. Added reference to the importance of the natural environment.
92	Planning Cornwall Council 1 Aug 17	Policy TR1 <i>text missing?</i>	Corrected.
98	Planning Cornwall Council 1 Aug 17	Policy HB1 <i>This is covered by Policy 24 of the CLP and does not need to be repeated</i>	Cornwall Council discussion
11	Network Rail 4 Aug 17	General <i>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure.</i> <i>The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the rail volume or a</i>	No specific action required.

Ref No.	Respondent	Comment Summary	Summary of NPSG Decision/Action
		<p><i>material change in the character of traffic using a level crossing over a railway:</i></p> <ul style="list-style-type: none"> • <i>(Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010) to requires that ... where a proposed development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over the railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval".</i> <p><i>We would appreciate the Council's providing Network Rail with an opportunity to comment on any future planning policy documents as we may have more specific comments to make (further to those above) and we trust these comments will be considered in your preparation of the forthcoming Plan documents.</i></p>	