

**Considering Development Potential and
Options for Allocating Development Sites in Hayle**

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Executive Summary

This report explores the options which could be pursued in Hayle to plan for regeneration and development in the town in the coming years (if the neighbourhood plan is to align with the emerging Cornwall Local Plan, this means in the period to 2030), and asks 'should the neighbourhood plan allocate development sites for housing, employment and other strategic related development?'. It is a supplementary report designed to 'sit alongside' the desktop researched 'Evidence Base' report which reviews strategic documents and data relevant to neighbourhood plan development in Hayle, helping to set out the main policy context and key issues relevant to the town.

In light of national policy and the parameters within which the planning system is set, for most neighbourhood plans, the main options available and which can be considered, in terms of delivering development *which is not deemed in the Local Plan as being 'strategic'* are as follows:

1. Allow the Local Plan and accompanying development plan documents (such as site allocations documents) to determine the most suitable sites and allocate sites for development in accordance with the overall scale of development and spatial strategy set out in the Local Plan; or,
2. Work within the strategic context set by the Local Plan, given the need to be in conformity with those strategic policies, and determine the most suitable sites on which to allocate development through the neighbourhood plan process; or,
3. If allocations are not deemed as necessary or desirable to meet the minimum requirement for development set out in the Local Plan, set criteria based policies against which any future planning applications can be judged.

In Hayle, when considering development potential, we are not starting from a 'blank sheet of paper'. Significant progress has already been made by Cornwall Council and others (such as the Homes and Communities Agency, ING, Hayle Town Council and the former Regional Development Agency) to map out potential for development and regeneration in the town. It has taken some time to get an understanding of the issues and options available in Hayle due to the processes which need to be

gone through to ensure that any planning proposals set out in planning documents are robust and also due to dealing with some understandably sensitive issues in the town.

Most recently, this work has been drawn together through the Town Framework, led by Cornwall Council) which explores the key land use constraints and opportunities in Hayle. This work is now supplemented with updated information on how much housing has been delivered to meet the emerging Local Plan minimum target, how much capacity the town can accommodate and how much is left to be delivered (summarised through housing trajectory information produced by Cornwall Council). Consultation on the Town Framework options was held during early 2012 and meetings and workshops with key stakeholders held during the production of the Framework during 2010 and 2011. This, with other evidence which provides the understanding of development potential in Hayle is considered to have been done in line with Government guidance and good practice and has involved various methods of consultation and engagement with key stakeholders and the community and its representatives.

Cornwall Council has plans to develop a 'Site Allocations Development Plan Document' which would go through a process to determine the most appropriate sites for development across Cornwall, including within Hayle, and the Town Framework plans would be updated and considered further through this process if it is decided by the neighbourhood plan Steering Group that the neighbourhood plan does not deal with site development allocations.

Current data provided by Cornwall Council suggest that there are approximately 450 dwellings to find sites for in Hayle of the 1,400 proposed in the emerging Local Plan. Furthermore, in relation to the Allocations DPD, in terms of what may need to be allocated, when also taking in to account the potential capacity of undeveloped SHLAA sites and when including a windfall allowance in the last 10 years of the plan, it brings the number of dwellings that may need to be allocated in Hayle down to approximately 150 to 200 dwellings to meet the emerging Local Plan target. These figures will continue to be monitored by Cornwall Council, as should further applications be submitted during the Site Allocation DPD process, it may mean that no sites need to be allocated for housing in the plan period to meet the minimum target in the emerging Local Plan.

Observations outlined in this report about the process and work done to date suggest that it will be more expedient and resource efficient to allow the Site Allocations DPD to deal with the planning of development sites in Hayle. However, as already noted above, allocations may not need to be made at all to meet the minimum target identified in the emerging Local Plan if planning applications are submitted during the allocation process for the remaining number of dwellings required in Hayle.

The report therefore recommends that the Town Council and neighbourhood plan Steering Group agree:

1. That the evidence produced to date by Cornwall Council (including the Town Framework, SHLAA and housing data) is considered to be robust and sufficient for the purposes of planning for future development in Hayle; and,
- 2a. That the neighbourhood plan should allow site allocations to continue to be determined through the Allocations DPD process (should they be required), led by Cornwall Council (and that the Town Council and Steering Group supports both housing and employment sites which accommodate the scale required in the emerging Local Plan to be allocated in this way); and,
- 2b. That key infrastructure including, but not limited to, main highway improvements programmed in the Hayle Delivery and Investment Plan which are directly related to any allocations remain the overall responsibility of Cornwall Council and other responsible agencies (in terms of their planning and delivery); and,
- 2c. That they will remain in close dialogue with Cornwall Council throughout development of the DPD (as well as submitting formal responses to consultation documents as necessary) and future iterations of the Hayle Delivery and Investment Plan to ensure that the views of the Town Council, Steering Group and community feed in to the process of determining appropriate development sites (if required) and planning of key infrastructure and that the developing neighbourhood plan and its policies align with those allocations (if any are required) and infrastructure projects. At the first opportunity, the Town Council and Steering Group should discuss with Cornwall Council opportunities to align consultation on the Site Allocations DPD (which it is understood will include the preferred Town Framework for Hayle) with consultation on the developing neighbourhood plan, given the synergies between the two documents as parts of the 'development plan'.

3. That further work is undertaken to explore the interface between the potential development sites, identified strategic infrastructure projects and strategic policies in the emerging Local Plan, and appropriate policy coverage in the neighbourhood plan. This should draw on the issues and potential policy areas identified in the Evidence Base Report and include an assessment the 'fitness for purpose' of saved policies in the Penwith Local Plan.

Introduction

This report explores the options which could be pursued in Hayle to plan for regeneration and development in the town in the coming years (if the neighbourhood plan is to align with the emerging Cornwall Local Plan, this means in the period to 2030).

In doing so it:

- ▶ Sets out the context set by national planning guidance;
- ▶ Considers the options open to the community in Hayle with regard to allocating development in a planning strategy;
- ▶ Reviews existing evidence base material which has sought to identify development potential in Hayle and the process that work has gone through;
- ▶ Considers which land-use matters are 'strategic' and therefore will be better placed to be dealt with through the current established Local Plan process being led by Cornwall Council; and,
- ▶ Makes recommendations about how development potential should be explored and in which document, the emerging local authority planning strategy or the neighbourhood plan, sites for development should be allocated.

It is a supplementary report designed to 'sit alongside' the desktop researched 'Evidence Base' report which reviews strategic documents and data relevant to neighbourhood plan development in Hayle.

Context

It is important to understand the context set by the Government's national policy for planning when considering development potential. The National Planning Policy Framework (NPPF) makes it clear that neighbourhood plans cannot be used to reduce the scale of development allocated for an area by local authorities in their Local Plan nor be used to undermine 'strategic' policies in the Local Plan.

"Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood 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. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies." (Paragraph 184, NPPF¹)

There is further guidance worth noting before considering the options open to the neighbourhood plan in Hayle. The National Planning Practice Guidance (NPPG) recently published by the Government to elaborate on planning policy and processes set out in the NPPF confirms that a neighbourhood plan can allocate development sites subject to meeting the required appraisals, assessments and viability tests to which the NPPF and NPPG refer². If a neighbourhood plan does seek to allocate development sites, paragraphs 043 and 044 then apply, where 043 requires the local authority to work constructively and positively with the 'qualifying body' (in Hayle, this is the Town Council) so that identified local need can be met.

Paragraph 044 deals with whether a neighbourhood plan can allocate additional or alternative sites to those in a Local Plan and sets out the criteria which apply where this option is considered including those identified above stated in the NPPF and the need for a qualifying body to explain and

¹ See http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/plan-making/#paragraph_184

² See paragraph 042 of the NPPG at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/preparing-a-neighbourhood-plan-or-order/>

justify with robust evidence why alternative sites are more appropriate than those in the Local Plan. The paragraph ends by stating that “Should there be a conflict between a policy in a neighbourhood plan and a policy in a Local Plan, section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.”

Options

In light of national policy and the parameters within which the planning system is set, for most neighbourhood plans, the main options available and which can be considered, in terms of delivering development *which is not deemed in the Local Plan as being ‘strategic’* are as follows:

1. Allow the Local Plan and accompanying development plan documents (such as site allocations documents) to determine the most suitable sites and allocate sites for development in accordance with the overall scale of development and spatial strategy set out in the Local Plan; or,
2. Work within the strategic context set by the Local Plan, given the need to be in conformity with those strategic policies, and determine the most suitable sites on which to allocate development through the neighbourhood plan process; or,
3. If allocations are not deemed as necessary or desirable to meet the minimum requirement for development set out in the Local Plan, set criteria based policies against which any future planning applications can be judged.

Questions to ask

When considering whether or not the neighbourhood plan in Hayle should include development site allocations, some of the key questions that need to be answered include:

- Does the neighbourhood plan need to set out a plan to deliver development or are there other mechanisms or processes which are already or can perform this role?

- ▶ Is the Local Plan or are subsequent planning documents to be produced by the local authority going to deal with location of development?
- ▶ Is there any added value in the neighbourhood plan allocating development over and above processes already underway?
- ▶ Are we confident that the processes being followed by others in producing plans for development are robust and being done in an inclusive and transparent way?

Work undertaken to date

In Hayle, when considering development potential, we are not starting from a 'blank sheet of paper'. Significant progress has already been made by Cornwall Council and others (such as the Homes and Communities Agency, ING, Hayle Town Council and the former Regional Development Agency) to map out potential for development and regeneration in the town. It has taken some time to get an understanding of the issues and options available in Hayle due to the processes which need to be gone through to ensure that any planning proposals set out in planning documents are robust and also due to dealing with some understandably sensitive issues in the town.

The progress made to date is explored in this report to help arrive at a conclusion with regard to the most appropriate way forward for the neighbourhood plan in dealing with the allocation of development.

There are a number of key documents which contain evidence which, together, 'tell the story' of progress made to date to understand the development potential of Hayle.

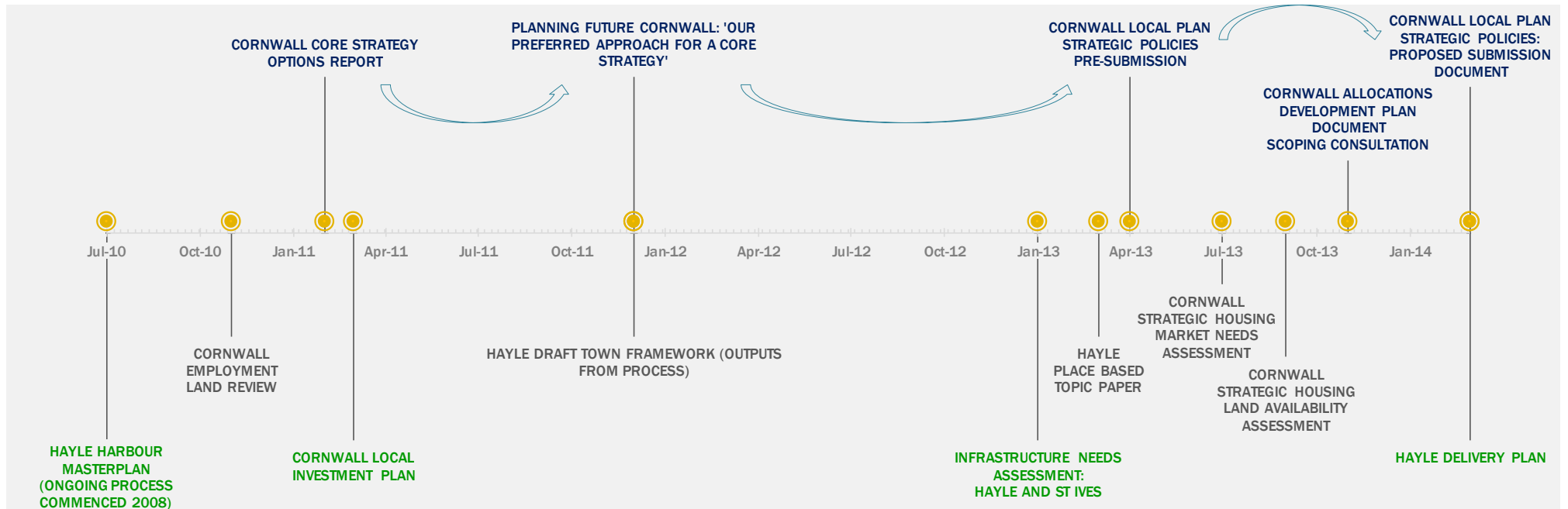
Figure 1

Title (including hyperlink if relevant)	Date	Published by
Housing Completions, Commitments, Applications and History Data	April 2014	Cornwall Council
Housing Trajectory Data	April 2014	Cornwall Council
Cornwall Local Plan (Submission version)	March 2014	Cornwall Council
Infrastructure Needs Assessment Community Network Area Schedule: Hayle and St Ives and Hayle Delivery Plan	January 2013 and March 2014 (respectively)	Cornwall Council
Cornwall Allocations Development Plan Document – Scoping Document	November 2013	Cornwall Council
Strategic Housing Land Availability Assessment (SHLAA)	September 2013	Cornwall Council
Strategic Housing Market Needs Assessment (SHMNA)	July 2013	Cornwall Council
Hayle Place Based Topic Paper	March 2013	Cornwall Council
Hayle Draft Town Framework (including the Framework Options Consultation document)	December 2011	Cornwall Council
Cornwall Local Investment Plan	March 2011	Cornwall Council with Homes and Communities Agency
Cornwall Employment Land Review	November 2010	Cornwall Council
Hayle Harbour Masterplan ³	April 2008 - present	ING

³ Also see Hayle Town Council website for set of full original Hayle Harbour plans (<http://www.hayletowncouncil.net/harbourdownloads.htm>)

As context and to explain the 'journey' along which planning for development has undergone in Hayle to date, it is important to understand the timeline of when the key documents have been produced. This is set out in the diagram over the page which identifies whether documents are part of the evolving strategic plan for Cornwall, its evidence base, or documents associated with the delivery of development in Hayle.

Figure 2: Timeline of Key Documents Most Relevant to Understanding Development Potential



Key:

Evolving strategic planning strategy for Cornwall (i.e. evolving versions of the development plan)

Evidence base documents developed to inform evolving strategic planning strategy

Documents developed focusing on aspects of delivering development

Consultation and engagement

These documents have all had varying degrees of consultation and engagement to help develop their findings and, for example, the various iterations of the emerging Local Plan (shown in dark blue in the diagram above) have all been shaped by consultation responses received over the years. This is important to acknowledge in the context of the neighbourhood plan as it can be assumed that policies and plans now included in the emerging Local Plan, have been developed based on technical evidence together with input from interested stakeholders and members of the community. While 100% consensus is unlikely to be reached with planning documents of any kind, the emerging Local Plan needs to achieve balance between a direction of travel laid out by evidence and the views of stakeholders and the community.

It is important to note that the neighbourhood plan process needs to be wary of repetition of previous consultation on familiar issues to avoid ‘consultation fatigue’ and this suggests that the neighbourhood plan should focus consultation around more locally specific and perhaps detailed planning issues which the emerging Local Plan and its evidence base documents do not go into in much or any detail and build on, rather than repeat, consultation on the ‘strategic’ issues dealt with through the emerging Local Plan process.

It is also important to note the plans going forward, for further consultation on the emerging Local Plan and its ‘daughter’ document, the allocations development plan document (DPD) so that work on the neighbourhood plan can ‘mesh’ with the ongoing Local Plan process. Cornwall Council has produced and keeps up-to-date a ‘Local Development Scheme’ (LDS) which sets out the timetable that the developing Local Plan and allocations DPD will follow. A summary of this is reproduced from the LDS below. The key documents in relation to exploring development potential are highlighted (by chevrons added to original table).

Figure 3

Table 2: Schedule of Proposed DPDs, Statement of Community Involvement and Community Infrastructure Levy

Document Title	Status	Brief Description	Chain of Conformity	Key Milestones (dates to be updated at www.cornwall.gov.uk/localplan/cornwall)		
				Publication	Submission to SOS	Adoption
Statement of Community Involvement	Local Development Document	Sets out standards for community and stakeholder engagement in the preparation, alteration and ongoing review of Local Plan documents as well as involvement in decisions on planning applications.	National Policy and prescribed regulations	February 2011	N/A	Summer 2014 (re-adoption following review)
➤ Cornwall Local Plan: Strategic Policies	DPD	Sets out the spatial vision, objectives and strategy for the spatial development of Cornwall and strategic policies and proposals to deliver the vision for the period 2010 -2030.	National Policy and Cornwall Sustainable Community Strategy	March 2013	Autumn 2014	Summer 2015
Community Infrastructure Levy	Adopted mechanism for levying developer contributions	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.	National policy and Cornwall Local Plan: Strategic Policies	Summer 2014	Winter 2015	Summer 2015
➤ Cornwall Local Plan: Site Allocations	DPD	Allocates sites required to meet growth targets in the Local Plan: Strategic Policies document.	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2014	Spring 2015	Autumn 2015
Cornwall Local Plan: Travelling Communities Site Allocations	DPD	Allocates sites to meet the needs of travelling Communities identified in the Local Plan	National policy and Cornwall Local Plan: Strategic Policies	Winter 2015	Spring 2016	Autumn 2016
Cornwall Local Plan: Cornwall Minerals Safeguarding Plan	DPD	Sets out non-strategic policy and site allocations including those for safeguarding	National policy and Cornwall Local Plan: Strategic Policies	Autumn 2015	Spring 2016	Autumn 2016
Cornwall Local Plan: Proposals Map	DPD	Ordnance Survey based map representing site specific policies and proposals.	National policy and Cornwall Local Plan: Strategic Policies	As set out in the respective Development Plan Documents		

Source: p.7, Cornwall LDS, January (approved February) 2014, <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/local-development-scheme/?page=22475>

Key documents and data (related to development potential)

So, what do these key documents tell us about what we need to do about identifying development in the neighbourhood plan? Appendix 1 sets out full summaries of the key documents identified above. The tables below summarise some of the main messages that those documents give us in relation to development potential. The summaries are set out in chronological order of when the documents or data were produced, thereby giving a history of the progress of examination of planning for the future of development and regeneration in Hayle

Hayle Harbour Masterplan, 2008 – present, ING

'In a nutshell' (summary)															
<p>What is it?</p> <p>A plan for the regeneration of the harbour in Hayle, the first masterplan for which was published in 2008. The roots of redevelopment proposals were contained in the adopted Penwith Local Plan in 2004 (policy TV-D, now a 'saved' policy⁴). Since that time, work has continued to consider and confirm redevelopment opportunities including retail, business and residential development. The plans are having to face challenging issues such as its impact on the World Heritage Site status of the harbour.</p>															
<p>What does it help us understand?</p> <table> <tr> <td>Delivery</td><td>✓</td><td>Potential scale of development</td><td></td><td>Proposed scale of development</td><td></td><td>Possible location for development</td><td></td></tr> </table>								Delivery	✓	Potential scale of development		Proposed scale of development		Possible location for development	
Delivery	✓	Potential scale of development		Proposed scale of development		Possible location for development									
<p>Why is it important?</p> <p>The plans respond to a major redevelopment opportunity in the town which can provide new homes and jobs and link with the Wave Hub development.</p>															
<p>What is its value to the neighbourhood plan process?</p> <p>The plans are already starting to be implemented with phase 1 now underway and four further phases to deliver the entire vision. They have taken several years to get to the point of delivery commencing and will take more years to deliver completely. The plans deal with a significant challenge, considered to have strategic importance to many and have undergone consultation, scrutiny and challenge during their development. The ongoing masterplan work is at the heart of the regeneration of the town and it is considered that the continuing delivery should not be steered away from its course by the neighbourhood plan process. However, there is an opportunity for the neighbourhood plan process to influence any further discussions on the detail of the plans coming</p>															

⁴ See http://www.cornwall.gov.uk/media/3634837/Local_Plan_Saved_Policies_Explanatory_Note.pdf for a full explanation of why it is 'saved' and what a 'saved' policy is.

forward and the neighbourhood plan should ensure that any policies and proposals it contains are in alignment with the strategic position and actions set out in the masterplan as recognised in the emerging Cornwall Local Plan.

What are the key issues of note in relation to the neighbourhood plan?

The interface and alignment between the development proposals in each of the phases and the policies and proposals in the neighbourhood plan.

Cornwall Employment Land Review, 2010, Cornwall Council

'In a nutshell' (summary)

What is it?

The Employment Land Review (ELR) assesses the future demand for and supply of employment space, assesses the suitability of existing and proposed employment space in terms of its ability to meet future demand and provides evidence to help develop appropriate policy guidance in the emerging Cornwall Local Plan. Importantly, it examines economic trends in Cornwall, offers a review of the commercial property market and sets out an overview of the major future economic drivers in Cornwall.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	<i>✓</i>	<i>Proposed scale of development</i>		<i>Possible location for development</i>	<i>✓</i>
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Why is it important?

The ELR provides an assessment of the quality and suitability existing and potential future employment sites, taking into account economic circumstances, sectors and potential growth. Alongside housing, employment uses can take-up the majority of other land allocations and an understanding is therefore required of potential developable land.

What is its value to the neighbourhood plan process?

The ELR provides an understanding of employment land issues and existing and potential employment sites, informing not just the Local Plan but also the neighbourhood plan. The neighbourhood plan will need to consider, outside of any sites incorporated by the Local Plan and site allocation process, whether small sites should be allocated in the plan or criteria set to enable the delivery of additional employment land and premises in the right places at the right time. It provides a robust piece of evidence based on Government guidance.

What are the key issues of note in relation to the neighbourhood plan?

It is important to understand where some of the emerging proposals and policies in the emerging Local Plan have come from and how the findings fit with the work done on the Town Framework. While the ELR needs to be seen in the context of being done in 2010, it remains a sound basis on which to supplement consideration of issues and its findings relevant to Hayle with local consultation through the neighbourhood planning process.

Cornwall Local Investment Plan, 2011, Cornwall Council with Homes and Communities Agency***'In a nutshell' (summary)******What is it?***

The Cornwall Local Investment Plan sets out initial priorities for spatial investment which are required to deliver the Council's emerging priorities and ambitions as set out in Future Cornwall (the Council's Sustainable Community Strategy). It brings together projects from a range of programmes for the period 2010-15 focusing on housing, regeneration, transport, job growth and green infrastructure.

What does it help us understand?

<i>Delivery</i>	<i>✓</i>	<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	
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Why is it important?

It brings together the priority list of projects for places and helps to co-ordinate investment from a number of sources.

What is its value to the neighbourhood plan process?

It shows that a joined-up approach has already been taken to co-ordinating public investment in projects considered as a priority. The LIP is a programme initiated and signed-up to by the Homes and Communities Agency and has involved other key stakeholders in the process of prioritisation, providing a valuable pathway to successful delivery. It demonstrates that much work has taken place to understand the key infrastructure, regeneration and development issues in Hayle, which can be invaluable to the development of the neighbourhood plan with its focus on local planning issues, policies and solutions.

What are the key issues of note in relation to the neighbourhood plan?

It will be important for the neighbourhood plan to take into account plans for delivery of the projects identified in the LIP which have yet to be delivered and in particular the interface and alignment between the commitments for funding of these projects and the policy context developed in the neighbourhood plan.

Hayle Draft Town Framework (including the Framework Options consultation document), 2011/12, Cornwall Council***'In a nutshell' (summary)******What is it?***

The Hayle Town Framework follows an approach used at other towns across Cornwall. In summary, it examines the potential of parcels of land in and around settlements to accommodate development, identifying constraints, planning and environmental designations and accessibility issues to understand which areas of land have greater potential to accommodate development. It does not mean that those areas will be developed but provides an evidenced rationale for the consideration of areas of land. A series of layers of map based information help to put the picture together of potential suitability of land. Together with evidence from other work identified in this

report (and other evidence) it will inform decisions on the best options at Hayle to accommodate development in the Local Plan period to 2030 to be expressed through the allocations DPD.

The Framework results were set out as a series of development options through the consultation document prepared for consideration during the consultation on the 'Core Strategy Preferred Approach Document' in early 2012. It also set out a series of objectives for the CNA area and also for each of the two towns, Hayle and St Ives, and explained the rationale for proposed levels of growth.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>	✓	<i>Possible location for development</i>	✓
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Why is it important?

The Town Framework represents the collection and analysis of a significant amount of information and provides a robust basis upon which to consider the most appropriate options for development in and around Hayle. It will form a key part of the evidence behind the consideration of development options and sites in Hayle through the emerging Local Plan and site allocations DPD processes.

What is its value to the neighbourhood plan process?

The information contained in the Town Framework has been subject to consultation, but importantly, the Framework itself does not make the decision on the best places for development, which will be a decision taken through development of the draft allocations DPD. It therefore provides a ready-made and robust piece of evidence for the neighbourhood plan, not only in relation to understanding development potential, but also for understanding the constraints and opportunities which inform the development of other local policies and proposals which will be developed through the neighbourhood plan. Having the Framework in place, with focused papers on aspects such as the economy, housing, infrastructure and option for an urban extension, together with an options map, provides a wealth of information and evidence and will save the neighbourhood plan steering group a considerable amount of effort, resource and time when developing the plan.

What are the key issues of note in relation to the neighbourhood plan?

As already explained, the Framework sets out a number of options to accommodate the proposed scale of development and other infrastructure in Hayle. It is important to note that these are based upon a well-evidenced assessment and consultation.

There is a wealth of information available for use in developing the neighbourhood plan which help to set out the land use context for Hayle. This will save time and resource in collecting and collating contextual evidence.

Hayle and St Ives Community Network Area Place Based Topic Paper, 2013, Cornwall Council***'In a nutshell' (summary)******What is it?***

The paper summarises key issues for the Hayle and St Ives Community Network Area (CNA) and the evidence that underpins emerging Local Plan policies and proposals for the CNA. It was produced to provide evidence context for the Pre-submission version of the Local Plan and so there are some minor changes to some of the policies to which it refers, as a result of the response to the consultation on that version of the Local Plan.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	<i>✓</i>	<i>Proposed scale of development</i>	<i>✓</i>	<i>Possible location for development</i>	
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Why is it important?

It is the most recent paper which summarises key issues related to emerging planning policy and proposals and as such provides useful summary evidence and context for the developing neighbourhood plan.

What is its value to the neighbourhood plan process?

Its core value to the neighbourhood plan process is that it summarises the key issues and emerging

Local Plan policy and proposals for Hayle and the surrounding area in one document. It also sets out the 'journey' of planning policy for the area and key objectives identified in other documents such as the Hayle Area Plan (2005) and Penwith Core Strategy 'Preferred Options Report' (2008).

What are the key issues of note in relation to the neighbourhood plan?

In relation to the neighbourhood plan and development potential, the paper identifies the key issues from available evidence and how this translates into the emerging (Pre-submission version) Local Plan policy and proposals. While some of the detail of the policies the evidence links to have changed, the 'story' of how the policies and proposals have been reached remains important and valid. The sections on housing and the economy are of particular relevance to development potential.

Strategic Housing Market Needs Assessment, 2013, Cornwall Council

'In a nutshell' (summary)

What is it?

The Strategic Housing Market Needs Assessment (SHMNA) was published in July 2013. The study seeks to understand the housing demand and need in Cornwall and across a wider sub-regional housing market which includes West Devon, Plymouth, South Hams and Dartmoor. The aim of the study is to inform the development of planning policy and local housing strategies.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>		<i>Possible location for development</i>	
------------------------	--	------------------------------------------------------	----------	-----------------------------------------------------	--	---------------------------------------------------------	--

Why is it important?

It identifies the state of the housing market and housing needs across Cornwall and for the Community Network Areas and is the main source of evidence which underpins policy in the emerging Local Plan for affordable housing. It is important to development potential as it provides an indication of local needs which forms part of the picture of understanding required about the

demand for housing.

What is its value to the neighbourhood plan process?

It provides robust evidence, which follows national guidance and practice on how to undertake such an assessment, on affordable housing need and the provision to be required through planning policy in the emerging Local Plan. It means that, unless further local housing needs assessments are undertaken to demonstrate otherwise, the neighbourhood plan can, if it chooses to, rely on the evidence in the report and subsequent policies in the emerging Local Plan for affordable housing requirements in Hayle.

What are the key issues of note in relation to the neighbourhood plan?

The report identifies that, across the CNA, a backlog of affordable housing was identified of 58 dwellings per annum to meet existing local affordable housing needs. A further 80 dwellings per annum (net new need) were identified as necessary to accommodate growth and change in the CNA, resulting in a total need for 138 dwellings per annum to satisfy local affordable housing needs.

Strategic Housing Land Availability Assessment, 2013, Cornwall Council

'In a nutshell' (summary)

What is it?

The Strategic Housing Land Availability Assessment (SHLAA) is an exercise which seeks to identify potential developable sites by inviting suggestions of sites which could be developed and then assessing them against a list of constraints and other criteria, followed by assessment of their likelihood of being delivered (viability). It is not a decision making process or exercise and does not mean that all sites identified can or will come forward for development. A site's inclusion in the exercise does not give that site planning permission nor replace the need for a planning application to be made.

<i>What does it help us understand?</i>							
<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>		<i>Possible location for development</i>	✓
<i>Why is it important?</i>							
<p>The results are used to inform the local authority's housing land supply, to demonstrate, in accordance with Government guidance, that there is a readily identifiable and deliverable list of sites and to inform the emerging Local Plan spatial strategy by understanding the capacity of towns to accommodate housing growth. The results of the work, when set alongside the Town Framework exercise, can provide a set of robust and clearly evidenced options and sites which can be brought forward to deliver the required level of growth identified in the current emerging Local Plan.</p>							
<i>What is its value to the neighbourhood plan process?</i>							
<p>It provides robust evidence, following Government guidance, to understand the potential of Hayle to accommodate housing growth. As it is up-to-date, there is little, if any, need to undertake a separate localised SHLAA exercise or 'call for sites' for the town. Any further site assessment work would be unlikely to provide much additional value to the recent evidence provided by the SHLAA exercise. However, any additional or new sites which emerge during the neighbourhood plan consultation process can be directed to engage with the Cornwall Council site allocations DPD process, as it is likely that the understanding of potential sites will be kept up-to-date by the Council to inform that developing document.</p>							
<i>What are the key issues of note in relation to the neighbourhood plan?</i>							
<p>The SHLAA provides reassurance that there is sufficient land supply to deliver the scale of dwellings proposed in the emerging Cornwall Local Plan in Hayle.</p>							

‘In a nutshell’ (summary)

What is it?

The scoping document sets out Cornwall Council’s thoughts on what the document should include and asks for people’s views on content. The document suggests that the DPD could include the following:

- ▶ Allocating sites for housing;
- ▶ Allocating new strategic employment sites;
- ▶ ‘Identifying’ existing strategically important employment sites;
- ▶ ‘Identifying’ existing locally important employment sites;
- ▶ Allocating land to deliver critical infrastructure; and,
- ▶ Allocating sites for retail development.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	<i>✓*</i>
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Why is it important?

It is important because of its role and its relationship with the neighbourhood plan. The Allocations DPD is very likely to deal with the allocation of housing sites. However, the neighbourhood plan could take the opportunity to take this element of development planning on for Hayle if it wishes and if there is a need to do so.

What is its value to the neighbourhood plan process?

The development of site allocations can be a resource intensive process which has to be based on robust evidence base, which the local authority has already gathered and continues to update. If the allocation of development sites is dealt with for Hayle in the Allocations DPD, it will mean that the neighbourhood plan does not have to deal with these allocations. This will save the Steering Group time, effort and resource, leaving the neighbourhood plan to concentrate on non-strategic and

locally important issues to provide finer grain policies which can focus on detail and which will not likely be present in the emerging Local Plan nor the Allocations DPD. Leaving allocations to the DPD process means that the local authority's work can continue, that the process will be resourced by planning staff and likely to be produced within the timetable set out by the local authority. The DPD will have to go through the statutory consultation rounds, meaning that the community in Hayle and Steering Group will be able to have their say on its content and ensure that the DPD meshes with policies being developed for the neighbourhood plan. The scoping document also includes a statement which invites continuous engagement and not just restricting it to the formal consultation stages.

What are the key issues of note in relation to the neighbourhood plan?

Communication should continue with the local authority so that the types of site that the DPD allocates are known and understood as soon as possible to prevent the neighbourhood plan from duplicating work. As the DPD is likely to at least deal with housing sites, a decision should be made following consideration of this report by the Steering Group, of whether or not the neighbourhood plan should take on the task of allocating sites instead of the Allocations DPD. Taking this decision sooner rather than later will help to focus not only the neighbourhood plan content but also confirm progress with the Allocations DPD which is due for its first consultation on content in May and June 2014. At the first opportunity, the Town Council and Steering Group should discuss with Cornwall Council opportunities to align consultation on the Site Allocations DPD (which it is understood will include the preferred Town Framework for Hayle) with consultation on the developing neighbourhood plan, given the synergies between the two documents as parts of the 'development plan'.

Notes: * the scoping document does not identify potential sites but the Allocations DPD itself will do so.

Hayle Delivery and Investment Plan, 2014, Cornwall Council

'In a nutshell' (summary)

What is it?

The Hayle Delivery Plan sets out existing infrastructure commitments and requirements in the future in relation to growth and change in Hayle. It provides information on the project description, timing

of projects, those responsible for delivery, funding position, cost and status, including whether the project is critical, necessary or optional.

What does it help us understand?

<i>Delivery</i>	✓	<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	
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Why is it important?

A delivery plan is essential in order to understand infrastructure requirements as a result of growth and change, their costs and to co-ordinate delivery.

What is its value to the neighbourhood plan process?

The projects included are those which relate to investment needed as a result of strategic growth and change and therefore provide a good indication of aspects of change with which the neighbourhood plan may not need to get involved. Having a delivery plan in this form is invaluable to the neighbourhood plan as it provides an up-to-date context of infrastructure which will be required in the plan period to 2030. While the neighbourhood plan is unlikely to need to get involved in the delivery of these developments, understanding their detail and timing for delivery are important so that the neighbourhood plan and its policies can align with and help enable the delivery of strategic infrastructure.

What are the key issues of note in relation to the neighbourhood plan?

The interface and alignment between the infrastructure development proposals in each of the phases and the policies and proposals in the neighbourhood plan.

'In a nutshell' (summary)							
<i>What is it?</i>							
<p>The Cornwall Local Plan: Strategic Policies (Proposed Submission version) is the strategic development plan for Cornwall, produced by Cornwall Council, which contains the strategic policies and the spatial strategy for the period to 2030.</p>							
<i>What does it help us understand?</i>							
<i>Delivery</i>		<i>Potential scale of development</i>		<i>Proposed scale of development</i>	✓	<i>Possible location for development</i>	✓*
<i>Why is it important?</i>							
<p>It sets the overarching framework for planning in Cornwall for the next 16 years, including the scale of housing and employment land and the broad locations for that growth and change. The neighbourhood plan will have to be in conformity with the strategic policies of the Local Plan once adopted and should have due regard to the emerging policies of the Local Plan until that time. The neighbourhood plan, once 'made' will form the local part of the development plan in Hayle.</p>							
<i>What is its value to the neighbourhood plan process?</i>							
<p>As it sets the strategic context and is approaching submission stage (the stage prior to its independent examination), it provides a policy context which has been subject to extensive consultation over many years. Its proposals and policies are supported by evidence considered by the local authority to be robust, much of which, in relation to development potential, has been summarised in this report. It sets out the strategic context and framework within which the neighbourhood plan needs to 'sit' and, having the Local Plan at this advanced stage in its development is helpful when considering content and coverage of the neighbourhood plan.</p>							

What are the key issues of note in relation to the neighbourhood plan?

The interface and alignment between the proposals in policy PP2 and other strategic policies in the emerging Local Plan and the policies and proposals in the neighbourhood plan.

Notes: * only at the strategic level. Site specificity will be dealt with through either the Allocations DPD or the neighbourhood plan.

Housing Trajectory Data, 2014, Cornwall Council

'In a nutshell' (summary)

What is it?

The housing trajectory demonstrates the projected estimate of housing numbers that *could be* delivered (potential capacity identified through the SHLAA), those which *have been delivered* and also those which *remain required to be delivered* in the local authority area in the plan period. Monitoring of the housing trajectory is undertaken by Cornwall Council as the government requires local authorities to demonstrate that there is a deliverable supply of housing sites for at least a five year period. An example of what the trajectory data looks like can be seen at Figure A1.19 in this report. The data will also identify housing completions to understand the remaining amount of housing which needs to be delivered to meet minimum targets set in the emerging Local Plan over the plan period.

What does it help us understand?

<i>Delivery</i>	<i>✓</i>	<i>Potential scale of development</i>	<i>✓</i>	<i>Proposed scale of development</i>		<i>Possible location for development</i>	<i>✓</i>
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Why is it important?

As explained above understanding the up-to-date trajectory figures is critical to meet Government requirements and to have an understanding of how much development has been delivered against targets, where, what remains and what the overall capacity is within an area to accommodate delivery.

What is its value to the neighbourhood plan process?

The trajectory work will provide an understanding of the scale of housing that remains to be allocated in Hayle, which can be done through either the Allocation DPD or neighbourhood plan process.

What are the key issues of note in relation to the neighbourhood plan?

Current data provided by Cornwall Council suggest that there is approximately 450 dwellings to find sites for in Hayle of the 1,400 proposed in the emerging Local Plan. Furthermore, in relation to the Allocations DPD, in terms of what may need to be allocated when also taking in to account the potential capacity of undeveloped SHLAA sites and when including a windfall allowance in the last 10 years of the plan, it brings the number of dwellings may need to be allocated in Hayle down to approximately 150 to 200 dwellings to meet the emerging Local Plan target. These figures will continue to be monitored by Cornwall Council, as should further applications be submitted during the Allocation DPD process, it may mean that no sites need to be allocated for housing in the plan period.

Discussion with Cornwall Council officers

As part of the review of information available and to help arrive at a considered decision on whether or not development potential and development sites should be included in the neighbourhood plan, we held discussion with the planning policy officers responsible for the Hayle area and the development of the emerging Local Plan and site Allocations DPD process.

The planning officer perspective was that there is sufficient momentum and evidence behind the process gone through to date in developing the Core Strategy and now emerging Local Plan; and the Town Framework Plan informing the Cornwall site Allocations DPD, to suggest that it is advantageous in terms of time, expertise and resource, to continue with the process set in train and proceed with allocating strategic development and dealing with related strategic issues through the Allocations DPD, rather than begin the process anew through the neighbourhood plan or suggest that the neighbourhood plan takes the process forward from this point.⁵

⁵ A draft version of this report was shared with an officer from Cornwall Council prior to its content being finalised and the officer was content with the conclusions and recommendations of the report.

Conclusions

Prior to the introduction of neighbourhood plans by the Localism Act 2011 and accompanying Regulations in 2012, Cornwall Council, as the local planning authority, was already planning to progress with a site allocations planning document following a timetable slightly behind the emerging Local Plan. A significant amount of work has therefore been done in Hayle (and continues to be done), principally by Cornwall Council⁶ through the work on the development plan (i.e. the Core Strategy and more recently the emerging Local Plan) and the evidence which underpins them to understand the potential of Hayle to accommodate development. This work is considered to have been done in line with Government guidance and good practice and has involved various methods of consultation and engagement with key stakeholders and the community and its representatives. The development potential in and around Hayle is something which is therefore already understood by referring back to evidence such as the Town Framework, Strategic Housing Land Availability Assessment (SHLAA) and housing completions and trajectory data.

In terms of the scale of development appropriate for Hayle, the overall scale of development required, which responds to a projected changing population and economy and an identified housing need, is being set by Cornwall Council in the emerging Local Plan. The minimum overall scale of housing appropriate for the Hayle area (including the rest of the Community Network Area) is not something over which the neighbourhood plan can have influence.

The planned production of a Site Allocations Development Plan Document (DPD) by Cornwall Council provides an opportunity for preferred development sites in Hayle to be determined through that process, which will follow both statutory consultation requirements and a commitment from Cornwall Council to engage in an iterative dialogue with stakeholders during its development.

An alternative option is for the neighbourhood plan to deal with site specific development allocations which are considered to be 'non-strategic' in scale or nature (i.e. probably those other than a potential urban extension to Hayle) rather than sites being allocated in the DPD.

⁶ and also historically prior to local government re-organisation in Cornwall by Penwith District Council. Others such as the Homes and Communities Agency and ING (and historically the Regional Development Agency before 2011) have also played a prominent role in planning for and delivering development.

However, notwithstanding this, current data provided by Cornwall Council suggest that there are approximately 450 dwellings to find sites for in Hayle of the 1,400 proposed in the emerging Local Plan. Furthermore, in relation to the Allocations DPD, in terms of what may need to be allocated, when also taking in to account the potential capacity of undeveloped SHLAA sites and when including a windfall allowance in the last 10 years of the plan, it brings the number of dwellings that may need to be allocated in Hayle down to approximately 150 to 200 dwellings to meet the emerging Local Plan target. These figures will continue to be monitored by Cornwall Council, as should further applications be submitted during the Allocation DPD process, it may mean that no sites need to be allocated for housing in the plan period to meet the minimum target in the emerging Local Plan.

A number of observations can be made from the review of documents above and the stage in the process that planning strategies are in in Cornwall.

Figure 4

Observations on options	
Option A: Proceed with allocation of sites through Allocations DPD prepared by Cornwall Council	Option B: Neighbourhood plan takes responsibility for allocating 'non-strategic' development sites
The process is already underway. Continuing with the process as set out by Cornwall Council will ensure continuity and building momentum is maintained.	There is a risk that the degree of momentum and continuity built up through the emerging Local Plan and Allocations DPD process could be lost as responsibility for site allocations pass from Cornwall Council to the neighbourhood plan Steering Group.
Cornwall Council is familiar with relevant issues, responses to previous consultation, and discussion with key stakeholders and those with a responsibility for delivery and makes the	Work already done to date by others which provides evidence to demonstrate development potential and possible sites to accommodate development.

Observations on options	
Option A: Proceed with allocation of sites through Allocations DPD prepared by Cornwall Council	Option B: Neighbourhood plan takes responsibility for allocating 'non-strategic' development sites
authority 'best placed', with input from agencies such as the Homes and Communities Agency and key stakeholders such as Hayle Town Council to determine the most appropriate sites for development.	
Cornwall Council has the resource (in terms of cost and number of staff), professional expertise and commitment to identify sites in the Allocations DPD.	The option will require more resource (in terms of cost and number of volunteers on Steering Group), expertise and time (for example accommodating an additional round of consultation) to produce a neighbourhood plan with site allocations (and include requirement for a Strategic Environmental Assessment to be undertaken) than if the plan does not deal with development sites.
The process (for example the Town Framework) has already included consultation and dialogue with the Town Council. Cornwall Council has committed to keeping an 'open door' when it comes to considering site allocations as the DPD is produced and both the TC and the NPSG can be involved in the shaping of the DPD as it is produced.	Site allocations work would necessitate a greater degree of communication with key stakeholders and delivery agencies to ensure that the allocation of sites and their phasing 'knit' together with the need to deliver strategic and local infrastructure.
Taking this route will allow the neighbourhood plan and Steering Group to focus on locally important and detailed planning and land-use issues and policies, rather than get 'caught up' in extensive focus on the allocation and delivery of development sites.	There is potential for an allocation process undertaken through the neighbourhood plan process to duplicate work done already by Cornwall Council through the Local Plan and Allocation DPD process.

Observations on options	
Option A: Proceed with allocation of sites through Allocations DPD prepared by Cornwall Council	Option B: Neighbourhood plan takes responsibility for allocating 'non-strategic' development sites
	Would need to be prepared for potential of legal challenge to plan's content if there was disagreement over the most suitable sites for development. Therefore a greater risk of the plan facing hurdles in order to get 'made' (adopted).
	Delays to the process of confirming sites could lead to an increase in the risk of speculative planning applications.
	Production of the neighbourhood plan is more dependent upon the success of the Local Plan process. The neighbourhood plan's progress could be delayed because if the emerging Local Plan hits an obstacle when it is presented for Examination (for example, overall housing figures for Cornwall being considered too low and needing to be revised), it would mean that the production of the neighbourhood plan would almost certainly have to slow down to fit in behind production of the Local Plan to avoid prematurity issues. While it remains logical to have a Local Plan in place setting the strategic planning policy framework before getting to a point where the neighbourhood plan is drafted and ready for submission, a neighbourhood plan with a focus purely on local policies may be less open to challenge if it does overtake the production of the Local Plan.
	There are questions as to whether taking site

Observations on options	
Option A: Proceed with allocation of sites through Allocations DPD prepared by Cornwall Council	Option B: Neighbourhood plan takes responsibility for allocating 'non-strategic' development sites
	allocations through the neighbourhood plan would or could result in different outcomes or conclusions to those which the Allocations DPD process would deliver.

These observations suggest that it will be more expedient and resource efficient to follow option A, allowing the Allocations DPD to deal with the planning of development sites in Hayle. However, as already noted above, allocations may not need to be made at all to meet the minimum target identified in the emerging Local Plan if planning applications are submitted during the allocation process for the remaining number of dwellings required in Hayle.

Recommendations

In light of the observations above and the review of relevant material in earlier sections of this report, it is recommended that the Town Council and neighbourhood plan Steering Group agree:

1. That the evidence produced to date by Cornwall Council (including the Town Framework, SHLAA and housing data) is considered to be robust and sufficient for the purposes of planning for future development in Hayle; and,
- 2a. That the neighbourhood plan should allow site allocations to continue to be determined through the Allocations DPD process (should they be required), led by Cornwall Council (and that the Town Council and Steering Group supports both housing and employment sites which accommodate the scale required in the emerging Local Plan to be allocated in this way); and,
- 2b. That key infrastructure including, but not limited to, main highway improvements programmed in the Hayle Delivery and Investment Plan which are directly related to any allocations remain the overall responsibility of Cornwall Council and other responsible agencies (in terms of their planning and delivery); and,
- 2c. That they will remain in close dialogue with Cornwall Council throughout development of the DPD (as well as submitting formal responses to consultation documents as necessary) and future iterations of the Hayle Delivery and Investment Plan to ensure that the views of the Town Council, Steering Group and community feed in to the process of determining appropriate development sites (if required) and planning of key infrastructure and that the developing neighbourhood plan and its policies align with those allocations (if any are required) and infrastructure projects. At the first opportunity, the Town Council and Steering Group should discuss with Cornwall Council opportunities to align consultation on the Site Allocations DPD (which it is understood will include the preferred Town Framework for Hayle) with consultation on the developing neighbourhood plan, given the synergies between the two documents as parts of the 'development plan'.
3. That further work is undertaken to explore the interface between the potential development sites (and the impact of new development), identified strategic infrastructure projects and strategic policies in the emerging Local Plan, and appropriate policy coverage in the neighbourhood plan. This should draw on the issues and potential policy areas

identified in the Evidence Base Report and include an assessment the 'fitness for purpose' of saved policies in the Penwith Local Plan.

Appendix 1

Full summary appraisal of key documents relating to development potential

Key Documents

The key documents of most relevance to the issue of development potential, as identified in the main report (Figure 1), have been reviewed and summaries set out below. The summaries are set out in chronological order of when the documents or data were produced, thereby giving a history of the progress of examination of planning for the future of development and regeneration in Hayle.

Hayle Harbour Masterplan, 2008 – present, ING

'In a nutshell' (summary)							
<i>What is it?</i>							
A plan for the regeneration of the harbour in Hayle, the first masterplan for which was published in 2008. The roots of redevelopment proposals were contained in the adopted Penwith Local Plan in 2004 (policy TV-D, now a 'saved' policy ⁷). Since that time, work has continued to consider and confirm redevelopment opportunities including retail, business and residential development. The plans are having to face challenging issues such as its impact on the World Heritage Site status of the harbour.							
<i>What does it help us understand?</i>							
<i>Delivery</i>	✓	<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	
<i>Why is it important?</i>							
The plans respond to a major redevelopment opportunity in the town which can provide new homes and jobs and link with the Wave Hub development.							
<i>What is its value to the neighbourhood plan process?</i>							
The plans are already starting to be implemented with phase 1 now underway and four further							

⁷ See http://www.cornwall.gov.uk/media/3634837/Local_Plan_Saved_Policies_Explanatory_Note.pdf for a full explanation of why it is 'saved' and what a 'saved' policy is.

phases to deliver the entire vision. They have taken several years to get to the point of delivery commencing and will take more years to deliver completely. The plans deal with a significant challenge, considered to have strategic importance to many and have undergone consultation, scrutiny and challenge during their development. The ongoing masterplan work is at the heart of the regeneration of the town and it is considered that the continuing delivery should not be steered away from its course by the neighbourhood plan process. However, there is an opportunity for the neighbourhood plan process to influence any further discussions on the detail of the plans coming forward and the neighbourhood plan should ensure that any policies and proposals it contains are in alignment with the strategic position and actions set out in the masterplan as recognised in the emerging Cornwall Local Plan.

What are the key issues of note in relation to the neighbourhood plan?

The interface and alignment between the development proposals in each of the phases and the policies and proposals in the neighbourhood plan.

Summary of relevant content

The Harbour masterplan was first published in 2008 and now comprises 5 development phases. Phase 1 at South Quay includes outline approval⁸ for 260 apartments, and a foodstore (with an understood planned completion now by the end of 2014⁹), new cinema and restaurant. Phase 2 will focus at the North Quay, labelled as a 'working quay' and include a Fishermen's Quay, cafes & restaurants, dwellings and boat moorings. Phase 3 proposes coastal villas within the Towans on the cliff-top, a small coastal park and a beach car park. Phase 4 will focus at East Quay on the former Gas Works with plans for a 'landmark' building. Phase 5 will deliver dwellings at Riviere Fields.¹⁰

Currently in the ownership of ING, there are proposals for asset transfer of some of the site to a new community trust. The ING website states that:

⁸ The outline planning application and associated documents and illustrative masterplan for the site can be viewed at <http://www.hayletowncouncil.net/harbourdownloads.htm>

⁹ See <http://www.cornishman.co.uk/Hayle-Asda-open-24-hours-day/story-20973169-detail/story.html>

¹⁰ Source for summary of phases is the ING website - <http://www.hayleharbour.com/masterplan.htm>

“If plans to regenerate South Quay are approved the Harbour and nearly 60% of the World Heritage site will be transferred into Public Ownership with a unique funding package provided by a World Heritage levy on new businesses and houses in the Harbour.

After months of discussion with Community representatives it now looks like the dream could be a reality and a fully funded Harbour and World Heritage site could be transferred to the Community for the benefit of the people of Hayle.

Harbour owner ING is prepared to gift a long list of assets to a new community trust and will create an innovative ground rent scheme to help self-fund the running and maintenance of the harbour in the future.

The company is estimating the World Heritage Levy from commercial properties, homes and harbour dues could generate up to £200,000 a year.”¹¹

Cornwall Employment Land Review, 2010, Cornwall Council

'In a nutshell' (summary)															
<p><i>What is it?</i></p> <p>The Employment Land Review (ELR) assesses the future demand for and supply of employment space, assesses the suitability of existing and proposed employment space in terms of its ability to meet future demand and provides evidence to help develop appropriate policy guidance in the emerging Cornwall Local Plan. Importantly, it examines economic trends in Cornwall, offers a review of the commercial property market and sets out an overview of the major future economic drivers in Cornwall.</p>															
<p><i>What does it help us understand?</i></p> <table> <tr> <td><i>Delivery</i></td><td></td><td><i>Potential scale of development</i></td><td>✓</td><td><i>Proposed scale of development</i></td><td></td><td><i>Possible location for development</i></td><td>✓</td></tr> </table>								<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>		<i>Possible location for development</i>	✓
<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>		<i>Possible location for development</i>	✓								
<p><i>Why is it important?</i></p>															

¹¹ See <http://www.hayleharbour.com/news-harbour-to-change-hands.htm>

The ELR provides an assessment of the quality and suitability existing and potential future employment sites, taking into account economic circumstances, sectors and potential growth. Alongside housing, employment uses can take-up the majority of other land allocations and an understanding is therefore required of potential developable land.

What is its value to the neighbourhood plan process?

The ELR provides an understanding of employment land issues and existing and potential employment sites, informing not just the Local Plan but also the neighbourhood plan. The neighbourhood plan will need to consider, outside of any sites incorporated by the Local Plan and site allocation process, whether small sites should be allocated in the plan or criteria set to enable the delivery of additional employment land and premises in the right places at the right time. It provides a robust piece of evidence based on Government guidance.

What are the key issues of note in relation to the neighbourhood plan?

It is important to understand where some of the emerging proposals and policies in the emerging Local Plan have come from and how the findings fit with the work done on the Town Framework. While the ELR needs to be seen in the context of being done in 2010, it remains a sound basis on which to supplement consideration of issues and its findings relevant to Hayle with local consultation through the neighbourhood planning process.

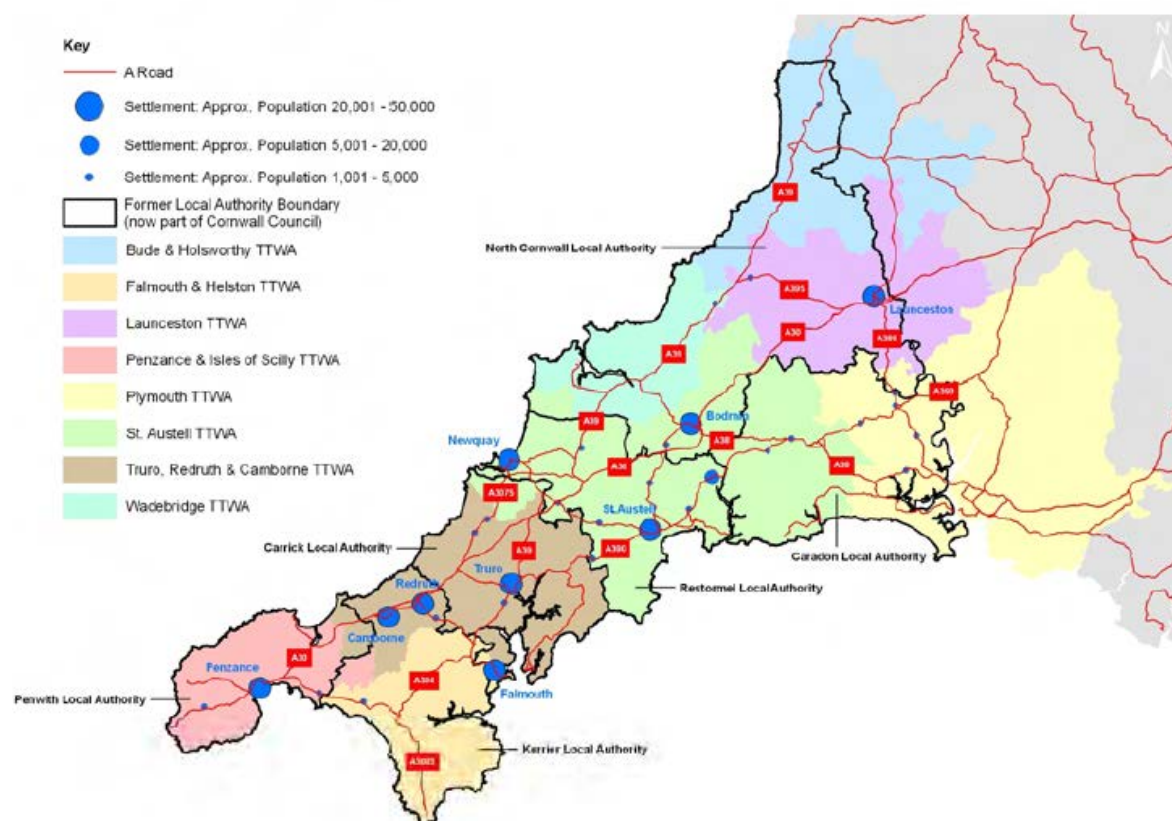
Summary of relevant content

The Employment Land Review was produced for Cornwall Council in 2010 by consultants Nathaniel Lichfield and Partners. In the context of the research, the focus is on the 'B' use class types of development, i.e. office, storage, warehousing, distribution and industrial premises, but also provides a brief overview of other types of development commonly associated with providing employment opportunities such as retail, tourism, healthcare and education. It assesses the future demand for and supply of employment space, assesses the suitability of existing and proposed employment space in terms of its ability to meet future demand and provides evidence to help develop appropriate policy guidance in the emerging Cornwall Local Plan. Importantly, it examines economic trends in Cornwall, offers a review of the commercial property market and sets out an overview of the major future economic drivers in Cornwall.

For the purposes of the Employment Land Review, Hayle falls within the Penzance and Isles of Scilly travel to work area, the economic area ‘building blocks’ within which the information on employment land and the economy is presented in the report. However, it also recognises the nature of commuting patterns, with most of those who commute out of the travel to work area (acknowledged by the report as a “large proportion of residents”¹²) commuting eastwards towards Camborne-Pool-Redruth and Helston. It recognises the importance of the Wave Hub¹³ and Harbour regeneration as key sources of employment in the future economy of the area.

Figure A1.1

Figure 2.2 Map of TTWAs and Former Local Authority Areas within Cornwall



Source: p.12, Cornwall Employment Land Review, 2010

¹² p.33, Cornwall Employment Land Review, 2010

¹³ See p.61, Cornwall Employment Land Review, 2010, in relation to a commentary on the potential spin-offs for employment and business in and around the Hayle area.

The report recognises the important role within the local economy that very small flexible incubator business units can play such as the units at Dowren House in Hayle which hosts spaces between 10m² and 25m² and which the report suggests have been well-received by the market¹⁴.

While the report sets out figures for net additional employment space required by type and the supply / demand balance in provision of employment land provision, this has only been done at the travel to work level and is therefore of limited value to the development potential exercise. There is more value to be gained from the requirements outlined in the emerging Local Plan which will be based in part on the ELR conclusions but also a finer grained appreciation of employment land within the town as opposed to the wider economic area. The ELR provides useful information at a site specific level, however, for existing (in 2010) employment sites and those at that time which could be suitable for future employment uses. These are reproduced below from Appendices 3 and 4 of the ELR presented for the Penzance travel to work area as a whole.

¹⁴ p.46, Cornwall Employment Land Review, 2010

Figure A1.2 – Existing sites assessed

Table 4: Developed Employment Sites in the Penzance TTWA

Site Name	*Area	Score	Existing/Potential Use	Quality
Marsh Lane Industrial Estate	4.8	51	General Industrial/Business Area	Good
Poniou Road	5.5	50	General Industrial/Business Area	
Foundry Farm	0.0	49	Incubator/SME Cluster Sites	
Dowren House	0.1	48	High Quality Business Parks	
Eastern Green Industrial Estate	2.3	47	General Industrial/Business Area	
Poniou Way	5.5	46.5	General Industrial/Business Area	
Long Rock Business Park	0.6	46	Sites for Specific Occupiers	
Guildford Road Industrial Estate	4.6	45.66	General Industrial/Business Area	
Cuxhaven Way	1.3	45.5	General Industrial/Business Area	
Chywoone	0.1	43	General Industrial/Business Area	Average
Nanturras Workshops	0.3	43	General Industrial/Business Area	
Treeve Lane	0.4	43	General Industrial/Business Area	
Trereife Business Park	0.7	43	General Industrial/Business Area	
Univeg	2.0	43	Sites for Specific Occupiers	
Boswednan Farm	0.2	42	General Industrial/Business Area	
Penbeagle Industrial Estate	3.2	42	General Industrial/Business Area	
Trewellard	0.8	42	General Industrial/Business Area	
Proposal E-G	0.2	41	General Industrial/Business Area	
South Quay	1.4	41	Warehouse/Distribution	
Varfell Farm	6.4	40.5	Sites for Specific Occupiers	
Lambo	4.8	40	Warehouse/Distribution	
Truthwall	0.6	40	Sites for Specific Occupiers	
Ludgvan Leaze	0.5	39	General Industrial/Business Area	
Proposal E-C	0.4	39	-	
Proposal E-E	0.2	39	Sites for Specific Occupiers	
North Quay	3.2	38	General Industrial/Business Area	
Treglisson Farm	0.2	38	General Industrial/Business Area	
Rospeath Lane	3.3	37.5	General Industrial/Business Area	
Bejowans Business Park	0.3	37	General Industrial/Business Area	
Stabble Hobba	1.0	36.66	General Industrial/Business Area	
St Erth Industrial Estate	2.7	36	General Industrial/Business Area	
Chyandour Depot Pp E-F	0.3	35	Sites for Specific Occupiers	
Proposal E-H	0.2	35	Sites for Specific Occupiers	
Sancreed Bus. Park	0.7	35	General Industrial/Business Area	
The Old Boat Yard	0.3	34	General Industrial/Business Area	
The Old Mushroom Farm	0.3	34	General Industrial/Business Area	
Consols Industrial Estate	0.6	33.5	General Industrial/Business Area	
Total	60.0			

Source: Cornwall Council Site Survey

*Note: Site areas are rounded to 1 decimal place

Source: Appendix 3 – part 6, Cornwall Employment Land Review, 2010

Notes: sites identified as being in Hayle are Dowren House, Foundry Farm (Foundry Lane), Guildford Road Industrial Estate, Marsh Lane Industrial Estate, North Quay, South Quay, Treglisson Farm (Wheal Alfred).

Figure A1.3 – Undeveloped site assessed



Source: Appendix 4, Cornwall Employment Land Review, 2010

'In a nutshell' (summary)							
<p><i>What is it?</i></p> <p>The Cornwall Local Investment Plan sets out initial priorities for spatial investment which are required to deliver the Council's emerging priorities and ambitions as set out in Future Cornwall (the Councils Sustainable Community Strategy). It brings together projects from a range of programmes for the period 2010-15 focusing on housing, regeneration, transport, job growth and green infrastructure.</p>							
<i>What does it help us understand?</i>							
<i>Delivery</i>	✓	<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	
<p><i>Why is it important?</i></p> <p>It brings together the priority list of projects for places and helps to co-ordinate investment from a number of sources.</p>							
<p><i>What is its value to the neighbourhood plan process?</i></p> <p>It shows that a joined-up approach has already been taken to co-ordinating public investment in projects considered as a priority. The LIP is a programme initiated and signed-up to by the Homes and Communities Agency and has involved other key stakeholders in the process of prioritisation, providing a valuable pathway to successful delivery. It demonstrates that much work has taken place to understand the key infrastructure, regeneration and development issues in Hayle, which can be invaluable to the development of the neighbourhood plan with its focus on local planning issues, policies and solutions.</p>							
<p><i>What are the key issues of note in relation to the neighbourhood plan?</i></p> <p>It will be important for the neighbourhood plan to take into account plans for delivery of the projects identified in the LIP which have yet to be delivered and in particular the interface and alignment between the commitments for funding of these projects and the policy context developed</p>							

in the neighbourhood plan.

Summary of relevant content

The development of the Cornwall Local Investment Plan is part of a business planning process, the Single Conversation, initiated by the Homes and Communities Agency (HCA), the national housing and regeneration agency for England. As a 'live' plan, it is currently being reviewed. The Cornwall Council website states that "The Cornwall LIP is the Council's first attempt to define and develop priorities for spatial investment. The LIP sets out Cornwall Council's investment priorities for development required to deliver the Council's emerging priorities and ambitions as set out in Future Cornwall (the Councils Sustainable Community Strategy). It is an important vehicle for bringing together projects from a range of programmes. Primarily, the focus in this initial LIP is on the period 2010-2015, for projects which support housing for local communities, job growth, transport and green infrastructure."

The LIP combines Cornwall Council's investment priorities and is particularly focussed on spatial investment in housing, employment/regeneration, and transport, given that the Council has a Housing Strategy, Economy White Paper and Local Transport Plan (LTP3), and because projects which deliver against these outputs are particularly advanced.

The LIP sets out a statement of what is trying to be achieved in Hayle and the key projects which will be needed to make change happen. This is reproduced below.

Figure A1.4 – LIP Hayle Statement

Hayle

Hayle currently operates as a local centre of retail and services with much of the local labour force commuting to work elsewhere. Major redevelopment for mix uses and restoration focussing on the harbour area has recently been approved; and the wave hub has been implemented. These initiatives provide significant potential for growth and regeneration and are crucial to the economic future of the town.

What are we trying to achieve?

- Maximise the opportunities associated with Wave hub – availability of sites and skills
- Major regeneration proposals for the harbour area for mixed uses.
- To improve the retail offer within the town for local residents
- Up-skill labour force to capitalise on regeneration proposals

Key projects required to deliver these ambitions

- St Ives Bay Park and Ride (St Erth)
- Hayle Harbour infrastructure works
- Delivery of Hayle Harbour area and related proposals
- Upgrade/works to A30 Loggans Moor roundabout
- Local road upgrade/works to enable housing growth area/areas
- To regenerate and bring back into use Loggan's Mill
- Green infrastructure routes/links
- Development of the Hayle Town Framework (associated with the formation of the Councils Core Strategy) – developing a spatial strategy which will address the issues and requirements for the future growth of the towns for the period 2010-2030

Feedback from the Hayle and St Ives Community Network Area

- It is essential to better understand the amount and type of housing that is needed for towns and villages to retain viable communities
- Need to determine transport action plans before they can start to look at affordable homes e.g. Hayle
- Must ensure that there are sufficient local services and facilities when new housing built
- There is a need to protect and sustain existing play/recreation/sporting facilities (e.g. bowling, cricket, rugby, football) in communities; and particularly improve provision for young people
- There is a need to support community projects that encourage healthy living e.g. provision of allotments and healthy eating
- Infrastructure needs to encourage walking e.g. location of housing, safe cycle ways, public transport
- Increase use of natural resources for physical activity e.g. trail beside the river
- All play areas need improving to a common standard and to be under local management so they can be easily maintained
- Access to NHS dentists and other health facilities is an issue.
- Difficulties in achieving integrated public transport

Source: Local Investment Plan, 2011, Cornwall Council

Amongst its short-term priority projects it includes retained and scaled regeneration commitments for CPIR and in other priority areas such as Hayle, St Austell and Clay Country Eco-communities, where there has been “a clear expectation of HCA investment.”

The full list of Hayle priority projects identified in the LIP¹⁵ are:

- North Quay infrastructure and work space project;

¹⁵ See Appendix 3 of the LIP at <http://www.cornwall.gov.uk/media/3622989/LIP-Mar2011Final-webversion-.pdf>

- ▶ Harveys Foundry;
- ▶ Trevassack Hill affordable housing;
- ▶ High Lanes affordable housing; and,
- ▶ Hayle Harbour housing delivery.

Future iterations of the LIP, it is suggested within the document, will take more fully into account the emerging Local Plan and Infrastructure Delivery Plan as they evolve. Spatially, the LIP will focus and coordinate housing, regeneration, infrastructure and economic investments in Cornwall's priority economic areas of change which are Truro, CPIR, Falmouth/Penryn, Penzance/West Cornwall, St Austell/Clay Country, Newquay, Bodmin/and North East Cornwall, Liskeard, Saltash, Torpoint and South East Cornwall.

Hayle Draft Town Framework (including the Framework Options consultation document), 2011/12, Cornwall Council

'In a nutshell' (summary)

What is it?

The Hayle Town Framework follows an approach used at other towns across Cornwall. In summary, it examines the potential of parcels of land in and around settlements to accommodate development, identifying constraints, planning and environmental designations and accessibility issues to understand which areas of land have greater potential to accommodate development. It does not mean that those areas will be developed but provides an evidenced rationale for the consideration of areas of land. A series of layers of map based information help to put the picture together of potential suitability of land. Together with evidence from other work identified in this report (and other evidence) it will inform decisions on the best options at Hayle to accommodate development in the Local Plan period to 2030 to be expressed through the allocations DPD.

The Framework results were set out as a series of development options through the consultation document prepared for consideration during the consultation on the 'Core Strategy Preferred Approach Document' in early 2012. It also set out a series of objectives for the CNA area and also for each of the two towns, Hayle and St Ives, and explained the rationale for proposed levels of growth.

<i>What does it help us understand?</i>							
<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>	✓	<i>Possible location for development</i>	✓
<i>Why is it important?</i>							
<p>The Town Framework represents the collection and analysis of a significant amount of information and provides a robust basis upon which to consider the most appropriate options for development in and around Hayle. It will form a key part of the evidence behind the consideration of development options and sites in Hayle through the emerging Local Plan and site allocations DPD processes.</p>							
<i>What is its value to the neighbourhood plan process?</i>							
<p>The information contained in the Town Framework has been subject to consultation, but importantly, the Framework itself does not make the decision on the best places for development, which will be a decision taken through development of the draft allocations DPD. It therefore provides a ready-made and robust piece of evidence for the neighbourhood plan, not only in relation to understanding development potential, but also for understanding the constraints and opportunities which inform the development of other local policies and proposals which will be developed through the neighbourhood plan. Having the Framework in place, with focused papers on aspects such as the economy, housing, infrastructure and option for an urban extension, together with an options map, provides a wealth of information and evidence and will save the neighbourhood plan steering group a considerable amount of effort, resource and time when developing the plan.</p>							
<i>What are the key issues of note in relation to the neighbourhood plan?</i>							
<p>As already explained, the Framework sets out a number of options to accommodate the proposed scale of development and other infrastructure in Hayle. It is important to note that these are based upon a well-evidenced assessment and consultation.</p> <p>There is a wealth of information available for use in developing the neighbourhood plan which help to set out the land use context for Hayle. This will save time and resource in collecting and collating contextual evidence.</p>							

Summary of relevant content

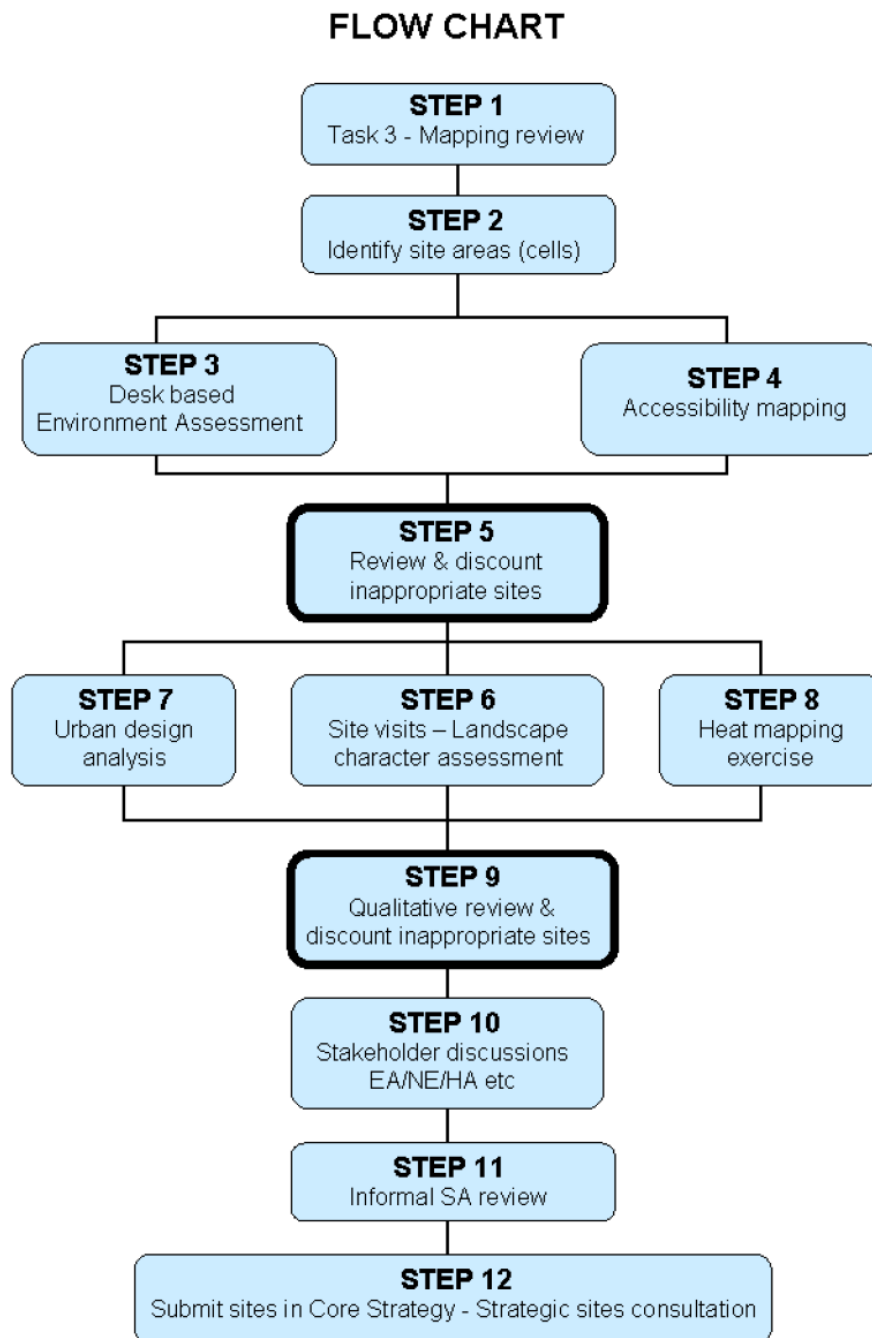
The Hayle Town Framework follows an approach used at other towns across Cornwall. In summary, it examines the potential of parcels (or 'cells') of land around settlements to accommodate development, identifying constraints, planning and environmental designations and accessibility issues to understand which areas of land have greater potential to accommodate development. It does not mean that those areas will be developed but provides an evidenced rationale for the consideration of areas of land. A series of layers of map based information help to put the picture together of potential suitability of land. The resulting maps and analysis allow specific sites to be readily assessed against a land assessment exercise which itself has been free of site specificity.

The Framework results were set out as a series of development options through the consultation document prepared for consideration during the consultation on the 'Core Strategy Preferred Approach Document' in early 2012. It also set out a series of objectives for the CNA area and also for each of the two towns, Hayle and St Ives, and explained the rationale for proposed levels of growth.

The Framework has been used to inform the emerging Local Plan but more importantly, will, together with evidence such as the 2013 Strategic Housing Land Availability Assessment (SHLAA), inform the preferred options for accommodating development in the allocations DPD which will set out the site specific development allocations for the town, to ensure that the scale of development (at least) identified in the emerging Local Plan's strategic policies can be delivered.

The area or 'cell' assessment process follows these steps.

Figure A1.5



Source: p.4, Hayle Town Framework Urban Extension Assessment, December 2011, Cornwall Council, <http://www.cornwall.gov.uk/media/3641240/Urban-Extension-Assessment-Report.pdf>

Importantly, the process has involved a ‘Hayle Local Member Steering Group’ which comprises Cornwall Council Councillors and representatives of Hayle Town Council and neighbouring Parish

Councils. The group met approximately every 6 – 8 weeks from late 2010 to late 2012 and agreed the options consulted on referred to above. There have also been a number of stakeholder discussions and workshops during the process involving key agencies and local authority departments. Public consultation on the options then took place in January 2012. It is the intention that a preferred approach resulting from the consultation will be published as part of the site Allocations DPD process during 2014.

The process has resulted in the following papers being published by Cornwall Council¹⁶.

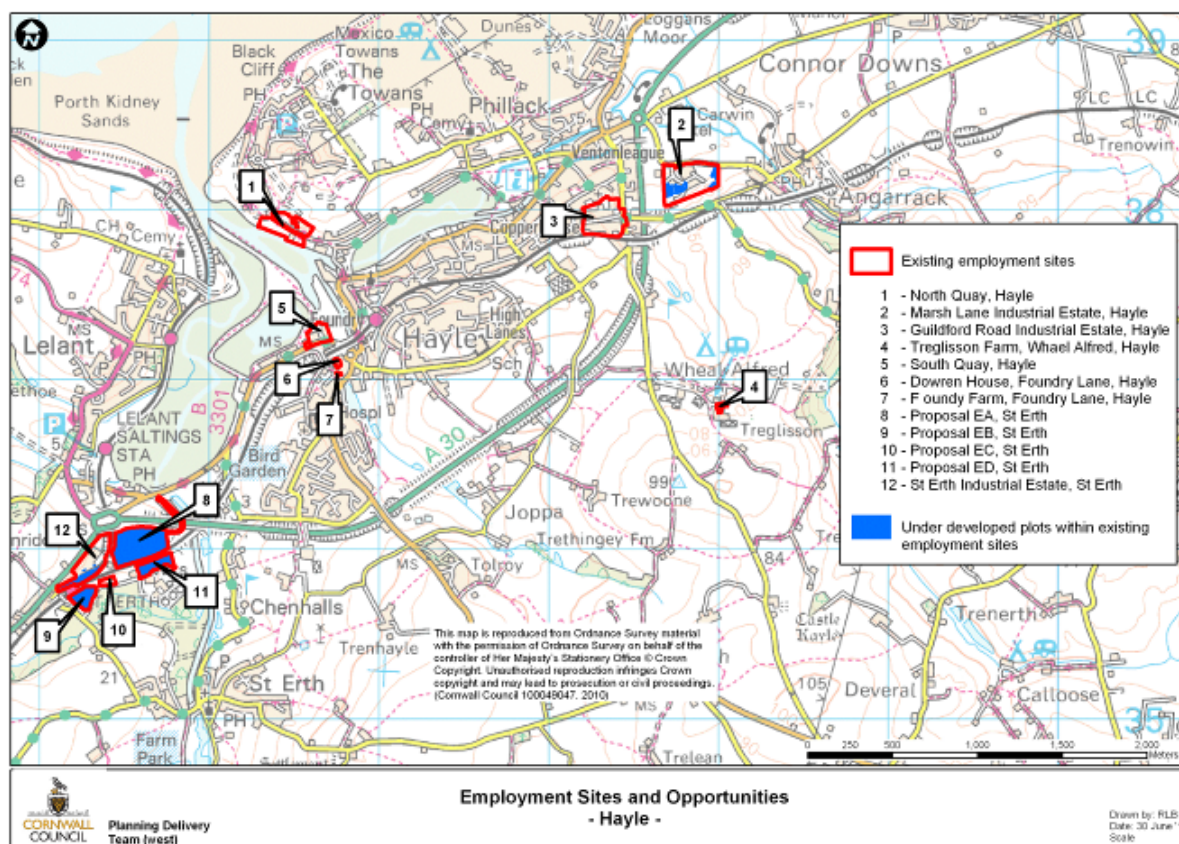
- ▶ Economic paper
- ▶ Housing paper
- ▶ Infrastructure paper
- ▶ Sustainability Appraisal
- ▶ Urban Extension Assessment Report
 - ▷ Appendix A - Environmental Assessment
 - ▷ Appendix B - Accessibility Assessment
 - ▷ Appendix C - Landscape Assessment
 - ▷ Appendix D - Urban Design Assessment
 - ▷ Appendix E - Heat Mapping Assessment
- ▶ Hayle Options map
- ▶ Framework Options consultation document

The papers are briefly summarised below.

The ***Economic paper*** sets out a review of employment sites within the Hayle area as set out in the Employment Land Review, summarised above. It therefore adds a 'layer' of local specificity to the ELR. The purpose of the paper is stated as being to highlight the land identified in the Employment Land Review within the Hayle area; the amount of vacant and available land; and, the appropriate scale of development that could be accommodated. Figure A1.6 shows the locations of the sites reviewed in the ELR.

¹⁶ See <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/cornwall-topic-based-evidence-base/town-frameworks-background-papers/>

Figure A1.6



Source: Hayle Town Framework Economic Paper, Cornwall Council, 2011,

<http://www.cornwall.gov.uk/media/3641237/Hayle-Employment-Land-Assessment.pdf>

The paper concludes by stating¹⁷:

“This initial assessment of the Employment Land Review demonstrates that there is 11.6 ha of vacant undeveloped land on the 11 sites that were surveyed. The average score for quality of the 8 sites (the 4 allocated sites are not developed and so cannot be scored for built environment) was 23 out of a possible 30. There were only one sites [sic.] that scored less than half of the possible points. Part of South Quay was not surveyed as part of the ELR as the historic quay is covered by Penwith Local Plan Proposal TV-D.

¹⁷ p.6, Hayle Town Framework Economic Paper, Cornwall Council, 2011,

<http://www.cornwall.gov.uk/media/3641237/Hayle-Employment-Land-Assessment.pdf>

The Amion Study 2007 gave a variety of scenarios for employment space growth, but the broad conclusion was that there will be a small increase in the demand for B1c and B2 employment land of between 1.5ha to 4.2ha; an increase in the demand for B1a/b of between 5.4ha and 7.8ha; and B8 from between 1.3ha and 5ha of employment land from 2007 to 2017. These trends are borne out by analysis of the employment completions and sites with planning permission or under construction which demonstrates a similar growth to B1, B2 and B8 uses.

The ELR, in focussing on existing sites and did not consider the potential for employment sites linked to new development proposal that may emerge as a strategy for Hayle is developed. Currently ING Red UK Ltd have submitted an Outline permission for a mixed use redevelopment of the harbour area which incorporates some 19.89ha of office and industrial space.

A summary of the statistics demonstrates the following:

- Total vacant developed floorspace = 284 sq m
- Net additional floorspace created (06-09) = 5,245sq m
- Net floorspace with planning permission and under construction = 7,269sq m
- Total vacant employment land = 11.6ha”

The ***Housing paper*** provides an assessment and sets out the assumptions made with regard to the potential housing capacity in and around Hayle, based on figures available at the end of 2010. The paper draws principally on the SHLAA data available at the time of drafting as well as the number of completed dwellings between April 2010 and December 2010. The paper seeks to clarify:

- How many dwellings have been built since April 2010 and therefore can be deducted from the plan target 2010 – 2030.
- Which planning permissions and urban sites as identified through the SHLAA are likely to be developed (with the best information available at this time); and,
- What is the theoretical number of dwellings (as identified through the SHLAA) that could be accommodated on Greenfield or urban extension sites around Hayle.

The paper also provides a starting point for further assessments to determine the most sustainable location(s) around Hayle for potential urban extension(s), if deemed to be required. The paper identifies the following potential housing capacity in Hayle.

Figure A1.7

Framework Plan Housing Trajectory	
Site category	Total dwellings
Permissions	1153
Permissions under 5	58
Urban Sites (potentially suitable)	96
Completed dwellings (April – end December 2010)	13
Total	1320

SHLAA Greenfield Sites (theoretical)	3599
--------------------------------------	------

Source: p.3, Hayle Town Framework Housing Paper, Cornwall Council, 2011,
<http://www.cornwall.gov.uk/media/3641238/Hayle-housing-paper.pdf>

The paper concludes that “There is potential for 1,320 dwellings within the existing urban area of Hayle. A large number of these (1,039) are within the proposed redevelopment of Hayle Harbour, however this was the outline permission total and subsequent proposals have introduced alternative uses which could reduce the number of dwellings delivered on the site. Due to the uncertainty over deliverability this area will be closely monitored.”¹⁸

The *Infrastructure paper* (published in January 2012) sets out, for a number of Cornwall’s towns for which Town Frameworks have been produced, an initial assessment of the infrastructure requirements as a result of growth in those towns. The paper states that it should be treated as a ‘living’ document which will be updated in time to reflect changes and further understanding of requirements. The paper includes the following statement:

“Caveat – please be aware that this is initial information on infrastructure planning in the town framework towns. The following schemes have been identified as being planned or proposed, but there are many other area wide and county wide projects that are planned and proposed that will

¹⁸ See p.3, Hayle Town Framework Housing Paper, Cornwall Council, 2011,
<http://www.cornwall.gov.uk/media/3641238/Hayle-housing-paper.pdf>

have an impact on infrastructure in the town framework town areas. As more detail about these area wide/county wide schemes emerges, these will be added to these profiles.”

The infrastructure identified in the paper responds to growth levels of around 2,000 dwellings, used only in the paper as a benchmark against which requirements can be estimated, and includes (amongst others) the following¹⁹:

- ▶ Transport – a need for improvements to existing junctions such as the B3301 through Hayle (Carwin Rise, North Quay), railway station improvements, bus network improvements;
- ▶ Education – consideration of options to increase capacity in Hayle in the short term by increasing capacity at Penpol or Bodriggy primary schools, with a further review of places and capacity in the longer term being undertaken when growth levels are closer to finalisation. For secondary education, there are sufficient places at Hayle Community School in the short term with a review being needed in the longer term when growth levels are confirmed;
- ▶ Specialist and safeguarding - A need has been identified in the ex Penwith area for: A nurture unit to support children with challenging behaviour at Key Stages 1 and 2; a resource base to support children with severe and complex learning difficulties at Key Stages 2, 3 and 4; support for hearing impaired children; new play facilities for disabled children within the Aiming High agenda; and, co-location premises for family support;
- ▶ Sewerage – some upgrading would be needed to existing sewerage treatment works;
- ▶ GP surgeries – it is estimated that up to 3 additional GPs might be required to cater for the growth in population (i.e. approximately 1 doctor per 1800 people – national standard) and work is underway to better understand the physical built requirements that this increase would generate.

The **Sustainability Appraisal** is an informal appraisal of the Town Framework options consultation document (the Urban Extension paper and Options Map, both summarised below). It assesses the environmental, social and economic impacts of proposals and aids the process of determining the

¹⁹ A full list of requirements estimated can be seen on pp.14-17 of the Infrastructure paper at <http://www.cornwall.gov.uk/media/3641202/Infrastructure-Planning-Town-Overview-v5-Dec-2011.pdf>

most appropriate option (in sustainability terms) to accommodate growth and change in Hayle. It concludes²⁰ that:

“This interim SA review of the Hayle Framework Options document has briefly appraised the options that will be consulted on at the first formal stage of consultation in the Framework Plan process. This appraisal, along with the consultation feedback and the ongoing preparation of studies and assessments which are part of the plan making evidence base will assist in informing and developing the preferred strategy Framework for Hayle which will be the next stage of the plan making process.”

The **Urban Extension Assessment report** sets out the work that has been undertaken to assess all of the (undeveloped) land which directly adjoins the town of Hayle for its suitability to accommodate growth, through urban extensions. The work informed the development of the Core Strategy (the strategic planning strategy being developed for Cornwall in 2010/11 which has now evolved into the emerging Cornwall Local Plan), and will now be moved forward to inform the site allocations development plan document. The paper sets out the work done for each of the steps identified above in Figure A1.5.

The **Framework Options consultation document** (the Hayle and St Ives Community Network Discussion Paper) sets out six objectives for Hayle as follows²¹:

- ▶ To deliver the regeneration of Hayle including Hayle Harbour;
- ▶ To deliver new employment space and opportunities in appropriate locations including support for the wave hub facility and related business and employment opportunities;
- ▶ A planned expansion to the future growth of the town in order to match appropriate infrastructure requirements to any proposed growth;
- ▶ To deliver a cohesive movement and transport network, including better links between the town and the beach, and surrounding area;

²⁰ See p.10, Sustainability Appraisal, Hayle Town Framework, Cornwall Council, <http://www.cornwall.gov.uk/media/3641239/Hayle-SA-review.pdf>

²¹ See p.27, Framework Options consultation document (the Hayle and St Ives Community Network Discussion Paper), Cornwall Council 2011, http://www.cornwall.gov.uk/media/3639841/02_Hayle_and_St_Ives_Community_Network_Area_Discussion_Paper_-_Preferred_Approach_6822213811568060943.pdf

- ▶ To encourage effective management and enhancement of the natural & built environment which incorporates Conservation Areas and the World Heritage Site designation; and,
- ▶ To provide new high quality retail development within the town, to complement the existing centres.

These are set within the context of four objectives which cover the Community Network Area as a whole and which focus on employment, housing, community infrastructure and environment.

The document also sets out the key issues which need to be addressed and summarises what the community has said about the town through the Framework process. It also sets out the rationale for the scale of growth identified by identifying 'growth factors' and draws on other sources of evidence such as SHLAA and completions data.

Figure A1.8

Table 1

Area	No. of new homes 2010-2030	Dwellings completed April 2010-April 2011	Dwellings under construction April 2011	Dwellings with unimplemented planning permission April 2011	Remainder to be provided by 2030
Hayle	2000	32	42	1177	749
St. Ives & Carbis Bay	700	69	122	270	239
Remainder of the Community Network Area	200	26	16	75	83
Total	2900	127	180	1522	1071

Source: See p.29, Framework Options consultation document (the Hayle and St Ives Community Network Discussion Paper), Cornwall Council 2011,

http://www.cornwall.gov.uk/media/3639841/02_Hayle_and_St_Ives_Community_Network_Area_Discussion_Paper_-_Preferred_Approach_6822213811568060943.pdf

The **Hayle Options Map**, reproduced below, is the culmination of the process, setting out the options for potential development in the town and sits within the consultation document summarised above. The options identified were assessed as part of the informal Sustainability Appraisal summarised above.

The areas identified in the map²² are:

- ▶ HR1 Hayle Town Centre – Foundry
- ▶ HR2 Hayle Town Centre – Copperhouse
- ▶ HM1 Hayle Harbour: A North Quay & B South Quay
- ▶ HM1 C South Quay – Jewsons
- ▶ HM2 Loggans Mill
- ▶ HE4 Harvey’s Foundry
- ▶ HE1 St Erth Industrial Estate
- ▶ HE2 Marsh Lane Industrial Estate
- ▶ HE3 Marsh Lane (Rugby Ground)
- ▶ HUE1 Hayle Harbour North
- ▶ HUE2 Hayle South
- ▶ HUE3 Phillack West
- ▶ HUE4 Loggans North

²² Further detail of these options is contained within the Framework Options consultation document (the Hayle and St Ives Community Network Discussion Paper), Cornwall Council 2011, http://www.cornwall.gov.uk/media/3639841/02_Hayle_and_St_Ives_Community_Network_Area_Discussion_Paper_-_Preferred_Approach_6822213811568060943.pdf and are not explained in detail in this paper.

Legend

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

Note: M1A & B and UE1 are existing Hayle Harbour proposals with permission
 * Precise boundaries to be determined at a later stage (i.e. during detailed master planning)
 ** Further area to urban extension (if required and appropriate)

Crown copyright and database rights 2011 Ordnance Survey 100049047

Scale: 0 125 250 500 750 1,000 Meters

Planning Delivery Team (west)
 Cornwall Council, Dolcoath Avenue,
 Camborne, Cornwall. TR14 8SX
**Hayle Framework -
 Options to 2030**
 Drawn by: RLB Date: Nov 2016

65

'In a nutshell' (summary)							
<i>What is it?</i>							
<p>The paper summarises key issues for the Hayle and St Ives Community Network Area (CNA) and the evidence that underpins emerging Local Plan policies and proposals for the CNA. It was produced to provide evidence context for the Pre-submission version of the Local Plan and so there are some minor changes to some of the policies to which it refers, as a result of the response to the consultation on that version of the Local Plan.</p>							
<i>What does it help us understand?</i>							
<i>Delivery</i>		<i>Potential scale of development</i>	✓	<i>Proposed scale of development</i>	✓	<i>Possible location for development</i>	
<i>Why is it important?</i>							
<p>It is the most recent paper which summarises key issues related to emerging planning policy and proposals and as such provides useful summary evidence and context for the developing neighbourhood plan.</p>							
<i>What is its value to the neighbourhood plan process?</i>							
<p>Its core value to the neighbourhood plan process is that it summarises the key issues and emerging Local Plan policy and proposals for Hayle and the surrounding area in one document. It also sets out the 'journey' of planning policy for the area and key objectives identified in other documents such as the Hayle Area Plan (2005) and Penwith Core Strategy 'Preferred Options Report' (2008).</p>							
<i>What are the key issues of note in relation to the neighbourhood plan?</i>							
<p>In relation to the neighbourhood plan and development potential, the paper identifies the key issues from available evidence and how this translates into the emerging (Pre-submission version) Local Plan policy and proposals. While some of the detail of the policies the evidence links to have changed, the 'story' of how the policies and proposals have been reached remains important and valid. The sections on housing and the economy are of particular relevance to development</p>							

potential.

Summary of relevant content

The paper summarises key issues for the Hayle and St Ives Community Network Area (CNA) and the evidence that underpins emerging Local Plan policies and proposals for the CNA. It was produced to provide evidence context for the Pre-submission version of the Local Plan and so there are some minor changes to some of the policies to which it refers, as a result of the response to the consultation on that version of the Local Plan.

In relation to the neighbourhood plan and development potential, the paper identifies the key issues from available evidence and how this translates into the emerging (Pre-submission version) Local Plan policy and proposals. While some of the detail of the policies the evidence links to have changed, the 'story' of how the policies and proposals have been reached remains important and valid. The sections on housing and the economy are of particular relevance to development potential.

The sections on housing and the economy are reproduced below²³.

²³ Reproduced from the Hayle and St Ives Community Network Area Place Based Topic Paper, pp.12-17, Cornwall Council, March 2013, <http://www.cornwall.gov.uk/media/3640498/Hayle.pdf>

Figure A1.10

Housing

Table .3

Housing: This table will explore the evidence relating to housing – future growth, balance in the housing stock, tenure mix, quality, deprivation, second homes, in-migration, affordability and housing need. Evidence that highlights issues relevant to the remit of the Local Plan (Policies for Places) specific to this CNA will be identified under 'Matters for the Local Plan to Address'. For Cornwall-wide issues please refer to the Topic Papers.		
Evidence & Policy Context	Key Points from Community Plans	Matter for Local Plan to Address
<ul style="list-style-type: none"> The draft Regional Spatial Strategy did direct 7,800 new dwellings to the former Penwith district by 2026. However with the abolition of the RSS by the current government, housing targets will need to be determined more locally. Due to the presence of potential development sites in Hayle there is evidence of increasing speculative and ad hoc housing (and other) development pressure in from the private sector which requires a strategic response. The West Cornwall Housing Market Assessment shows that there is a lack of low cost housing to buy in all markets. However, more recent Hometrack information (November 09) shows that St. Ives has the highest affordability ratio within the area at 8.9:1 (which means that houses for sale cost up to 8.9 times the incomes of households within the ward). Land Registry figures place the average price of a dwelling at St. Ives at over £318,000⁽¹⁾. Second home levels reach 28.2% in some areas of St. Ives & Carbis Bay. 	<ul style="list-style-type: none"> Tackle the issue of affordable housing. Identify sites for new affordable housing, map against needs analysis and integrate into LDF. 	<ul style="list-style-type: none"> Determine the levels of growth for Hayle and St. Ives. St. Ives is considerably constrained in terms of landscape designations and by physical geography / topography. Should any significant growth be targeted in St Ives, or should St Ives receive more moderate growth to meet the needs of the existing community? Hayle has the land capacity to accommodate a larger percentage of growth. However, any large scale growth at Hayle will require a strategic response to the future role of Hayle within
<ul style="list-style-type: none"> There is an acute lack of socially rented accommodation across the area. A significant percentage of first time buyer homes are the oldest properties in the market. The towns are dominated by older terraced properties, many of which have been sub-divided into smaller units. There is a need to match new build properties to the size and type which the local population requires. Housing waiting lists show that 1 and 2 bedroomed accommodation is the biggest housing need in all settlements. The Gypsy and Traveller Accommodation Assessment has outlined the need to develop both residential and transit sites within the area. This includes 13 permanent residential pitches and 5 transit pitches in the former Penwith area up to 2011. 		<ul style="list-style-type: none"> the wider west and mid Cornwall area. Affordable housing to meet local needs, especially one and two bedroomed accommodation to rent. Above average levels of second home ownership in some parishes.
Approach to be Taken <p>Hayle and St Ives Objective 2 – Housing To deliver a mix of housing, of the size, type and tenure required to meet current and future housing needs, prioritising affordable and specialist accommodation.</p> <p>Policy PP2 1d - The provision of around 1,300 dwellings in Hayle in the period up to 2030 at an annual rate of about 60 per annum between 2010 – 2018 and 130 per annum between 2018 and 2030.</p> <p>Policy PP2 1e - The provision of around 750 dwellings in St Ives in the period up to 2030.</p>		

1 Land Registry 2008

Policy PP2 2a - The provision of around 350 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement.

Figure A1.11

Local Economy

Table .4

Local Economy: This table will explore the evidence relating to the local economy, including regeneration and tourism – economic activity, unemployment, deprivation, regeneration, dominant industries, occupation levels, skills, and the ability to work locally. Evidence that highlights issues relevant to the remit of the Local Plan (Policies for Places) specific to this CNA will be identified under 'Matters for the Local Plan to Address'. For Cornwall-wide issues please refer to the Topic Papers.

Evidence & Policy Context	Key Points from Community Plans	Matters for Local Plan to Address
<ul style="list-style-type: none"> Unemployment is particularly high in St. Ives and Hayle (19.1%)⁽²⁾. The economy is characterised by a high number of small and medium enterprises of between 10 and 200 employees, but approximately 80% are micro-businesses, with less than 5 employees. Since 1981 employment in the service sector (which includes hotels, restaurants, tourism, finance and public administration) has increased whilst manufacturing, fishing and construction have continued to decline. The service sector is reliant on the tourism industry and there is a marked seasonal fluctuation in unemployment levels. There are believed to be in excess of 3,000 transient international seasonal workers in West Cornwall, rising to 4,000 during the peak season. Full time equivalent (FTE) wages in the former Penwith area⁽³⁾ are the second lowest in the country, behind only West Devon. On average, those working in the area earn just £313⁽⁴⁾ a week, compared to a nationwide FTE figure 	<ul style="list-style-type: none"> Work with Hayle harbour regeneration and Wave Hub. Keep Hayle as a working harbour. Ensure that the (Hayle) harbour development contributes to creation of new jobs & tourism, whilst improving environment and preserving heritage and waterfront landscape. Incorporate proposed business and learning centre as part of the (Hayle) harbour regeneration. Establish opportunities for expansion / barriers to growth. Local opportunities in new technology. Develop 	<ul style="list-style-type: none"> The use of Convergence funding for the area to help deliver additional employment sites. Stimulation of a low-carbon economy in the area through developments at Hayle (harbour and wave hub). Conservation issues to be resolved in respect to Hayle harbour and the World Heritage Site designation. Co-ordination of funding (match or gap) between the private and public sectors to bring forward the St. Erth employment allocations. Tourism is significant to the area's economy in providing jobs

2 Community Network Profiles, Cornwall Council, May 2009

3 Penzance Socio-Economic Evidence Base, 2009

<p>of £479. In addition, incomes⁽⁵⁾ in Penwith are the lowest in the country, with individuals receiving an average of £13,500⁽⁶⁾ a year.</p> <ul style="list-style-type: none"> The regeneration of the Harvey's Foundry site at Hayle has created quality office space for small enterprises. Phase 3 of the development will create a heritage and education centre, managed 'grow-on workspace', expand the office provision and create Cornwall's first purpose-built archaeological research centre. Over 9 hectares of land in the vicinity of the St. Erth industrial park were allocated for industrial use, but only 0.42ha is developed to date. The Wave Hub project offshore at Hayle could provide 100 jobs directly and 450 jobs indirectly and generate £15 million per year to the economy. Outline planning consent was granted in March 2009 for the redevelopment of Hayle harbour to provide a mixed use development. Tourism is the single largest employment sector, supporting 34% of all employment in the former Penwith area and 19% of households derive their income solely from tourism. Tate St. Ives ranks amongst the most popular tourist attractions in the County. In recent years many hotels and guest houses, especially in St. Ives, have been converted into apartments. 	<p>environmental / educational tourism.</p> <ul style="list-style-type: none"> Undertake research to investigate all aspects of the Hayle & St. Ives tourism markets. Potential for a unique high-profile cultural tourist attraction. Support tourism businesses. There is local concern about the loss of high quality serviced accommodation such as hotels, to other uses, and that there is too much un-serviced accommodation such as self catering apartments. 	<p>and income for local people.</p> <ul style="list-style-type: none"> A Tourism Study would highlight whether there is a problem with conversions in towns such as St. Ives. Need to monitor gains and losses to holiday accommodation in specific areas.
<p>Approach to be Taken</p>		

4 Median workplace earnings. Annual Survey of Hours and Earnings, ONS: Crown Copyright Reserved 2008

5 Incomes include employment income, self-employment income and pension income

6 Median total income, Survey of Personal Income, HM Revenues and Customs: 2006-2007

Policy PP2 1b - The provision of around 8,450sqm of B1a office accommodation and 8.450sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period. Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements.

Strategic Housing Market Needs Assessment, 2013, Cornwall Council

'In a nutshell' (summary)

What is it?

The Strategic Housing Market Needs Assessment (SHMNA) was published in July 2013. The study seeks to understand the housing demand and need in Cornwall and across a wider sub-regional housing market which includes West Devon, Plymouth, South Hams and Dartmoor. The aim of the study is to inform the development of planning policy and local housing strategies.

Why is it important?

It identifies the state of the housing market and housing needs across Cornwall and for the Community Network Areas and is the main source of evidence which underpins policy in the emerging Local Plan for affordable housing. It is important to development potential as it provides an indication of local needs which forms part of the picture of understanding required about the demand for housing.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	<i>✓</i>	<i>Proposed scale of development</i>		<i>Possible location for development</i>	
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What is its value to the neighbourhood plan process?

It provides robust evidence, which follows national guidance and practice on how to undertake such an assessment, on affordable housing need and the provision to be required through planning policy in the emerging Local Plan. It means that, unless further local housing needs assessments are undertaken to demonstrate otherwise, the neighbourhood plan can, if it chooses to, rely on the evidence in the report and subsequent policies in the emerging Local Plan for affordable housing

requirements in Hayle.
<i>What are the key issues of note in relation to the neighbourhood plan?</i>
The report identifies that, across the CNA, a backlog of affordable housing was identified of 58 dwellings per annum to meet existing local affordable housing needs. A further 80 dwellings per annum (net new need) were identified as necessary to accommodate growth and change in the CNA, resulting in a total need for 138 dwellings per annum to satisfy local affordable housing needs.

Summary of relevant content

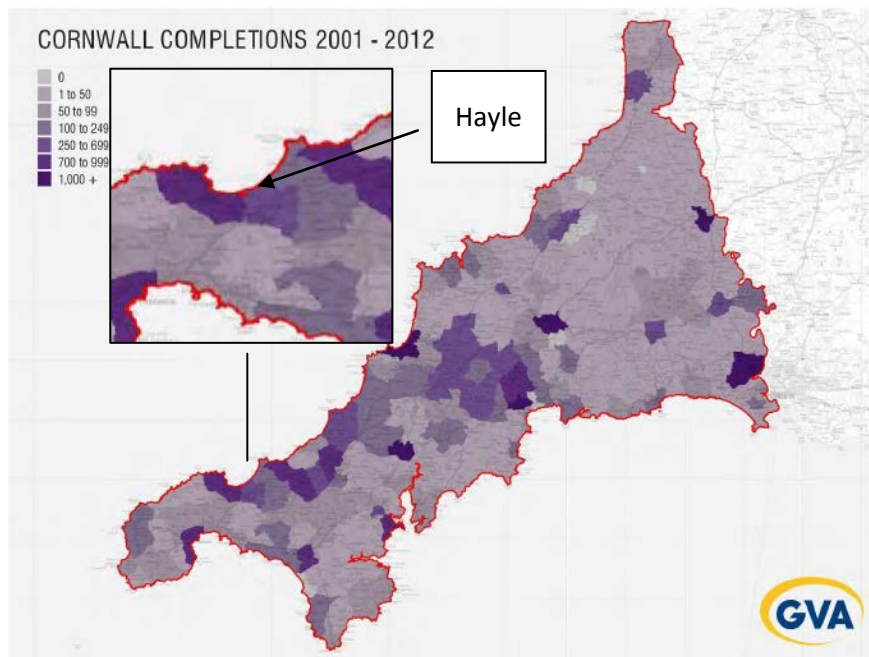
The Strategic Housing Market Needs Assessment (SHMNA) was published in July 2013. The study seeks to understand the housing demand and need in Cornwall and across a wider sub-regional housing market which includes West Devon, Plymouth, South Hams and Dartmoor. The aim of the study is to inform the development of planning policy and local housing strategies.

Appendix 2 of the SHMNA provides a Cornwall overview. The CNA areas are used as the ‘sub-market’ housing areas for the purposes of analysis.

The figure below is reproduced from Appendix 2 of the report and shows housing completions across Cornwall between 2001 and 2012. It shows that Hayle saw between 250 and 699 completions during that period.

Figure A1.12

Figure 2.1: Local level analysis of Completions



Source: GVA, 2013, Cornwall Council data, 2013

Source: Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP SHMNA, Appendix 2: Cornwall SHMNA Overview Report, Part 1, page 12 (image magnification and Hayle label added)

There are few localised findings in the report for the Hayle and St Ives CNA. However, those highlighted are as follows:

“Concentrations of social rented and shared ownership property are far less prevalent in the tenure patterns of Cornwall. There is a pattern of more isolated concentrations of this tenure in community network areas including but not limited to: Hayle and St Ives; Truro and Roseland; Bodmin and Camborne and Redruth.”²⁴

Average household size across the CNA was estimated to be 2.23 people per household.

²⁴ Cornwall SHMNA Overview Report, Part 1, page 14

Figure A1.13

Figure 2.23: Average Household Size for Community Network Areas

Community Network Areas	Average Household Size
Bodmin	2.32
Bude	2.22
Caradon	2.28
Camborne Pool and Redruth	2.32
Camelford	2.27
China Clay	2.48
Falmouth and Penryn	2.28
Hayle and St Ives	2.23
Helston and the Lizard	2.24

Source: Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP SHMNA, Appendix 2: Cornwall SHMNA Overview Report, Part 2, page 37 (excerpt from table)

Across the CNA, from waiting list data at the time the report was produced, a backlog of affordable housing was identified of 58 dwellings per annum to meet needs.

Figure A1.14

Figure 3.7: Existing Backlog of Need – Community Network Areas⁹

Community Network Area	3.1 Shortfall in Affordable Housing to meet Current 'backlog' housing need (annual)
Bodmin	46
Bude	17
Caradon	22
Camborne Pool and Redruth	116
Camelford	9
China Clay	24
Falmouth and Penryn	81
Hayle and St Ives	58
Helston and the Lizard	44
Launceston	22
Liskeard and Looe	43
Newquay & St Columb	64
West Penwith	53
Cornwall Gateway	52
St Agnes and Perranporth	31
St Austell	76
St Blazey, Fowey and Lostwithiel	31
Truro and Roseland	101
Wadebridge and Padstow	26

Source: Cornwall Home Choice data, GVA Analysis, 2013

⁹ Note: Figures subject to rounding. Community network area level data may not sum to Cornwall level data.

Source: Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP SHMNA, Appendix 2: Cornwall SHMNA Overview Report, Part 2, page 61

The report goes on to project new net additional need arising over the next 5 year period. In Hayle and St Ives, the figure of 80 net new additional dwellings was projected to be required.

Figure A1.15

Figure 3.9: Annual Net New Need – Community Network Areas¹²

Community Network Area	6.1 Net New Need (annual)
Bodmin	29
Bude	52
Caradon	48
Camborne Pool and Redruth	172
Camelford	18
China Clay	73
Falmouth and Penryn	116
Hayle and St Ives	80
Helston and the Lizard	117
Launceston	40
Liskeard and Looe	67
Newquay & St Columb	56
West Penwith	81
Cornwall Gateway	98
St Agnes and Perranporth	59
St Austell	-4
St Blazey, Fowey and Lostwithiel	44
Truro and Roseland	113
Wadebridge and Padstow	57

Source: GVA, 2013

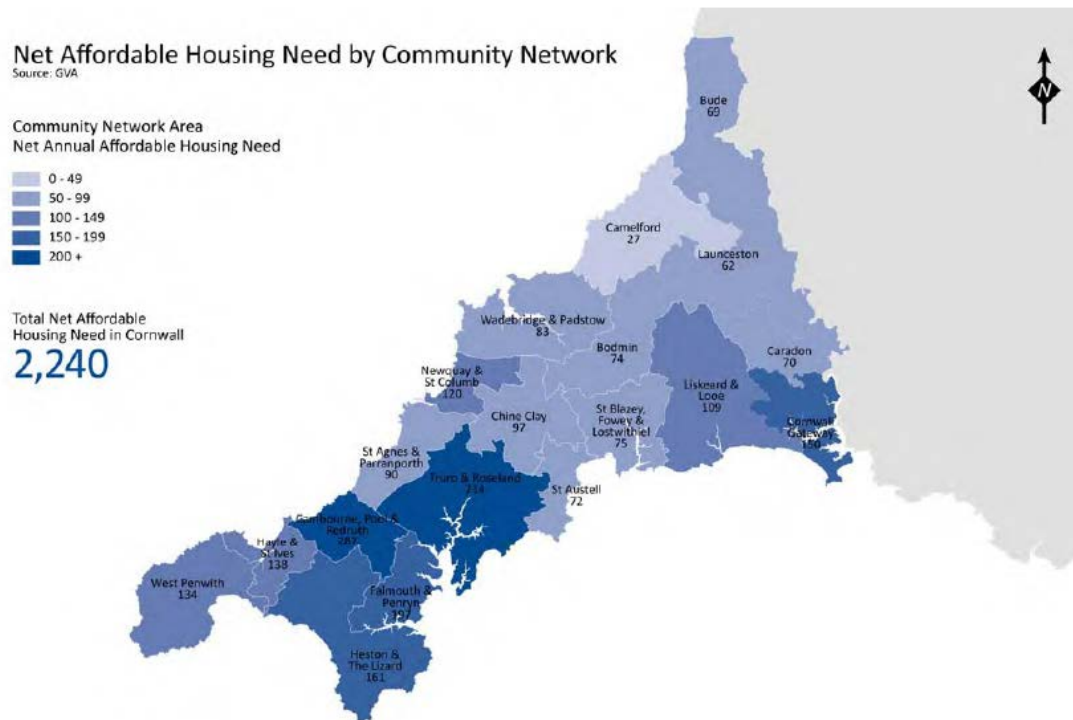
¹² Note: Figures subject to rounding. Community network area level data may not sum to Cornwall level data.

Source: Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP SHMNA, Appendix 2: Cornwall SHMNA Overview Report, Part 2, page 64

Adding the two figures from the above tables gives a total need in the next five years from existing and projected need of 138 dwellings in Hayle and St Ives CNA. The figure reproduced from the report below illustrates this spatially across Cornwall.

Figure A1.16

Figure 3.12: Spatial Distribution of the Net Annual Need for Affordable Housing



Source: GVA, 2013

Source: Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP SHMNA, Appendix 2: Cornwall SHMNA Overview Report, Part 2, page 68

'In a nutshell' (summary)

What is it?

The Strategic Housing Land Availability Assessment (SHLAA) is an exercise which seeks to identify potential developable sites by inviting suggestions of sites which could be developed and then assessing them against a list of constraints and other criteria, followed by assessment of their likelihood of being delivered (viability). It is not a decision making process or exercise and does not mean that all sites identified can or will come forward for development. A site's inclusion in the exercise does not give that site planning permission nor replace the need for a planning application to be made.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>	<i>✓</i>	<i>Proposed scale of development</i>		<i>Possible location for development</i>	<i>✓</i>
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Why is it important?

The results are used to inform the local authority's housing land supply, to demonstrate, in accordance with Government guidance, that there is a readily identifiable and deliverable list of sites and to inform the emerging Local Plan spatial strategy by understanding the capacity of towns to accommodate housing growth. The results of the work, when set alongside the Town Framework exercise, can provide a set of robust and clearly evidenced options and sites which can be brought forward to deliver the required level of growth identified in the current emerging Local Plan.

What is its value to the neighbourhood plan process?

It provides robust evidence, following Government guidance, to understand the potential of Hayle to accommodate housing growth. As it is up-to-date, there is little, if any, need to undertake a separate localised SHLAA exercise or 'call for sites' for the town. Any further site assessment work would be unlikely to provide much additional value to the recent evidence provided by the SHLAA exercise. However, any additional or new sites which emerge during the neighbourhood plan

consultation process can be directed to engage with the Cornwall Council site allocations DPD process, as it is likely that the understanding of potential sites will be kept up-to-date by the Council to inform that developing document.

What are the key issues of note in relation to the neighbourhood plan?

The SHLAA provides reassurance that there is sufficient land supply to deliver the scale of dwellings proposed in the emerging Cornwall Local Plan in Hayle.

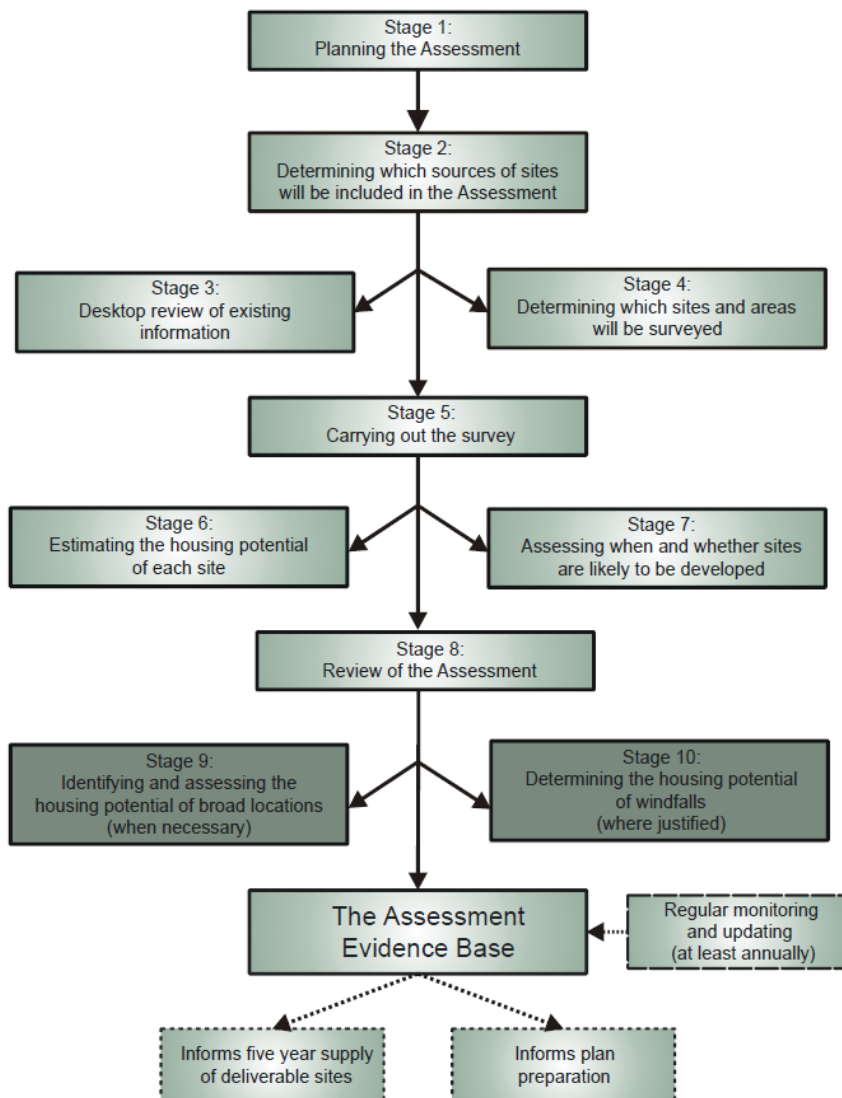
Summary of relevant content

The Cornwall Strategic Housing Land Availability Assessment (SHLAA) produced in 2013 by Cornwall Council²⁵ sets out the process through which land with potential to be developed for housing has been identified. It is a technical (i.e. non politicised and free from value judgement) process where the public, organisations, land owners and developers can submit suggestions for land which they consider is appropriate to be developed for housing through the Local Plan process. Each site submitted is then assessed against various criteria to determine which sites, from a constraints and opportunity assessment, are the most suitable to accommodate development. This does not mean that all sites can or will come forward for development and a site's inclusion in the exercise does not give that site planning permission nor replace the need for a planning application to be made.

The figure below sets out the approach taken to undertake the SHLAA.

²⁵ For further details of the Cornwall SHLAA, go to <http://www.cornwall.gov.uk/default.aspx?page=19177>

Figure A1.17



Source: Cornwall SHLAA Report, Cornwall Council, 2013, page 11, <http://www.cornwall.gov.uk/idoc.ashx?docid=431558a0-c25e-4515-ae06-cf38336dee8b&version=-1>

The SHLAA summarises information for CNAs and for towns within those areas. Part of Table 17 from the SHLAA is reproduced below and shows the potential capacity achievable on sites forthcoming through the SHLAA process in Hayle. It suggests that there is capacity for 3,191 dwellings between 2013 and 2023 across two phases, identified from SHLAA sites. A further 1,303 potential dwellings have been identified through other work including the Town Framework exercise, although this is across a longer period to 2029+. Set against these figures, there have been 61 completions between 2010 and 2013 and there is a requirement identified in the Pre-submission

Local Plan of 1,300 dwellings (which has increased to 1,400 in the Submission version Local Plan – see summary below).

Figure A1.18

Table 17: Capacity by Community Network Area – SHLAA Sites

Area	Phase 1 2013 - 2018	Phase 2 2019 - 2023	Phase 3 2024 - 2028	Phase 4 2029+ -	Total	Completions 2010-2013	Pre- Submission Plan Target
Penzance Newlyn	437	1,591 (824)	97 (545)	(130)	2,125 (1,369)	104	1,400
Rest of West Penwith CNA	400	2,577 (10)	-	-	2,977 (10)	153	1,100
Hayle	340 (70)	2,851 (673)	(400)	(160)	3,191 (1303)	61	1,300
St Ives Carbis Bay	326 (100)	2,518 (178)	751	-	3,595 (278)	270	750
Rest of Hayle St Ives CNA	511	314	-	-	825	106	350

NB: the sites in brackets represent potential additional housing yields from additional sources (Cornwall Land Initiative, Town Frameworks and planning permissions since April 2013) as identified by the housing trajectories but are not included in the overall SHLAA totals.

Source: Cornwall Strategic Housing Land Availability Assessment 2013, Cornwall Council, page 41 (excerpt of table)

Getting into detail, the following sites in Hayle are identified in the SHLAA and from other sources as commitments 'in the pipeline'. This is based on data available at 1st April 2012 and updated data has been provided by Cornwall Council which is set out later in this section.

Figure A1.19

	Site Address	Site Capacity	SHLAA ref	Planning Application Number	Planning Status	Completions 2012/13	Nos units under construction	Number of units not started	2013/18	2019/23	2024/28	2029/30
Sites with planning permission < 10 units	Projections - Small sites 1 - 4 units with planning permission					3	15	35	50			
	Projections - Small sites 5 - 9 units with planning permission					0	4	11	15			
Allocated with pp as at 1/4/12 (Sites >10)	South Quay, Hayle Harbour	30	PA10/08142		Full	0	0	30	30			
	Hayle Harbour	779		08-0613	Outline	0	0	809	674	135		
With planning pp as at 1/4/12 (Sites >10)	Fairglen Nursery, Loggans Road	28	n/a	05/P/0493	Full	0	1	15	16			
	Land off Green Parc Road,	55	n/a	07/P/0551	Full	0	18	25	43			
	Loggans Mill, Loggans Road	25		98/P/0493	Full	0	0	8	8			
	Manderly, 8 Love Lane	13	n/a	08-0834	Full	0	0	13	13			
	Trevassack Hill	22	44	10-0311	Full	0	1	21	22			
SHLAA												
Town Framework Urban Extensions	Hayle South	1000 or 2000				0	0	1000 or 2000	130	380	400	80
	Loggans North	35				0	0	35	20	15		
SHLAA Sites within Urban Area	Atlantic Motors	13				0	0	13	6	7		
	Ventonleague Green, Ventonleague Row	11				0	0	11	6	5		
	Nos 4-10 Hayle Terrace	9				0	0	9	5	4		
	Land rear of Penpol Avenue	35				0	0	35	10	25		
	Land off East terrace, treveglos, Hayle.	21	S1285			0	0	21	10	11		
	Land at Sandyacres	18	S137			0	0	18	9	9		
	H-27 Land on West side of Mellanear Road	20	S265			0	0	20	10	10		
	Hayle Community School	86				0	0	86	21	65		
	Dismantled Railw ay, rear of Penpol Terrace	22				0	0	22	11	11		
	Former Daniels Store, Market Square	7				0	0	7	7			
Allocated as at 1/4/12 without Planning permission (Sites 10+)	Copper Terrace, Hayle	35				0	0	35	35			

Source: 'Trajectories by CNAs', Cornwall Council, <http://www.cornwall.gov.uk/idoc.ashx?docid=a20fe740-1427-4d39-b221-76b828a95157&version=-1>

‘In a nutshell’ (summary)

What is it?

The scoping document sets out Cornwall Council’s thoughts on what the document should include and asks for people’s views on content. The document suggests that the DPD could include the following:

- ▶ Allocating sites for housing;
- ▶ Allocating new strategic employment sites;
- ▶ ‘Identifying’ existing strategically important employment sites;
- ▶ ‘Identifying’ existing locally important employment sites;
- ▶ Allocating land to deliver critical infrastructure; and,
- ▶ Allocating sites for retail development.

What does it help us understand?

<i>Delivery</i>		<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	<i>✓*</i>
------------------------	--	------------------------------------------------------	--	-----------------------------------------------------	--	---------------------------------------------------------	------------------

Why is it important?

It is important because of its role and its relationship with the neighbourhood plan. The Allocations DPD is very likely to deal with the allocation of housing sites. However, the neighbourhood plan could take the opportunity to take this element of development planning on for Hayle if it wishes and if there is a need to do so.

What is its value to the neighbourhood plan process?

The development of site allocations can be a resource intensive process which has to be based on robust evidence base, which the local authority has already gathered and continues to update. If the allocation of development sites is dealt with for Hayle in the Allocations DPD, it will mean that the neighbourhood plan does not have to deal with these allocations. This will save the Steering Group time, effort and resource, leaving the neighbourhood plan to concentrate on non-strategic and locally important issues to provide finer grain policies which can focus on detail and which will not

likely be present in the emerging Local Plan nor the Allocations DPD. Leaving allocations to the DPD process means that the local authority's work can continue, that the process will be resourced by planning staff and likely to be produced within the timetable set out by the local authority. The DPD will have to go through the statutory consultation rounds, meaning that the community in Hayle and Steering Group will be able to have their say on its content and ensure that the DPD meshes with policies being developed for the neighbourhood plan. The scoping document also includes a statement which invites continuous engagement and not just restricting it to the formal consultation stages.

What are the key issues of note in relation to the neighbourhood plan?

Communication should continue with the local authority so that the types of site that the DPD allocates are known and understood as soon as possible to prevent the neighbourhood plan from duplicating work. As the DPD is likely to at least deal with housing sites, a decision should be made following consideration of this report by the Steering Group, of whether or not the neighbourhood plan should take on the task of allocating sites instead of the Allocations DPD. Taking this decision sooner rather than later will help to focus not only the neighbourhood plan content but also confirm progress with the Allocations DPD which is due for its first consultation on content in May and June 2014. At the first opportunity, the Town Council and Steering Group should discuss with Cornwall Council opportunities to align consultation on the Site Allocations DPD (which it is understood will include the preferred Town Framework for Hayle) with consultation on the developing neighbourhood plan, given the synergies between the two documents as parts of the 'development plan'.

Notes: * the scoping document does not identify potential sites but the Allocations DPD itself will do so.

Summary of relevant content

The scoping document sets out Cornwall Council's thoughts on what the document should include and asks for people's views on content. The document suggests that the DPD could include the following²⁶:

²⁶ Source: paragraph 2.2.1, Cornwall Allocations Scoping Document, 2013, <http://www.cornwall.gov.uk/media/3639919/Scoping-Document-explanation-of-allocations.pdf>

- Allocating sites for housing – It is intended that ‘strategic’ housing sites will be allocated which will support the delivery of the LP:SP document’s housing targets within Cornwall’s main towns²⁷. The intention is to allocate sufficient sites, when factoring in completions / permitted development etc²⁸, to both ensure a 5 year supply, as well as the ability to deliver a conurbation’s housing target within the plan period.
- Allocating new strategic employment sites – The Allocations DPD will consider the allocation of new ‘strategic’ sites for employment, where evidence shows that such a site is the most appropriate method of supporting the delivery of Cornwall’s, or a particular community’s, economic targets
- ‘Identifying’ existing strategically important employment sites – The Allocations DPD will seek to identify existing employment sites, which are deemed to be strategically important and should be protected – this relates to Policy 5 within the March-13 pre-submission draft of the Local Plan: Strategic Policies document
- ‘Identifying’ locally important employment sites with Cornwall’s main towns – The Allocations DPD will look to identify existing employment sites, which are not identified as Strategically Important (as set out above) but are deemed important as an employment centre for the City/Town that they are located within. The identification of locally important sites relates to Policy 5 within the March-13 pre-submission draft of the Local Plan: Strategic Policies document
- Allocating land to deliver critical infrastructure – The Allocations DPD will allocate land to enable the delivery of infrastructure, if it is deemed that its non-delivery would seriously put at risk the ability to implement the policies of the LP:SP document.
- Allocating sites for town centre uses – The Allocations DPD will consider allocating sites for town centre uses (e.g. retail, leisure etc) where the evidence indicates sufficient need exists within a conurbation during the plan. Furthermore, it will consider allocations on edge of centre or out of centre sites, where necessary and appropriate.

²⁷ The ‘main towns’ will reflect the Local Plan: Strategic Policies document, which sets out within Policy 3 of its March-13 Pre-submission document that larger scale development will be focused on: Camborne-Pool-Illogan-Redruth; Falmouth-Penryn; Penzance-Newlyn; St Austell; Truro-Threemilestone; Newquay; Bodmin; Launceston; Bude-Stratton-Poughill; Helston; St Ives-Carbis Bay; Saltash; Hayle; Liskeard; and Wadebridge. (Please refer to 2.3.2 with regard to towns that are progressing Neighbourhood Plans)

²⁸ The degree to which we seek to demonstrate delivery beyond the target (i.e. approximately 10% or 25%) will differ depending upon the community in question; but factors that will be taken into consideration to determine the level of over provision will include the extent to which the Local Plan target is already being met by completions and extant permissions; as well as evidence of a community’s ability to deliver such levels of housing growth in the past. In addition, when determining a community’s ability to reach its Local Plan target and in turn the scale and number of sites to allocate; the following will be taken into consideration: Completions (since April 2010); Remaining extant planning permissions (factoring in a discount rate for non-delivery); Strategic Housing Land Availability Assessment (SHLAA) sites within a town’s existing urban area (factoring in a discount rate for non delivery); an estimate of Windfall; and where necessary Cornwall Council’s assessment of sites for urban extensions.

Paragraph 2.3.2 of the scoping document makes the following statement with regard to places preparing neighbourhood plans.

“In the main towns (as set out in footnote 1 on the previous page) that are preparing Neighbourhood Plans we will consult with the Neighbourhood Plan Steering Groups to ascertain whether they are seeking to allocate sites through their Plan. If they are not intending to do so, we will look to allocate / identify sites, where necessary, though [sic.] the Allocations DPD. We will also undertake a similar process if Cornwall Council identifies a site in another conurbation which it feels could be important to identify or allocate, where a neighbourhood plan is being prepared.”

The timescale for the production of the Allocations DPD is as follows.

Figure A1.20

Consult on the Scope of the Allocations DPD	6 weeks (Nov-Dec 2013)
Pre-submission consultation	6-8 weeks (estimated May-Jun 2014)
Submission to Secretary of State	Estimated Nov 2014
Examination in Public	Estimated Feb-Mar 2015
Adoption	Estimated Jun-Jul 2015

(Timescales are subject to progress on the Local Plan: Strategic Policies document)

Source: paragraph 1.6.3, Cornwall Allocations Scoping Document, 2013,

<http://www.cornwall.gov.uk/media/3639919/Scoping-Document-explanation-of-allocations.pdf>

In addition to the document being subject to formal rounds of consultation as outlined above, the Council has committed to keep the ‘door open’ with an invitation to ‘continuous engagement’ as the document evolves (see paragraph 1.6.4 of the scoping document).

'In a nutshell' (summary)							
<p><i>What is it?</i></p> <p>The Hayle Delivery Plan sets out existing infrastructure commitments and requirements in the future in relation to growth and change in Hayle. It provides information on the project description, timing of projects, those responsible for delivery, funding position, cost and status, including whether the project is critical, necessary or optional.</p>							
<i>What does it help us understand?</i>							
<i>Delivery</i>	✓	<i>Potential scale of development</i>		<i>Proposed scale of development</i>		<i>Possible location for development</i>	
<p><i>Why is it important?</i></p> <p>A delivery plan is essential in order to understand infrastructure requirements as a result of growth and change, their costs and to co-ordinate delivery.</p>							
<p><i>What is its value to the neighbourhood plan process?</i></p> <p>The projects included are those which relate to investment needed as a result of strategic growth and change and therefore provide a good indication of aspects of change with which the neighbourhood plan may not need to get involved. Having a delivery plan in this form is invaluable to the neighbourhood plan as it provides an up-to-date context of infrastructure which will be required in the plan period to 2030. While the neighbourhood plan is unlikely to need to get involved in the delivery of these developments, understanding their detail and timing for delivery are important so that the neighbourhood plan and its policies can align with and help enable the delivery of strategic infrastructure.</p>							
<p><i>What are the key issues of note in relation to the neighbourhood plan?</i></p> <p>The interface and alignment between the infrastructure development proposals in each of the phases and the policies and proposals in the neighbourhood plan.</p>							

Summary of relevant content

The Hayle Delivery and Investment Plan sets out existing infrastructure commitments and requirements in the future (for the plan period to 2030) in relation to growth and change in Hayle. It provides information on the project description, timing of projects, those responsible for delivery, funding position, cost and status, including whether the project is critical, necessary or optional. The plan is a 'living' document which will be updated periodically.

A summary of the projects being delivered, in the pipeline and opportunity schemes is reproduced from the plan below.

Figure A1.21

Critical, Necessary, Option

PROJECTS BEING DELIVERED	PIPELINE PROJECTS	OPPORTUNITY SCHEMES
<p><u>STRATEGIC AT LOCAL LEVEL</u></p> <p>Joint Blue Light Services Hub: Hayle</p> <p><u>LOCAL</u></p> <p>HE4: Hayle Foundry Phase 3</p> <p>Foundry Square, Hayle, phase 1</p> <p>Hayle Station Improvements</p>	<p><u>FULLY FUNDED PROJECT</u></p> <p><u>LOCAL</u></p> <p>A30 Station Approach, Hayle</p> <p><u>PART FUNDED PROJECT</u></p> <p><u>STRATEGIC AT LOCAL LEVEL</u></p> <p>A30 Loggans Moor Roundabout</p> <p>Hayle Town Wide Cycling and Walking Network</p> <p><u>NOT FUNDED PROJECT</u></p> <p><u>STRATEGIC AT LOCAL LEVEL</u></p> <p>HUE2: Hayle South</p> <p><u>LOCAL</u></p> <p>Hayle Open Space Provision</p> <p>Hayle: Housing Sites of 10+ and < 100</p> <p>Carnsew Road/South Quay Junction, Hayle</p> <p>Hayle Bus Infrastructure</p> <p>HUE1: Hayle Harbour North</p> <p>HUE4: Loggans North</p>	<p><u>FULLY FUNDED PROJECTS</u></p> <p><u>LOCAL</u></p> <p>Bus Services: Hayle</p> <p>Rail Services: Hayle</p> <p><u>PART FUNDED PROJECTS</u></p> <p><u>LOCAL</u></p> <p>Carwin Rise Roundabout, Hayle</p> <p>Retention of Causeway, Hayle</p> <p>Hayle: Primary School Provision</p> <p><u>NOT FUNDED PROJECTS</u></p> <p><u>STRATEGIC AT LOCAL LEVEL</u></p> <p>HM1: Hayle Harbour</p> <p><u>LOCAL</u></p> <p>New Road: South Hayle (Tolroy)</p> <p>Hayle: Secondary School Provision</p> <p>Hayle Outdoor Sports and Youth Facilities</p> <p>Hayle: Green Infrastructure Connections</p> <p>Additional Doctors: Hayle</p> <p>Dowren House, Foundry Lane, Hayle</p> <p>Foundry Farm, Foundry Lane, Hayle</p> <p>HE1: St Erth Industrial Estate</p> <p>HE2: Marsh Lane Industrial Estate, Hayle</p> <p>HE3: Marsh Lane (Rugby Ground), Hayle</p> <p>HM2: Loggans Mill, Hayle</p> <p>Water Lane, Hayle</p> <p>Waste Water Treatment - Hayle</p>

Source: p.2, Cornwall Delivery and Investment Plan for Hayle, Cornwall Council, 2014, <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/cornwall-topic-based-evidence-base/infrastructure-planning/cornwall-delivery-plan/>

'In a nutshell' (summary)							
<p><i>What is it?</i></p> <p>The Cornwall Local Plan: Strategic Policies (Proposed Submission version) is the strategic development plan for Cornwall, produced by Cornwall Council, which contains the strategic policies and the spatial strategy for the period to 2030.</p>							
<i>What does it help us understand?</i>							
<i>Delivery</i>		<i>Potential scale of development</i>		<i>Proposed scale of development</i>	<i>✓</i>	<i>Possible location for development</i>	<i>✓*</i>
<p><i>Why is it important?</i></p> <p>It sets the overarching framework for planning in Cornwall for the next 16 years, including the scale of housing and employment land and the broad locations for that growth and change. The neighbourhood plan will have to be in conformity with the strategic policies of the Local Plan once adopted and should have due regard to the emerging policies of the Local Plan until that time. The neighbourhood plan, once 'made' will form the local part of the development plan in Hayle.</p>							
<p><i>What is its value to the neighbourhood plan process?</i></p> <p>As it sets the strategic context and is approaching submission stage (the stage prior to its independent examination), it provides a policy context which has been subject to extensive consultation over many years. Its proposals and policies are supported by evidence considered by the local authority to be robust, much of which, in relation to development potential, has been summarised in this report. It sets out the strategic context and framework within which the neighbourhood plan needs to 'sit' and, having the Local Plan at this advanced stage in its development is helpful when considering content and coverage of the neighbourhood plan.</p>							
<p><i>What are the key issues of note in relation to the neighbourhood plan?</i></p> <p>The interface and alignment between the proposals in policy PP2 and other strategic policies in the emerging Local Plan and the policies and proposals in the neighbourhood plan.</p>							

Notes: * only at the strategic level. Site specificity will be dealt with through either the Allocations DPD or the neighbourhood plan.

Summary of relevant content

The Cornwall Local Plan: Strategic Policies (Proposed Submission version) is the strategic development plan for Cornwall, produced by Cornwall Council, which contains the strategic policies and the spatial strategy for the period to 2030.

It sets the overarching framework for planning in Cornwall for the next 16 years, including the scale of housing and employment land and the broad locations for that growth and change. The neighbourhood plan will have to be in conformity with the strategic policies of the Local Plan once adopted and should have due regard to the emerging policies of the Local Plan until that time. The neighbourhood plan, once 'made' will form the local part of the development plan in Hayle.

In relation to development potential in Hayle, the most relevant policy is PP2: Hayle and St Ives Community Network Area. The policy draws on the evidence papers summarised above, and other evidence, to set out the strategy for Hayle between now and 2030 and includes the proposed scale of development which should be provided across the CNA and also, more specifically, at Hayle. The context which introduces the policy identifies four objectives for the CNA which are as follows²⁹:

“Objective 1 – Employment

Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements. This should ensure prosperous town centres in Hayle and St Ives particularly supporting flexible workspace, arts and tourism in St Ives and providing a continued delivery of the regeneration of Hayle through waterfront development associated with Marine Renewables and development of employment land to the south of Hayle.

²⁹ pp.55-56, Cornwall Local Plan: Strategic Policies (Proposed Submission version), <http://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/cornwall-local-plan/cornwall-local-plan-strategic-policies/>

Objective 2 – Housing

To deliver a mix of housing, of the size, type and tenure required to meet current and future housing needs, prioritising affordable and specialist accommodation.

Objective 3 – Community Infrastructure

Encourage investment in healthcare and GP coverage, education, neighbourhood centres, leisure facilities and open space provision and protect current levels of provision. Create better linkages between Hayle and its surrounding beaches, and improved and sustainable movement in St Ives.

Objective 4 – Environment

Ensure development is sensitive to the outstanding natural, built and historic environment of the area, particularly sensitive to the World Heritage Site status of Hayle and the historic harbour of St Ives, giving careful consideration to the location, scale and design of all new development.”

Policy PP2 reads (with amendments shown underlined and ~~struck out~~ following consultation on the Pre-submission version of the Plan):

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

- a. The protection of the vitality and viability of St Ives and Hayle town centres through the promotion of retail, office and leisure uses. Proposals for change of use or redevelopment will only be permitted within the Primary Shopping Area if the proposal adds to the attractiveness of the centre and does not reduce the predominance of A1 retail use;
- b. The provision of around 8,450sqm of B1a office accommodation and 8.450sqm of Industrial space has been identified. This has the potential of accommodating 650 jobs in the CNA over the plan period;
- c. Support new employment schemes both in the towns and in the rural areas. Emphasis should be given to quality, permanent work opportunities which break the cycle of seasonal labour. High speed broadband should be encouraged in all areas to meet modern working requirements;
- d. The provision of around 1,300 1,400 dwellings in Hayle in the period up to 2030 to be phased in relation to infrastructure requirements;
- e. The provision of around 750 1,000 dwellings in St Ives in the period up to 2030;

- f. The regeneration of Hayle focusing mainly on the Hayle Harbour area and the development of the wavehub and associated employment development;
- g. Support the sustainable regeneration of Hayle town centre by delivering coastal defence improvements;
- h. Support for St Ives Bay as a key tourist destination. Proposals should support sustainable tourism which will enhance the tourism offer and deliver year round employment opportunities.

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

- a. The provision of around 350 dwellings in the period up to 2030. Additional housing and employment growth should be of a size, nature and scale appropriate to the needs, character, role and services available of the settlement;
- b. Development should help rebalance the communities by providing facilities, economic development or housing for local needs of a scale that is appropriate to the settlement and reduces the need to travel;
- c. Development should deliver community benefits in the form of affordable housing for local people and contributions to requirements for facilities, services and infrastructure identified locally.”

The ‘spatial expression’ of PP2 (which has not changed since the Pre-submission version of the Plan) is represented on the following plans:

Figure A1.22

Figure 6: Hayle and St Ives CNA map

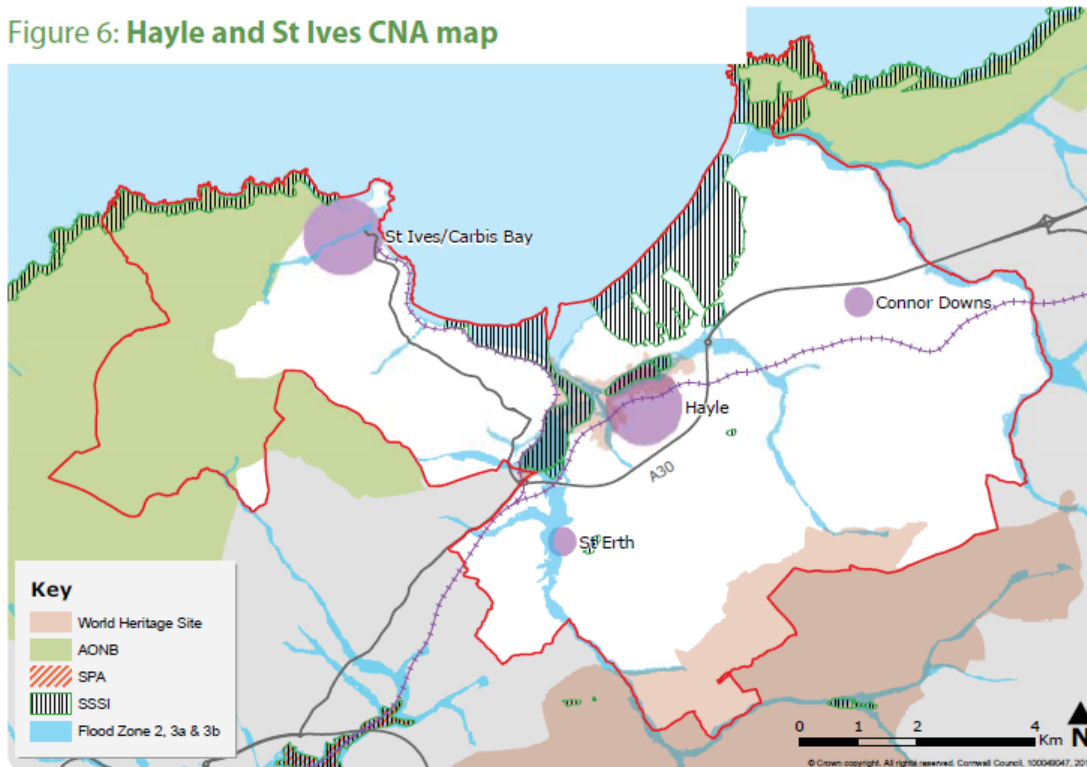
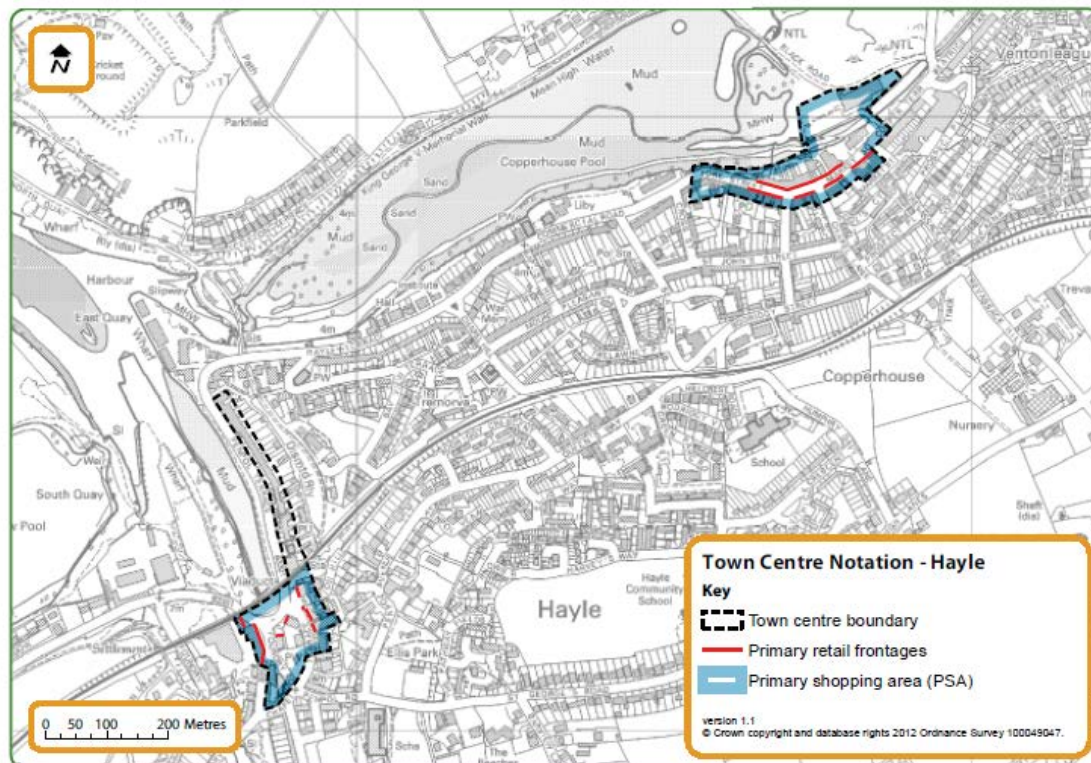


Figure A1.23

Figure 7



Housing Trajectory Data, 2014, Cornwall Council

'In a nutshell' (summary)							
What is it?							
<p>The housing trajectory demonstrates the projected estimate of housing numbers that <i>could be</i> delivered (potential capacity identified through the SHLAA), those which <i>have been delivered</i> and also those which <i>remain required to be delivered</i> in the local authority area in the plan period. Monitoring of the housing trajectory is undertaken by Cornwall Council as the government requires local authorities to demonstrate that there is a deliverable supply of housing sites for at least a five year period. An example of what the trajectory data looks like can be seen at Figure A1.19 in this report. The data will also identify housing completions to understand the remaining amount of housing which needs to be delivered to meet minimum targets set in the emerging Local Plan over the plan period.</p>							
What does it help us understand?							
Delivery	✓	Potential scale of development	✓	Proposed scale of development		Possible location for development	✓
Why is it important?							
<p>As explained above understanding the up-to-date trajectory figures is critical to meet Government requirements and to have an understanding of how much development has been delivered against targets, where, what remains and what the overall capacity is within an area to accommodate delivery.</p>							
What is its value to the neighbourhood plan process?							
<p>The trajectory work will provide an understanding of the scale of housing that remains to be allocated in Hayle, which can be done through either the Allocation DPD or neighbourhood plan process.</p>							
What are the key issues of note in relation to the neighbourhood plan?							

Current data provided by Cornwall Council suggest that there are approximately 450 dwellings to find sites for in Hayle of the 1,400 proposed in the emerging Local Plan. Furthermore, in relation to the Allocations DPD, in terms of what may need to be allocated when also taking in to account the potential capacity of undeveloped SHLAA sites and when including a windfall allowance in the last 10 years of the plan, it brings the number of dwellings that may need to be allocated in Hayle down to approximately 150 to 200 dwellings to meet the emerging Local Plan target. These figures will continue to be monitored by Cornwall Council, as should further applications be submitted during the Allocation DPD process, it may mean that no sites need to be allocated for housing in the plan period.

