



Hayle Neighbourhood Plan Evidence Report 1

May 2014

Hayle Neighbourhood Plan

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Preface:

This first evidence report was prepared during the month of April 2014. It is based on the published and other documents that were found by or provided to the consultants during that month.

Readers will find there are gaps in this first report.

We recognise that there is more evidence to be gathered before we can prepare a neighbourhood plan for Hayle. As we write, in May 2014, we continue to build the evidence base through research, enquiry and surveys. We will be publishing supplementary evidence reports over the next few months as more evidence comes to light.

Any reader that may have recent and relevant evidence to contribute to the neighbourhood planning process is invited to get in touch with the Hayle Town Clerk.

Paul Weston, Community Consultant

May 2014

Introduction

Planning policy and proposals need to be based on a proper understanding of the place they relate to, if they are to be relevant, realistic and address local issues effectively. It is important that the Neighbourhood Plan is based on robust information and analysis of the local area; this is called the ‘**evidence base**’. Unless policy is based on firm evidence and proper community engagement, then it is more likely to reflect the assumptions and prejudices of those writing it than to reflect the needs of the wider area and community.

We are advised that *“the evidence base needs to be proportionate to the size of the neighbourhood area and scope and detail of the Neighbourhood Plan. Other factors such as the status of the current and emerging Local Plan policies will influence the depth and breadth of evidence needed. It is important to remember that the evidence base needs to reflect the fact that the plan being produced here will have statutory status and be used to decide planning applications in the neighbourhood area. It is necessary to develop a clear understanding of the neighbourhood area and policy issues covered; but not to review every piece of research and data in existence – careful selection is needed.”*¹

The Hayle Neighbourhood Plan is not without planning context. Aside from the strategic framework provided by Cornwall Council’s Local Plan, the town has been the focus of three major planning exercises over the past eight years, not to mention a number of significant planning applications. The three planning exercises which culminated in objectives and policies for Hayle’s future are:

- The Hayle Area Plan 2005-2025
- Hayle Action Area Plan 2008 (incomplete planning exercise)
- Hayle Town Framework

These provide valuable background and context that needs to be understood before the neighbourhood plan can be prepared. To complement these and broaden our understanding of Hayle and its communities we have also referred to a number of other documents which are listed in Appendix A.

Hayle has been the focus of a number of regeneration initiatives and studies over the past 10 years. Reports relating to these, and the outputs and lessons from them, are an important part of the evidence base on which the Hayle Neighbourhood Plan will be founded.

This report aims to provide a synopsis of the evidence base. We have extracted that which we consider is most relevant from various studies, reports, surveys and research documents and summarised them under a series of topic headings, based on the headings used by the last community-based strategy, the Hayle Area Plan of 2006.

Structure of Report

Under each Topic we provide a summary of our findings under the following headings/sections:

Strategic Context

A neighbourhood plan must be in general conformity with national planning policy and the strategic policy as contained in the development plan for the area (the Local Plan). To help understanding, we provide a synopsis or summary of the strategic context for each of the topic areas. These are set out ‘hierarchically’ in text boxes. Each text box contains direct quotes from the document referred to in the heading.

For each Topic, we first present the relevant statements from the **National Planning Policy Framework 2012**. These are followed by the relevant policies from the **Cornwall Local Plan – Proposed Submission Version, March 2014**. We have then included extracts and/or a summary of the objectives and policies of other strategy documents of Cornwall Council and other bodies with a development or service delivery function that includes or affects the Hayle area. Where we have identified recent and relevant planning policies of the Town Council these too are also highlighted in a text box under ‘Current Situation and Circumstances’.

¹ Neighbourhood Planning Roadmap, Locality, 2013

Current Situation and Circumstances

We provide a summary of recent statistics and other facts together with authoritative opinion that will help aid understanding of the reality of living, working and visiting Hayle in 2014. We provide a reference to the source document of the information or opinion, should the reader wish for more detail.

Future Needs and Demands

We explore the implications of trends and forecasts where they are discernible. We identify where the strategic policies of Cornwall Council and other bodies are likely to have an impact on neighbourhood planning. We also set out Cornwall Council's own assessment of the infrastructure needs of the neighbourhood area so as to deliver the Local Plan strategy.

Conclusions

We draw conclusion from our findings for each Topic under the headings of:

- Key Questions and Messages –we set out those matters that should be the focus of the next stage of neighbourhood planning
- Gaps in Our Knowledge & Findings – we identify the gaps and inadequacies in our findings and propose further lines of enquiry that would aid our comprehension of the current situation or the future context

Development Potential

The future use and development of land is the focus of a neighbourhood plan. The development merits and potential for any or all under-used and available land or buildings is an important facet of the evidence base. Over the past three years much exploration and consideration has been given to the question of development potential in the Hayle area via a 'Town Framework' exercise carried out by Cornwall Council with the participation of Hayle Town Council. The results of this exercise have influenced the strategic policies of the Local Plan. Hayle Town Council has accepted the results of the town Framework exercise and the strategic development policies of the Local Plan. The Local plan proposes substantial growth in the Hayle area on a number of 'strategic sites'. Because this work is so significant (to the future of Hayle and to the neighbourhood planning process) and so well developed, we have prepared a separate paper on "**Considering Development Potential and Options for Allocating Development Sites in Hayle**". It reviews existing recent evidence base material which has sought to identify development potential in Hayle and the process that work has gone through and explores the options which could be pursued in Hayle to plan for regeneration and development in the town in the period to 2030.

Community Context

We have been mindful in preparing the evidence report that the community has, more than most, participated in a number of major planning and regeneration exercises over the past ten years or so. We think it is important that the outputs and outcomes of these exercises are not lost. As a starting point to neighbourhood planning in 2014 we have set out, overleaf) the key themes and objectives that came out of two important community-based exercises in the last decade. These will continue to influence neighbourhood planning for Hayle unless and until they are superseded.

Paul Weston, Community Consultant
May 2014

The following is a summary of the key themes and objectives that emerged from the two planning exercises that took place between 2006 -2008. Together they provide a steer as to the community's views, aspirations and preferences at the time.

Hayle Area Plan 2006-2025

Strategic Themes

Hayle: a unique water-front environment

Hayle: the water-sport's centre of the UK

Hayle: the national centre for sustainable water-based energies

Priority Areas, and Our Goals

Traffic and transport *'We will seek to influence a coherent plan for traffic management, working in partnership with our neighbour towns, and agencies concerned with environment and sustainability, in order that residents, businesses and visitors alike are able to easily access and enjoy all that Hayle has to offer'.*

Business, enterprise and economy *'We will strengthen our economy by supporting business development initiatives, and seek to position Hayle nationally as the leading centre and location for all aspects of water sports and renewable water-based energy industries: by attracting the participants; creating the surround; attracting the industries; by innovating new approaches to live-and-work developments'.*

'We will work with further and higher education providers, and employers, to create a learning and skills development strategy that will enhance the economic and life-prospects of all members of our community through training, new horizons, and opportunities for up-skilling'.

Community well-being *'We will improve the life of residents, enhancing the quality of their leisure time, their safety, health and well-being. We want vibrant, engaged individuals making the most out of and contributing to their community.*

We want to establish a sense of place, and pride in the environment in which we live and work.

We will work towards the provision of satisfactory housing for all our residents, and seek innovative solutions to affordable housing schemes within the town and villages. We will highlight the needs of our young people and focus resources and expertise on meeting those needs'.

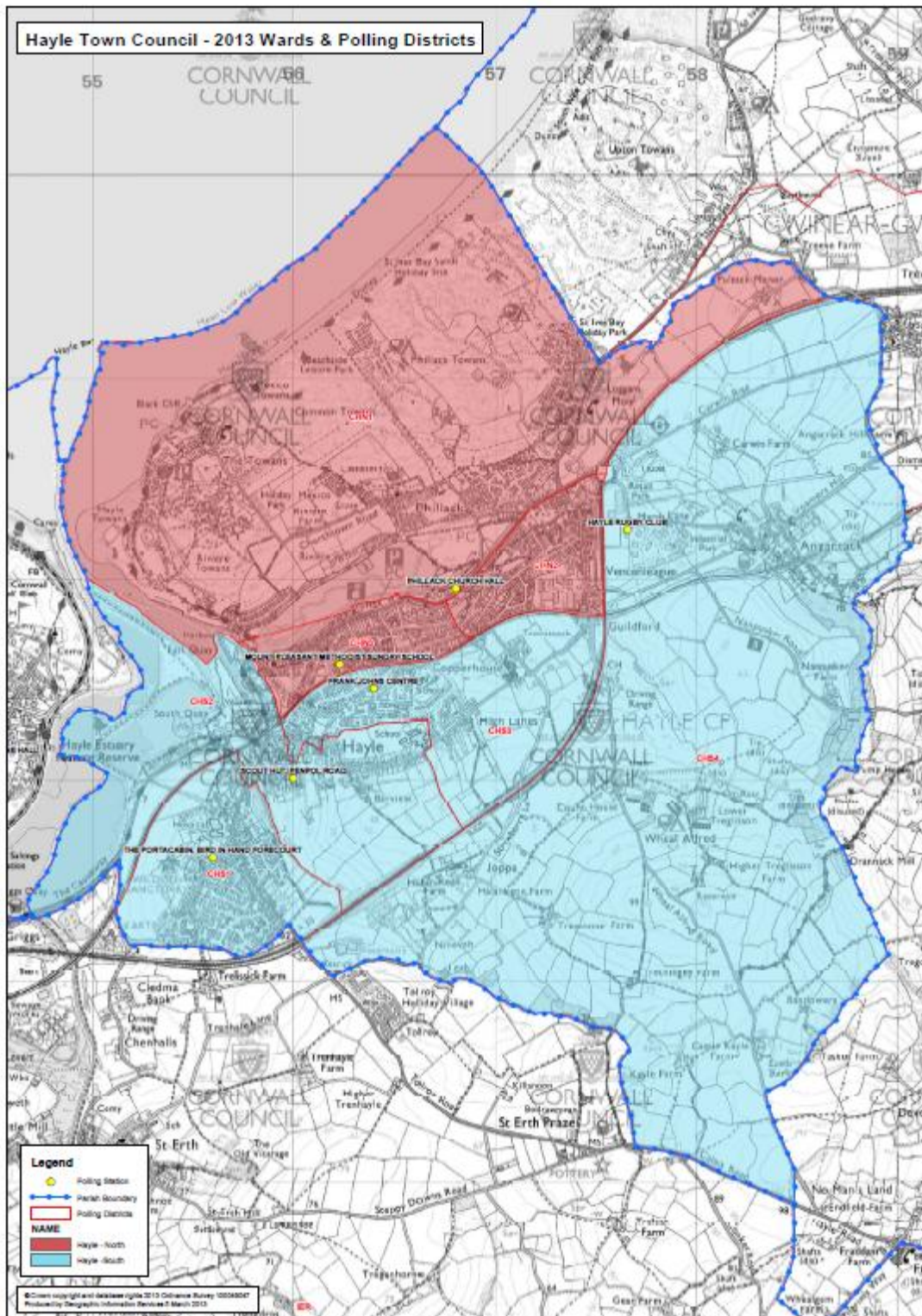
Heritage, culture and environment *'We will seek to preserve and promote our unique cultural, industrial and environmental heritage for the benefit and enjoyment of both residents and visitors, making a unique contribution to the cultural and economic regeneration of Hayle'.*

Tourism and sustainability *'We will develop a quality tourism offer that maximises our environmental, historical and cultural heritage; creating a sustainable, year-round industry that will increase the economic contribution of tourism to our economy. We will promote Hayle actively through the vehicle of the three Strategic Themes in order to create a national awareness of the unique Hayle 'offer'.*

Hayle Area Action Plan - Draft Objectives 2008

1. *To accommodate within Hayle a significant proportion of the housing and employment requirements for the Penwith district (to meet the needs of all sections of the community), together with a balanced mix of appropriate other uses, services and facilities and necessary supporting infrastructure to ensure the creation of a sustainable community;*
2. *To maximise opportunities for the provision of affordable housing to meet the identified needs of Hayle and the wider Penwith District, including the integration within new housing and mixed use developments of a significant proportion and appropriate range (including type, size and tenure) of affordable homes;*
3. *To ensure that residents of Hayle and the surrounding area have adequate access to and are able to benefit from a range of employment opportunities;*
4. *To strengthen the local economy by providing, promoting and supporting opportunities for an appropriate range of business and tourism development in suitable accessible locations to meet identified requirements (including in particular the community's aspirations to become a leading centre for all aspects of water sports and marine renewable energy industries), together with the improvement and maximisation of existing developments;*
5. *To make effective and efficient use of previously developed (brownfield) land in Hayle as a priority in preference to the release of greenfield sites;*
6. *To ensure that as regeneration and growth progresses, Hayle..... ensures it viability by increasing its attraction and effectiveness as a vital cultural and prime shopping, entertainment, and leisure destination that provides for the needs of the community and visitors through the promotion of appropriate development in suitable accessible locations;*
7. *To ensure that key elements of Hayle's cultural and industrial heritage and natural environment are protected and enhanced but are also capitalised on to play an important part in the regeneration, growth and attraction of the town (including in particular through the provision of interpretive centres for the town's heritage and coastal and marine environment);*
8. *To ensure that the full potential of Hayle's waterside environment..... is recognised and secured, through its preservation and enhancement, accessibility improvements, and the promotion of appropriate development, as a positive asset for the area to the benefit of the community and visitors;*
9. *To ensure that the local transport network at Hayle is improved and managed to ensure that it is able to deal, in a sustainable way, with the increased movements which will result from regeneration and growth in the town;*
10. *To improve linkages within Hayle and to the surrounding area... by creating a network of attractive, high-quality cycle and pedestrian routes;*
11. *To improve the residential environment of Hayle by providing and maintaining a network of accessible open spaces;*
12. *To maintain existing, and enable the provision of new integrated and accessible recreation and sporting facilities in Hayle to meet the needs of the community and visitors;*
13. *To promote and facilitate high quality, inclusive and sustainable design that is respectful to its context, and creates a safe, accessible and attractive environment by maximising opportunities for improving the character and appearance, connectivity and functionality of the area.*

The Hayle neighbourhood area is defined by the parish area boundary. It comprises the two electoral wards of Hayle North and Hayle South (see map below).



Natural Environment & Setting

It has been said that the Hayle area is one where the natural environment and built environments are most interrelated, both in the estuary, across the Towans and around the Bay. Even the Towans have been heavily influenced by the history and the urbanisation of the parish. *“The division in landscape terms of Hayle from the Towans area is not an accurate reflection of historic relationships - the Towans are part of the industrial, defence-related and settlement history of the whole Hayle area, as related to Hayle as are the quays and causeways all round the estuary.”*² This report however recognises that a significant and important part of the neighbourhood area should be regarded as ‘natural’ and treated as such in reviewing the context and potential for neighbourhood planning policies.

Strategic Context

National Planning Policy Framework (NPPF)

Conserving and Enhancing the Natural Environment

The planning system should contribute to and enhance the natural and local environment by:

- *protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.

112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

² Hayle & St Ives Historic Environment Character, Cornwall Council, 2011

Cornwall Local Plan

General Policy 23 - Natural Environment

Development proposals will need to sustain Cornwall's local distinctiveness and character and protect and enhance Cornwall's natural environment and assets according to their international, national and local significance through the following measures:

1. Cornish Landscapes Development should be of an appropriate scale, mass and design which recognises and respects landscape character. Development must take into account and respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed using guidance from the Cornwall Landscape Character Assessment and supported by the descriptions of Areas of Great Landscape Value.

In areas of undeveloped coast, outside main towns, only development requiring a coastal location, and that cannot be achieved elsewhere, will be acceptable.

2. The Cornwall and Tamar Valley Area of Outstanding Natural Beauty

Ensuring that any proposals within the AONB or affecting its setting, conserves and enhances the natural beauty and special qualities of the AONB, is appropriately located to address the AONB's sensitivity and capacity and delivers the objectives of the Cornwall and Tamar Valley AONB Management Plans including the interests of those who live and/or work in them.

3. Terrestrial and Marine Bio-diversity and Geo-diversity

Specifically ensuring that with direct and cumulative impact:

- a. international, national and locally designated sites for nature conservation are safeguarded from inappropriate development including appropriate buffer areas and provision made for their management based on up-to-date evidence and management plans.*
- b. conserves, protects and enhances features of biological or geological interest (including Biodiversity Action Plan habitats and species and soils), and provide for their appropriate management.*
- c. there is no net loss of existing biodiversity and enable a net gain in biodiversity by designing in biodiversity, and ensuring any unavoidable impacts are appropriately mitigated and/or compensated for.*
- d. the importance of habitats identified in the South West Regional Nature Map and the creation of a local and regional biodiversity network of wildlife corridors and local wildlife sites, helping to deliver the actions set out in the Cornwall Biodiversity Action Plan are recognised.*

Mitigation

Where development will result in adverse impact, the Council will require appropriate and proportionate mitigation and/or compensation such as replacement habitats.

Cornwall Local Plan

General Policy 25 - Green Infrastructure

To protect and enhance a diverse, connected and functional network of open spaces and waterscapes development proposals should:

- 1. Demonstrate that all the functional environmental infrastructure and connections have been taken into account including; ecosystem services; biodiversity; coastal processes; and recreation within and near to the application site and show how this understanding has positively influenced the proposal.*
- 2. Retain and enhance the most important environmental infrastructure assets and connections which contribute to our Strategic Environmental Infrastructure network in their existing location.*
- 3. Provide appropriate buffers to high value natural spaces.*
- 4. Restore or enhance connectivity for nature and people through the site and linking to adjacent sites.*
- 5. Provide good quality and accessible open and coastal space.*
- 6. In exceptional circumstances where the need for the retention of the most important environmental infrastructure assets and connections is outweighed by the benefits arising from the development proposals, the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.*
- 7. Provide clear arrangements for the long-term maintenance and management that supports the green infrastructure and for transport routes*

Cornwall Local Plan

General Policy 26 - Flood risk management and coastal change

- 1. Development should take account of any adopted strategic and local flood and coastal management strategies.*
- 2. Development should be sited, designed, of a type and where necessary relocated in a manner that;*
 - a. increases flood resilience of the area taking account of the area's vulnerability to the impacts of climate change and coastal change;*
 - b. minimises or reduces flood risk on site and in the area;*
 - c. enables/replicates natural water flows and decreases surface water runoff, particularly in Critical Drainage Areas, through sustainable urban drainage systems utilising green infrastructure where possible and as guided by local standards.....*
 - d. is consistent with the policies and actions in the Shoreline Management Plan and Catchment Flood Management Plans for Cornwall and the South West Basin Management Plan..... ;*
 - f. supports community-led local solutions to managing flood risk and coastal change; and*
 - g. does not create avoidable future liability for maintenance for public bodies and communities.*
- 3. Development proposals of 10 dwellings or more or over 0.5 ha should provide a long term water management plan.....*

Other Strategy Document:

A Future for Maritime Cornwall – Maritime Strategy 2012-30

Objective A: To work towards a sustainable, low carbon future for maritime Cornwall that encourages appropriate economic growth, supports resilient communities and protects environmental assets.

Objective B: To achieve more integrated approaches to managing the maritime area, encouraging partnership working across organisational, community, sectoral and geographic boundaries

Objective C: To promote low carbon maritime enterprise throughout Cornwall as a key component of economic revitalisation and international excellence

Objective D: To ensure Cornwall has healthy, safe and vibrant coastal communities that have a strong relationship with the sea and coastal environment

Objective E: To recognise, protect and further develop the ‘working harbour’ role of Cornwall’s estuaries, ports and harbours

Objective F: To better connect Cornwall’s coastal communities and destinations and support sustainable, low carbon transport

Objective G: Ensure Cornwall’s natural and historic maritime environment and culture is renowned worldwide, and is a source of pride and inspiration to residents and visitors

Other Strategy Document:

Shoreline Management Plan & Review

There is considered to be a general need for an integrated strategy study covering the whole Hayle Estuary which would examine the defence requirements more closely, including the dune belts and potential entrance blocking/slucing scenarios.

*Holding the line within the **Hayle Harbour** area and along the quays and wharves is preferred as it facilitates the progression of re-development plans for this part of Hayle, perceived as being a critical part of the regeneration of the wider Hayle conurbation. It also provides consideration and protection of the historic listed quays and wharves, docks and the swing bridge, which are all listed features of the Cornwall and West Devon Mining World Heritage Site. It follows therefore that this area is generally considered very important historically. The HTL policy should however not preclude local adjustment of the current shoreline configuration where it is necessary and possible to do so without damage to the cited features. The Hayle Strategy should progress and refine the policy. Hold the line provides the most effective way of managing the flood risk to the area around the wharves and harbour of the South Quay, East Quay and particularly the risk which exists around the Viaduct and Foundry Square. No active intervention has been rejected as an unsuitable policy for this frontage. It is however likely that there will be aspects of managed realignment within the localised adjustment of the defences and structures along this frontage under future regeneration plans.*

*Significant future flood risk exists along the southern bank of the **Copperhouse Pool**. This risk extends significantly into the Hayle Conservation Area and also into Ventonleague to the north-east of the Pool. The structures within this part of the estuary are currently managed as flood defences.*

There is very little scope for realignment due to the position and magnitude of residential development adjacent to the southern (and northern) banks of the pool. In addition, the Copperhouse Pool and its structures are also listed features of the Mining World Heritage Site. The preferred plan is to maintain the current level of protection provided to the residential development through a policy of hold the line. This would also prevent loss of, or damage to the WHS features.

Consideration must be given to the Hayle Estuary and Carrick Gladen SSSI and the possible effects of sea level rise and possible changes in sluice management. Either of these factors could potentially affect the duration of tidal inundation across intertidal habitat areas, potentially changing habitat characteristics and decreasing extent or adversely affecting interest features or species.

Both hold the line and managed realignment policies throughout the Hayle Estuary area will have implications for the Hayle Estuary SSSI. HTL through the harbour area will continue to modify the habitats and channel morphology and will restrict any movement of mean high water, potentially affecting durations of tide cover with rising sea levels. MR in other parts of the estuary will change hydrodynamics and potentially the plan shape of the upper estuary. This could potentially impact on intertidal areas in a number of different ways, including increased or decreased exposure times, changes in accretion and deposition patterns, increased tidal prism and tidal flow velocities.

*There may be some loss of the dune front expected along the **Harvey’s Towans** frontage (inset map, right) in response to sea level rise, but the estuary is expected to remain a net sink for sediment, therefore foreshore levels may raise themselves in response to sea levels. The future response may partly depend on future dredging strategies and how much sediment is removed from within the estuary system.*

In general the SMP would discourage the net removal of sediment from the system. A managed realignment approach is preferred to accommodate the natural variability of this area and to allow priority to be given to enhancement of the natural dune system as a UK priority BAP Habitat, whilst continuing to encourage natural and sustainable response to climate change impacts. Guidance as to the type of local management approach under a policy of MR can be gained from the Cornwall Sand Dune and Beach Management Strategy. This can include management of the frontage to address any future risks to the on-shore wave hub cable termination point.

Other Strategy Document:**Green Cornwall Strategy 2011-2020****The vision**

Cornwall will take advantage of its unique geography and climate, utilising these natural resources for sustainable community and economic gain. It will become an industry leader in environmental technologies, internationally renowned for its world class research and resilient to rising energy costs. It will be a place that will encourage sustainable economic growth that benefits all, producing the majority of its energy needs from renewable sources while reducing waste and demand through the collective efforts of our communities. Cornwall will provide a quality of life that is as good as anywhere in the UK.

The five themes are as follows:

Leadership Action: The Council leading by example, providing leadership in reaching Cornwall wide targets and the transformation to a low carbon economy.

Green Council Action: Reducing the Council's carbon emissions to both meet and exceed its carbon reduction commitment
Low Carbon economy Action: Providing the infrastructure, investment, and requisite skills to create the conditions for a measurable transformation towards a low carbon economy.

Sustainable Communities Action: Supporting communities to become more resilient, promote demand reduction and increase renewable energy production. Develop community benefit models that tackle fuel poverty and provide local gain through FiT contributions.

Renewable Energy Action: Through Council, other public sector, private sector and community organisations activity, promote the use of renewable energy.

Other Strategy Document:**Cornwall Green Infrastructure Strategy 2012****Key Principles:**

Health & Wellbeing - The importance of green infrastructure for people of all ages and abilities to experience enhanced health and well being and quality of life should be recognised and taken into account when planning and investing in the delivery of new and enhanced green infrastructure in Cornwall through the design and development of new homes, employment sites and infrastructure

Economy - The importance of green infrastructure in providing a positive platform for the economy must be taken into account when planning and designing new homes, employment sites and infrastructure

Climate Change - The importance and role of green infrastructure in increasing Cornwall's resilience to climate change (adaption) and reducing our contribution of greenhouse gas emissions (mitigation) must be taken into account when planning and investing in the delivery of new and enhanced green infrastructure in Cornwall through the design and development of new homes, employment sites and infrastructure

Education - The importance and role of green infrastructure in increasing understanding about how we live, how our culture has evolved and what the future holds, as well as supplying the potential for the attainment of new and transferable skills, must be taken into account when planning and investing in the delivery of new and enhanced green infrastructure in Cornwall through the design and development of new homes, employment sites and infrastructure

Environmental Quality - The importance and role of green infrastructure in reversing biodiversity loss and reconnecting fragmented habitats and supporting a move to embed ecosystems services must be taken into account when planning and investing in the delivery of new and enhanced green infrastructure in Cornwall through the design and development of new homes, employment sites and infrastructure

Green infrastructure should be an integral part of new development everywhere, delivered via the spatial planning system and through the communities that need it for their day to day living. It should also form a key part of proposals to regenerate existing urban and rural areas (Natural England, 2012).

Town Framework Plans are required as part of the development of the Core Strategy where there is likely to be significant local change as a result of new housing growth or a focus on employment activity. This will enable the Council to develop green infrastructure strategies for each of the Town Framework areas identified below as being the areas where the majority of development will be focused, following adoption of the dispersed approach to growth outlined in the Core Strategy Preferred Approach. These towns [include] Hayle

Ensuring that green infrastructure planning is undertaken to inform master plans and other spatial planning documents is an essential component in guiding development and shaping the character of growth in these areas. Although the exact blend of actions will be different in each area, as they will need to respond to local constraints and opportunities, the Town Framework green infrastructure strategies will all share the same objective to raise the quality of existing green infrastructure and strategically plan for the creation of new green infrastructure.

Other Strategy Document:**Cornwall Countryside Access Strategy 2007**

Policy PL1 – When consulted the County Council will require the public rights of way network to be protected from the negative effects of proposed development.

Policy PT1 – Multi-use trails will be developed where they show a clear contribution to enhancing recreational opportunities, economic development and deliver environmental benefits and where long term resources for their management are in place.

Policy OA1 – As Access Authority, Cornwall County Council will seek to maximise opportunities for the enjoyment of Open Access land whilst considering sustainability, wildlife and heritage asset needs.

Policy PA1 – Permissive access associated with Open Spaces will be effectively managed where they show a clear contribution to enhancing recreational opportunities, economic development and deliver environmental benefits and where long term resources for their management are in place.

Policy PA2 – No heritage assets (including open spaces and multi-use trails) will be acquired, or management responsibility accepted unless sufficient capital and revenue costs are agreed and available.

Policy IA1 – Develop the provision of and access to, information that meets the needs of users in the most effective and efficient way.

Policy U1 – The County Council will work towards improving countryside access for all in ways that take account of all relevant constraints.

Other Strategy Document:**Cornwall AONB Management Plan 2011-2016**

PD1 *Ensure the purposes and objectives of AONB designation are fully recognised in the development and implementation of Cornwall Local Development Framework and other public policies, strategies and programmes*

PD2 *Ensure that the Green Infrastructure Strategy provides alternative natural green space to address risks to AONB features from tourism development and outdoor recreation facilities, and promotes the reduction of surface runoff and improving water quality by the inclusion of Sustainable Drainage Systems (SuDS)*

PD3 *Encourage local communities to identify local needs and assist in the conservation and enhancement of local distinctiveness through the preparation and development of Village Design Statements and other initiatives*

PD4 *Support the provision of affordable housing to meet identified needs of local people in locations with access to employment and local services. Ensure that the selection and development of affordable housing sites within or in the setting of the Cornwall AONB has appropriate regard to landscape and settlement character*

PD5 *Support the provision of identified local employment needs in settlements within or in the setting of the Cornwall AONB that has appropriate regard to be protected landscape and settlement character*

PD6 *Support tourism development that conserves and enhances the diverse local landscape characteristics of the sections of the Cornwall AONB. Ensure that in the development of tourist facilities the scale, design and use of materials has appropriate regard to the character, sensitivity and capacity of the protected landscape*

PD7 *Promote in telecommunication and power infrastructure provision appropriate site selection and design of developments; and where possible the reduction and removal of power and telecommunications lines*

PD8 *Ensure that any necessary development in or within the setting of the AONB is high quality sustainable development that:*

- *is appropriately located, of an appropriate scale and addresses landscape sensitivity and capacity*
- *is compatible with the distinctive character of the location described by the Landscape Character Assessment.....*
- *maintains semi-natural corridors*
- *promotes the conservation of the historic environment as a whole and in particular those designated heritage assets and their setting; including the Conservation Areas and World Heritage Site*
- *is designed to respect quality of place in the use of distinctive local building styles and materials, dark skies and tranquillity; and ... protects trees, other important landscape features and semi natural habitats, in order that it can contribute to the conservation and enhancement of the natural beauty of the protected landscape. Particular care will be taken to ensure that no development is permitted in or outside the AONB which would damage its natural beauty, character and special qualities or otherwise prejudice the achievement of the AONB purposes*

PD9 *Support the introduction of additional measures at existing mines and quarries within the AONB, and those affecting its setting, to protect and enhance the AONB. These measures can be achieved by imposing appropriate new planning conditions through the Review of Mineral Planning Permissions*

PD10 *Promote the re-use and recycling of building materials to reduce demand for minerals and extraction and its potential adverse impact on natural beauty*

PD11 *Support the use of local stone in built development, if necessary by the small scale and sensitive reworking of local quarries, ensuring appropriate policy and guidance within the Local Development Framework*

PD12 *Encourage the Local Planning Authority to direct Community Infrastructure Levies and Developer Contributions towards appropriate AONB Management Plan objectives and activities*

PD13 *Promote the adoption, use and, when appropriate, revision to the Planning Protocol for the Cornwall AONB and the Tamar Valley AONB with Cornwall Council to ensure that effective consultation is achieved on policy preparation and major or significant development within and in the setting of the AONB in Cornwall.*

Other Strategy Document:

West Cornwall Catchment Flood Management Plan 2008

Objectives

- *To reduce flood risk to residential, commercial and industrial property especially in St Ives, Hayle, Camborne, Falmouth, Truro, Redruth, Penzance, Helston, and St Austell*
- *To reduce flood risk to critical infrastructure in particular the A30, A390, and A393, and the railway around Par Station, and on the Penzance-Truro line at Lelant and Crowlas. WTWs, electricity substations, police and fire stations, care homes, and telephone exchanges*
- *To minimise disturbance to agricultural land*
- *To reduce flood risk to vulnerable/deprived communities and community assets particularly doctors' surgeries in Praze-an-Beeble, Perranporth, St. Blazey, schools in Truro (St Michaels) and Grampound, and residential care home in Perranporth (Lake House), and to protect and improve recreation facilities where possible.*
- *To prevent injuries and loss of life from flooding*
- *To protect and work with natural river processes, and to restore watercourses to their natural state, particularly at Relubbus Marsh, Red River, and the Rivers Hayle, Carnon, Perrancombe, Bolingey, Tresillian, Kenwyn, Allen, and Lower Cober*
- *To ensure no deterioration of SACs (such as Godrevy Head to St Agnes, Penhale Dunes, and Fal & Helford), SPAs (such as Marazion Marsh), and SSSIs (such as Hayle Estuary & Carrack Gladden, Lower Fal & Helford Intertidal, and the Upper Fal Estuary & Woods), and help achieve favourable conditions on designated sites and BAP habitats and species, and to create conditions that encourage increased biodiversity*
- *To protect water quality, and prevent the pollution of watercourses and groundwater as a result of flooding of urban and agricultural land, mines around the River Hayle, Red River, Cober River, and River Carnon, and landfill sites at Par Farm and Tresamble Moor*
- *To protect the quality of land (particularly Grade 1 in the Crowlas area, and Grade 2 land in the Helford River catchment, and around St Erth and Lelant Downs, Feock and Cowlands, River Cober, Crowlas, and Tregony), and encourage changes in land use management to reduce runoff*
- *To protect and enhance heritage and archaeological features, and where appropriate prevent flood-related deterioration of SMs and Historic Parks and Gardens*
- *To protect and enhance landscape character and visual amenity, and where appropriate prevent flood-related deterioration of the Cornwall AONB*

Policy P4 Take further action to sustain the current level of flood risk into the future

The scale of flood risk within the policy area of Carbis Bay is such that the estimated damages to residential, commercial and industrial properties are in the order of £34.5M for a 1 per cent and 0.5 per cent a.p flood event, with £118,000 of agricultural damages.

There are around 870 properties at risk of flooding under the 1 per cent a.p or 0.5 per cent a.p flood event, particularly in Hayle where 180 properties are at risk. In addition major infrastructure such as the mainline railway between Penzance and London could be at risk of flooding in a number of locations, with the A3074 and A3047 also subject to flood risk. The following B roads are also located within flood risk areas; B3280, B3301, B3302, B3303, B3306 and B3311.

It is also expected that 59 locations on minor roads would also be subjected to flooding in this scenario.

Over the next 100 years, the expected annual damages across the policy unit could increase by up to 100 per cent as a result of the impacts of climate change and inappropriate land use management; particularly on reducing the standard of protection offered by existing flood alleviation schemes. The number of properties at risk could increase by around 100.

Other Strategy Document:

Hayle Estuary Management Plan 2008-2013

Strategic Objectives

General Management

A1 Ensure an appropriate flow of relevant and timely information between users, owners and statutory bodies

A2 Ensure that changes to management structures are communicated effectively

A3 Identify funding, grants and other revenue streams to allow the HEMP to develop

A4 Ensure the guiding principles are adhered to and that overlap is recognised

A4 Ensure the management plan is implemented and updated appropriately

Navigation & Moorings

B1 Ensure the adequate maintenance of the navigation to meet statutory requirements

B2 Ensure maintenance dredging is undertaken without unduly damaging the natural environment, coastal processes or disturbing contaminants

B3 Develop a Maintenance Dredging Protocol to inform the future maintenance dredging process and licence procedures

B4 Ensure that mooring management takes fully into account water users and appropriate shore-side infrastructure

B5 Ensure that mooring management takes fully into account the estuary conservation designations

Marine Businesses

C1 Encourage and further a diverse and prosperous marine related industry base

C2 Ensure that existing waterfront sites are available for marine related businesses

C3 Continue to monitor, maintain, improve and develop fisheries

C4 Continue to monitor, protect and regulate the marine harvesting in the estuary

C5 Ensure the public is aware that bait digging is prohibited within SSSI under Hayle Harbour Byelaw 56e

Estuary User Safety

D1 Promote and encourage the safe and responsible use of waters and tidal areas for all public events

D2 Monitor the safe and responsible use of waters and tidal areas for all public events

D3 Promote, encourage and monitor the safe and responsible use of waters and tidal areas for all club and private use.

D4 Ensure the public is aware that venturing out across mud/sand-flats and bait digging is prohibited because of bird disturbance, damage to the estuarine substrate and disturbance of heavy metals

D5 Ensure that arrangements for the impoundment of water at Copperhouse Pool for recreational events are publicised for the protection of users

Tourism & Recreation

E1 Promote, encourage and monitor the safe and responsible use of waters and tidal areas for all public and private use

E2 Ensure an environmentally friendly balance between local communities, conservation areas and water/tidal land users

E3 Ensure that arrangements for the impoundment of water at Copperhouse Pool for recreational events are publicised and made available to event organisers

E4 Maintain and, where appropriate, enhance public access on foot for quiet recreational enjoyment of the estuary and its surroundings

Estuary Development

F1 Ensure that the Sites of Special Scientific Interest and the interests of RSPB and Natural England are respected in the design and implementation of any development

F2 Ensure any development is compatible with the provisions of the Hayle Harbour Act 1989 and the Byelaws

F3 Take necessary measures to provide for 100year flood levels in development proposals

F4 Seek opportunities to adapt to and accommodate the effects of climate change including managed retreat and river corridor management

F5 Ensure key natural features and processes that create the character of the estuary and its setting are protected, managed and enhanced in a sustainable manner

F6 Ensure that any future developments or likely management requirements resulting from developments, do not negatively affect the coastal processes in the estuary

F7 Promote understanding of the economic and social benefits provided by the estuary and the Towans

Estuary Cleanliness

G1 Continue to identify and, where practicable, remove sources of litter

G2 Work towards ensuring a coordinated and effective clean up regime for litter

G3 Maintain and, where possible, improve water quality within the estuary

G4 Promote understanding of the impact and legacy of mining and related industries on Hayle estuary

Contingency Planning

I1 Ongoing development of Oil/Chemical Spill Countermeasures Plan

I2 Develop flood contingency plans

I3 Where appropriate, assist the Environment Agency and others in minimising or preventing the risks from flooding and climate change

Other Strategy Document:**Shaping Cornwall's Future, Sustainable Community Strategy 2008-2028**

We are aiming for Cornwall to be a place where:

Environment

- *We are aware and careful of the impact we leave on our beautiful land and work in harmony to conserve and manage its future and ours*
- *We design, plan and build with respect for the planet*

Current Situation & Circumstances

Despite being a substantially developed and urbanised neighbourhood area, Hayle has significant tract so natural landscape. The following general description of the area's natural landscape comes from Cornwall Council's landscape character assessment.

"The area forms the coastal strip of St Ives Bay with its sweeping sandy beaches, sand dunes, estuary of the River Hayle, the settlements of Phillack and Lelant and a fringe of pastoral/arable land. The extensive sand dunes have spread onto low cliffs and reach 72m AOD. They have been developed over time to provide tourism facilities including chalets and caravan sites, and exhibit the remains of a former ordnance factory. The limited agricultural land is pastoral and arable with low cut Cornish hedges and hedgerows. The tidal estuary, once dredged as part of the access to Hayle harbour, provides a semi-natural core to the area and a setting to Lelant, a historic settlement with wooded surrounds. Development on the outskirts of Hayle forms ribbon development and there is an appearance of development pressure. Leisure uses include a golf course north of Lelant. The patchy development of the area forms a contrast to the simplicity of the bay itself.

Geology and soils - this is coastal sloping land underlain by mudstones covered by alluvial deposits at lower levels and coastal materials of windblown and waterborne sands. Soils tend to be shallow and sandy and are raw on the coast.

Topography and drainage - the Bay is bounded by rocky headlands..... Within this wide curving bay are long sandy beaches backed by extensive sand dunes (The Towans) reaching 72m AOD³ between Hayle and Godrevy as well as at Lelant covering the underlying hard ground. The tidal waters of the River Hayle and associated waterbodies divide and thus exclude the urban area of Hayle from the bay and the Towans. The river flowing out to sea through a narrow channel amongst sand banks, inland, forms extensive sheltered tidal mudflats that provide an important habitat for wading birds. On the east side of the bay a smaller river, the Red River, enters the bay close to Godrevy Point. The sand dunes around this area have been exploited for building and fertiliser. Fringing the Landscape Character Area to the west of Lelant, the coast is backed by slopes rising to the higher granite that forms a ridge behind Carbis Bay (LCA03).

Biodiversity - this Landscape Character Area has a wide range of diverse habitats. There is a significant area of Coastal Sand Dunes between Phillack and Gwithian forming one of the largest stretches found in Cornwall, with open dunes, extensive dune grassland, scrub and dune slacks. Unusually for Cornwall, the flora of this Landscape Character Area is distinctly alkaline-loving due to the presence of calcareous sand which gets wind-blown well inland. Intertidal Mudflats, Saline lagoons (Copperhouse Pool and Carnsew Pool), Reedbeds and Coastal Saltmarsh are found associated with the River Hayle estuary. Small areas of wetland (with Fens) occur south of Phillack and at Gwithian Green. The wide estuary is an important wintering bird site and part of it is a RSPB reserve. The former sandpit at Gwithian is a Local Nature Reserve.

Land Cover - the majority of the area is made up of extensive sand dunes backing the sandy bay, fringed by development and agricultural land. Agricultural land is mostly arable with improved and unimproved grassland in places. Low-lying areas just above the estuary are marshy in places as at Loggans Moor and Marsh Lane.

³ AOD = Above Ordnance Datum (height relative to the average sea level at Newlyn, Cornwall)

Land Use - is primarily tourism and recreation centred on the beaches including camp and caravan sites, chalets, leisure buildings and golf course. Post industrial land with disused docks line the estuary and there are old military remains within the dunes that have also been excavated for their sand. The commercial use of the estuary and wharves necessitated regular dredging of the estuary, thus keeping the waterway open for larger vessels, including fishing boats. With the loss of local industry, the estuary is no longer safe for larger vessels, compounding the effects of local economic depression. There are settlements at Lelant, Phillack and Gwithian. Agricultural uses of pastoral and arable land fringe the coastal area. Pylons dominate the skyline around the Hayle sub-station and former power station.

Field and woodland pattern - there are areas of Anciently Enclosed Land of medieval origin around the churchtowns of Lelant and Gwithian but agricultural land elsewhere is mostly post-medieval Recently Enclosed Land Landscape characterised by large regular fields, often in arable use; the largest such area lies between Lelant, the historic heart of the area, and Carbis Bay. Small areas of woodland are found around Lelant. Planted mature Monterey Cypress and Monterey Pine are distinctive in the landscape.

Condition

- *Dunes and adjacent land in poor condition.*
- *Considerable areas of derelict land.*
- *Over-mature tree cover and hedgerow cover to the west is declining.*
- *Elm disease has depleted the hedgerow tree population.*
- *Within the Towans and adjacent land, development has taken place in a relatively informal and incremental manner and many structures are poorly designed, typically using block, concrete, upvc and flat roof construction.”⁴*

The Towans are an ecologically sensitive stretch of sand dunes covering approximately 500 hectares along the coast between Hayle and Godrevy. The system comprises a number of separately identified sections, including: Harvey's Towans; Riviere Towans; Mexico Towans; Phillack Towans; Upton Towans; Gwithian Towans; St Gothian Sands; and Godrevy Towans.

“The second largest system in Cornwall, the Towans are home to a fifth of the county's flora, amongst which are a number of locally, nationally and internationally significant species, as well as a multitude of insects, butterflies and birds. Upton and Gwithian Towans, St Gothian Sands and Gwithian Green are all designated Local Nature Reserves, managed by the Cornwall Wildlife Trust. Gwithian to Mexico Towans is also a Site of Special Scientific Interest (SSSI).

The Towans also contain a large number of archaeological remains. Evidence shows that the Towans have been used for agriculture since prehistoric times. Upton Towans, locally known as Dynamite Towans, was the site of an explosive factory in the late 19th and early 20th centuries. The factory supplied the needs of local mines, and also the armed forces during World War I. Manufacturing ceased in 1919, but the site was used to store explosives until the 1960s. The associated earthworks are now overgrown but are visible on the site. Although heavily influenced by past industrial use, the Towans are now an important area for local and tourist recreation, including a number of access point to the beaches. They are valued for their open vistas and tranquil atmosphere and as a haven for wildlife and a beautiful area to explore. However, the Towans and the habitats that they support are fragile and susceptible to all year round pressure from a range of recreation and sporting activities, including horse riding and extreme sports.

A network of informal paths stretch across the length of the Towans, to which there is generally open access, although some of the areas are privately owned and access is at the discretion of the landowners. The south west coast path runs along the seaward edge of the Towans. Some routes, especially those to the beach, are used more than others and path erosion is evident in some areas.

Parking is also a major issue across the Towans, with the area attracting many local and tourist visitors, most of which use their own transport. Car parks in the area are at capacity for the majority of the peak season which causes congestion and visual impact. This situation and the use of the Towans is likely to be intensified by future growth and an increased population at Hayle, and also at Camborne – Pool – Redruth. It is

⁴ Landscape Character Area Description LCA05, Cornwall And Isles Of Scilly Landscape Character Study, for Cornwall Council, 2007
Hayle NP Evidence Report – May 2014

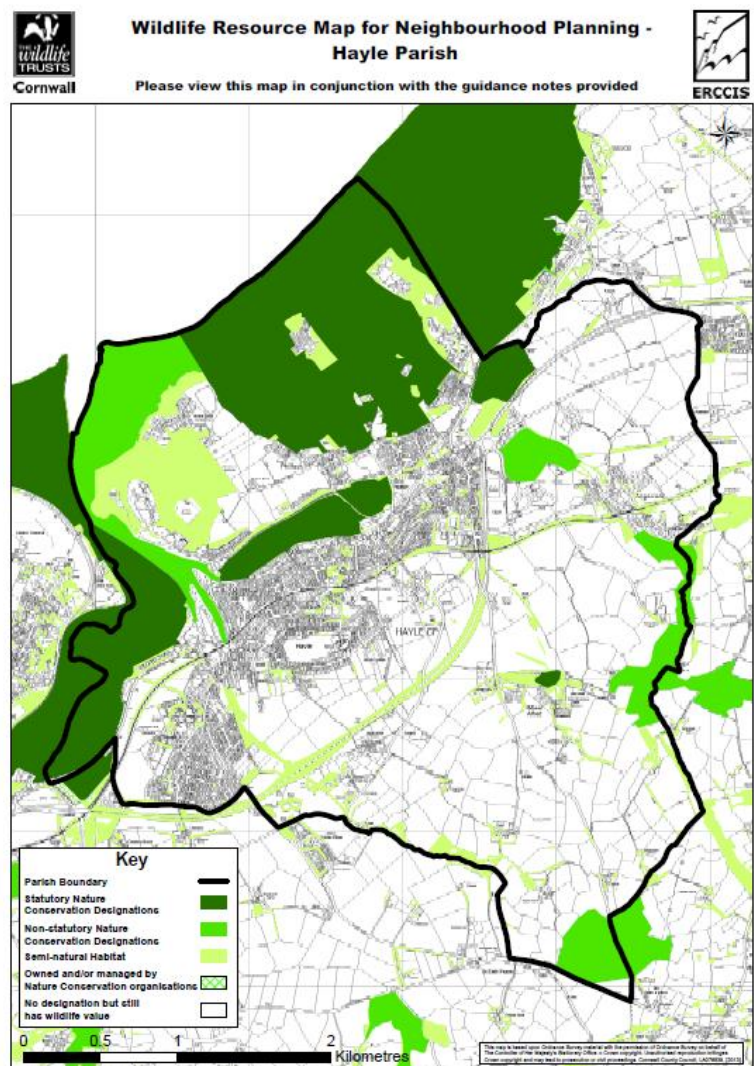
important, therefore, that the implications of development are considered through the Hayle Area Action Plan.

Management of the Towans by the Towans Partnership aims to maintain the area and the habitats that it supports in a favourable condition whilst enabling sustainable recreational use. The Hayle Area Action Plan has a role to play by controlling development and supporting only those developments which are consistent with these aims.⁵

The Estuary is also a most important and sensitive ecological area. A summary description and analysis of the estuary, is provided by Cornwall Council in a recent topic paper:

- “Hayle Estuary is one of the most important feeding grounds in the South West for migratory and over-wintering wildfowl and wading birds. As such it has statutory protection as a Site of Special Scientific Interest (SSSI), and is a County Wildlife Site and RSPB nature reserve.
- St. Ives, Carbis Bay and Hayle are all designated Critical Drainage Areas by the Environment Agency.
- Many settlements have seen flood defence schemes implemented over recent years
- The primary cause of flooding in the area is from rivers, with principle settlements situated on the lower reaches of river catchments in coastal locations. Consequently there are flood risk issues relating to both fluvial and coastal flooding in respect of development in both towns.
- For all bathing waters consideration should be given to the impact of development on water quality especially with regard to increased loadings on the sewerage network.
- Contaminated land issues and contaminated dredgings from any development of Hayle harbour need to be considered on water qualities.”⁶

The map shows the extent to which the Hayle neighbourhood area is covered by: Statutory designations (in dark green) i.e. Special Protection Areas (SPA), Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR); Non-statutory designations (in mid-green) i.e. County Wildlife Sites (CWS) and County Geological Sites (GGS); and Areas of Semi-natural habitat (in light green) (This reflects the hierarchy of protection as laid out in the National Planning Policy Framework.)



⁵ Hayle Area Action Plan – Issues and Opportunities, Penwith Council, 2006

⁶ Cornwall Local Plan Place-Based Topic Paper: Hayle and St. Ives CNA, Cornwall Council, Mar 2013

Hayle Estuary and Carrack Gladden have been designated as a Site of Special Scientific Interest (SSSI) notified under Section 28 of the Wildlife and Countryside Act, 1981, as amended.

“The site consists of an extensive area of intertidal mudflats and sandflats that have accumulated over Lower Devonian slates at the mouth of the Hayle and Angarrack rivers. There is a small area of saltmarsh in the south-west corner of Lelant Water, whilst a larger area of saltmarsh and reed-bed is located at the north-eastern end of Copperhouse Pool. A central triangular spit extending into the main estuary, supports a small, denuded area of sand dune and dune grassland. Carnsew Pool is a bunded tidal reservoir with intertidal mudflats grading into deeper, open water which is retained at low tide. Copperhouse Pool, to the east, is a shallow tidal reservoir with intertidal mudflats. Porth Kidney Sands to the west of the estuary entrance are backed by dunes and dune grassland that have developed on the extensive deposits of calcareous sand at Lelant. Around the headland at Carrack Gladden, in the west of the site, 60 m high cliffs have been cut into the metamorphosed Devonian slates where the overlying acid soils exhibit a range of scrub, maritime heath and grassland habitats” Natural England.

“The Hayle Estuary is the most south-westerly estuary in Britain adjacent to the important bird migration routes that traverse the Land’s End peninsula to the west. The site is therefore in a strategic location to provide feeding and roosting habitats for a wide variety of bird species. Furthermore, Hayle, like other south-west estuaries, normally escapes the extremes of winter weather and thus can provide alternative feeding grounds for flocks of wildfowl and wading birds when other estuaries within Britain are frozen up. The estuary is of special importance for its wintering wildfowl and wading birds. In recent years more than 90 wintering species with numbers totalling over 18,000 have been recorded at the site. The estuary is also important for several wintering species uncommon in Cornwall” Natural England.

“The open water in Carnsew Pool attracts both wildfowl and diving bird species. The dune and dune grassland on the central triangular spit provide important roosting areas for many of the birds that visit the estuary. The saltmarshes and reedbed of Copperhouse Pool and Lelant provide important roosting and feeding habitats, and also exhibit an interesting zonation and structure of vegetation. The margins of the estuary support two Red Data

*Book plant species, western ramping fumitory *Fumaria occidentalis*, and balmleaved figwort *Scrophularia scorodonia*. The extreme south-westerly location of the estuary has resulted in the site attracting a variety of migrant and rarer bird species with North American vagrant species being of special note. Few estuaries in Britain contain such a diversity of bird species within such a small area; a total of 274 species have been recorded at Hayle” Natural England.⁷*

County Wildlife Site

The land owned by the RSPB is managed as an RSPB Nature Reserve. However it is classified as a County Wildlife Site by the Cornwall Wildlife Trust. When SSSI came into force this took over as the statutory designation, although in this case the County Wildlife Site remains as some areas fall outside the SSSI.

To be supplemented by schedule and further information from Cornwall Wildlife Trust (on order)

⁷ Hayle Estuary Management Plan 2010-2015 Compiled by Amy Brock-Morgan BSc (Hons)

Hayle Town Council Local Planning Policies:

- Restrictions on the type of development permissible at Riviere Towans to ensure any additional chalet or the alteration or replacement of a chalet is sympathetic to its environment and consistent with the historic and established development philosophy here and at nearby Gwithian Towans

Future Needs and Demands

The demise of the Penwith Local Plan has left many of the natural areas of the parish without the protection of specific planning policies. For the adjoining parish of Gwinear-Gwithian, in advance of its neighbourhood plan the Parish Council of Gwinear-Gwithian has developed a design guide for Gwithian Towans in collaboration with the owners of the chalets. Its purpose is “to help maintain the quality of the environment of the Towans and assist those with aspirations to improve or rebuild their plots and buildings to do so with an awareness of the opportunity they have to contribute to the long term identity of the Towans”⁸.

Cornwall Council’s historic environment assessment of the Hayle and St Ives Community Network Area in 2011 recognised that “generally the south-eastern half of the area is very understudied; this increases the importance of considering Historic Landscape Characterisation (Historic Landscape Characterisation) revisions which give a better understanding of historic landscape and archaeological potential in these more complex, conservative farmland areas.

Threats

Sea level rise affecting the quays and harbours, especially in Hayle estuary

Development pressures, particularly in Hayle around the harbour (WHS⁹ identified as key sensitive area)

Capacity issues in St Ives- under pressure from its own success

Impact of A30 corridor - focus of uncoordinated development so far poorly related to surrounding landscapes and historic environment, not reflecting traditional settlement patterns and intruding into and across historic communication patterns.

Major Heritage at Risk

Loggans Mill

Hayle harbour

Outer areas of settlements not covered by conservation areas - (St Ives; Carbis Bay)

Churches and chapels

Projects

Hayle Foundry phase 3

West Penwith Monograph (National Trust, English Heritage funded) – a project bringing the results of 30 years of archaeological fieldwork to publication.

Discovering the Extraordinary World Heritage Project

Proposed projects depending on resources

Higher Level Stewardship schemes targeted at old ESA area

West Penwith HLF landscape grant scheme

History and survival of quarries and quarrying in area; Red River Valley; the Towans

Maritime history – ports and harbours; particularly the wider Hayle estuary and St Ives

Maritime Coastal zone work - wrecks, trade, infrastructure, paleo-environmental remains - all need expanded evidence base.

Historic Landscape Characterisation HLC revision - especially in Gwinear area of AEL

Garden/ornamental landscape studies & management plans

⁸ From Gwithian Towans Design Appraisal exhibition boards, DHUD 2013

⁹ WHS= World Heritage Site

Council owned highway heritage assets

Cornish Character project to look at heritage assets and local distinctiveness

Cornwall Council's Infrastructure Planning

Drainage and Flood Risk & Mitigation:

In terms of drainage, flood risk & mitigation, the following studies/works are proposed or planned:

- Hayle River flood banks

The Council is continuing to work with the Environment Agency and South West Water to further assess what flood risk mitigation, surface water drainage, foul drainage and treatment infrastructure would be required.

Conclusions

Topic: Natural Environment and Setting

Key Questions & Messages

- What needs protecting and why?
- Are current protections sufficient, or do we need to introduce more?
- What are the implications of the heightened flood risk and further flood work?
- Do we need to introduce design restrictions on the Towans and other sensitive areas?
- How can neighbourhood plan policies support preservation/conservation projects?
- Are local policies required to protect agricultural areas and/or support local farmers?

Gaps in Our Knowledge & Findings

What the green lobby is saying and doing?

Focus Group

The effect of recent flooding on opinions and plans

Correspondence/Community Survey

The views of chalet owners

Meeting

Sustainable Development

The Town Council has agreed that the Cornwall Council's Town Framework approach and conclusions provides an appropriate development and growth strategy for the neighbourhood area. The strategy is based on a sustainable approach that "will aim to steer the options and the emerging strategy for Hayle towards meeting and delivering what are seen as the key objectives for the Town and surrounding areas".

The following are the seven key objectives:

- *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*
- *To encourage effective management and enhancement of the natural and built environment, which incorporates conservation areas and the World Heritage Site designation*
- *To provide new high quality retail development within the town, to complement the existing centres*
- *To deliver a mix of housing to meet current and future housing needs*

National Planning Policy Framework (NPPF)

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

For **decision-taking** this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

Cornwall Local Plan

General Policy 1 – Presumption in favour of sustainable development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework and set out by the policies of this Local Plan. We will work with applicants to find solutions which mean that proposals will be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan and supporting Development Plan and Supplementary Planning Documents (including, where relevant, with policies in Neighbourhood Plans) will be regarded as sustainable development and be approved, unless material considerations indicate otherwise.

When considering whether a development proposal is sustainable or not, account will be taken of its location, layout, design and use against the three pillars of economic development, social development and environmental protection and improvement.

Where there are no policies relevant to the application at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy

Framework taken as a whole; or

b) Specific policies in that Framework indicate that development should be restricted.

Cornwall Local Plan

General Policy 3 – Role and Function of Places (extract)

The scale and mix of uses of development and investment in services and facilities should be proportionate to the role and function of places. New development 2010-2030 will be accommodated in accordance with the following hierarchy:

1. Delivery of the overall housing provision as set out in Policy 2 alongside larger scale community, cultural, leisure, retail, utility, employment will be managed through a site allocations DPD or Neighbourhood Plans for the

*following towns: Camborne with Pool, Illogan and Redruth; Falmouth with Penryn; Penzance with Newlyn; St Austell; Truro with Threemilestone; Newquay; Bodmin; Launceston; Bude with Stratton and Poughill; Helston; St Ives with Carbis Bay; Saltash; **Hayle**; Liskeard and Wadebridge.*

Cornwall Local Plan

General Policy 13 - Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments across Cornwall and ensuring its distinctive character is maintained and enhanced retained. Development proposals must show high quality design and layout of buildings and places demonstrating a process that has clearly considered the existing context, and contributes to social, economic and environmental sustainability.

1. As part of a comprehensive place-shaping approach proposals will be judged against fundamental design principles of:

a. character – creating places with their own identity and promoting local distinctiveness. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting.

b. layout – provide continuity with the existing built form and respect and work with the natural environment; high quality safe private and public spaces; and improve perceptions of safety by overlooking of public space.

c. movement – creating a network of safe well connected routes which are easy to read and navigate by the use of landmarks, spaces, views and intersections.

d. adaptability, inclusiveness resilience and diversity – building structures can be easily altered, particularly internally, to respond to both climate change and changing social and economic conditions and provide a mix and pattern of uses.

e. process – undertaking community engagement, involvement and consultation in the design process proportionate to the scheme.

2. In addition development proposals should protect individuals and property from:

a. overlooking and loss of privacy;

b. overshadowing and overbearing impacts;

c. unreasonable noise and disturbance.

3. For larger developments a balance needs to be achieved between private, semi-private and public open space which includes allotments, sports facilities, children’s play area provision and natural open space provision.

The Council will seek the provision of larger areas of multifunctional green space rather than multiple smaller areas as appropriate in larger developments.

Cornwall Local Plan

General Policy 14 – Development Standards

All new development will be expected to achieve the provision of the following:

1. Provide open space on-site and in proportion to the scale of the development. Where there is access to alternative facilities contributions to the ongoing maintenance and management of these alternative facilities may be required.
2. Provide an appropriate level of off street parking and cycle parking taking into account the accessibility of the location in terms of public transport and proximity to facilities and services.
3. Demonstrate sufficient and convenient space for storage for domestic activities and recreation as well as collection of waste, recycling and compostables.
4. Avoid adverse impacts, either individually or cumulatively, resulting from noise, dust, odour, vibration, waste, pollution and visual effects. Such adverse impacts should be avoided during the construction, operation or restoration stage of development.
5. Include measures to reduce pollution within Air Quality Management Areas and meet air quality objectives, that are proposed by the Local Transport Plan and any Air Quality Action Plans.
6. Take advantage of any opportunities to minimise energy consumption, with an emphasis on the fabric of buildings....

This should achieve at least Zero Carbon new builds from 2016 for domestic buildings and from 2019 for non-domestic buildings. Additionally, the development of decentralised low carbon heat networks is particularly encouraged to connect or be designed to facilitate future connection to an existing or planned heat network.

Cornwall Local Plan

General Policy 28 Infrastructure

1. New development must be supported by appropriate infrastructure provided in a timely manner. The Council will continue to work in partnership with infrastructure providers and other delivery agencies to keep an up to date infrastructure delivery plan that will enable proposals, in accordance with the spatial objectives, to be brought forward.
2. Developer contributions, as a Community Infrastructure Levy and based on the strategic viability assessment, will be sought to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development
3. Developers will, in addition, be required to provide on-site mitigation measures or make financial contributions for site specific infrastructure provision not in the Regulation 123 list, including maintenance and management contributions, to be negotiated on a site-by-site basis.
4. Unless it can be demonstrated that it is not feasible to do so, the Council will seek to ensure all 'allowable solutions' or 'biodiversity off setting' payments are invested in projects within Cornwall with priority given to projects which achieve multiple benefits.

Cornwall Local Plan

Policy PP2 – Hayle and St Ives CNA

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 1,400 dwellings in Hayle in the period up to 2030 to be phased in relation to infrastructure requirements;
 - e. The provision of around 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.

Cornwall Local Plan: Allocations Development Plan Document – Scoping Study 2013

Cornwall Council is starting to prepare an Allocations Development Plan Document (DPD), which will form part of its Local Plan, which collectively represents a suite of planning documents that will guide future development within Cornwall.

The overarching strategic DPD for Cornwall is the Local Plan: Strategic Policies (LP:SP) document; this sets the high level strategy and policies for Cornwall. Below this there is a second tier of documents, which gives greater definition to the LP:SP and supports its delivery, which include other DPDs and Supplementary Development Plans (SPDs). The Cornwall Local Plan: Allocations DPD will represent a statutory, second tier document that supports the implementation of the strategic policies for specific sites and allocates appropriate land uses on these sites in accordance with the Local Plan evidence base.

Furthermore, the land use allocations will identify sites to be developed for a list of uses, which could include, but would not be limited to: housing, employment and retail. Moreover the Allocations DPD will consider protecting land, which could include existing strategic employment sites, as well as land to maintain / develop important infrastructure.

The policies contained within the Site Allocations DPD will form a key part of the basis on which planning applications will be assessed.

Finally, the delivery of the allocations will generally be reliant upon the appropriate delivery of on-site and/or off-site infrastructure. The development of the Site Allocations DPD will draw from, and influence, the content of the Infrastructure Delivery Plan, to ensure each site delivers necessary infrastructure for their appropriate implementation.

A Sustainability Appraisal will be undertaken throughout the preparation of the Allocations DPD. A Sustainability Appraisal (SA) will assess the social, environmental and economic effects of the plan to ensure that any decisions made help support the principle of sustainable development.

The purpose of the Allocations DPD is to allocate strategic sites that will support the delivery of key policies within the Local Plan: Strategic Policies (LP:SP) document. Key aspects that it could cover, includes:

- *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 towns. The intention is to allocate sufficient sites, when factoring in completions / permitted development etc, 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.*
- *‘Identifying’ locally important employment sites with Cornwall’s main towns*
- *Allocating land to deliver critical infrastructure*
- *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.*

As the Allocations DPD will only be seeking to allocate strategic sites, it means not all sites required to deliver the Local Plan targets will be identified; as a result sites not shown could still come forward and will be determined on their own merits.

In the main towns 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, through 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.

Other Strategy Document:

Cornwall Design Guide (extracts from recommendations)

2.1 Connections

- *How best the new development can integrate into the existing neighbourhood*
- *Remember that people may want to walk through the development to get somewhere*
- *Think carefully before blocking or redirecting existing routes, particularly where these are well used*
- *Create connections that are attractive, well lit, direct, easy to navigate, well overlooked and safe*
- *Ensure that all streets and pedestrian/cycle-only routes pass in front of people's homes*

2.2 Facilities & services

- *Plan development so that everyday facilities and services are located within a short walk*
- *Provide access to facilities through the provision of safe, convenient and direct paths or cycle routes*
- *Locate new facilities where the greatest number of existing and new residents can access them easily*
- *Where new local centres are provided, design these as vibrant places....*
- *Create places within a development where people can meet each other...*

2.4 Public Transport

- *Maximise the number of homes on sites that are close to good, high frequency public transport routes*
- *Safest, attractive and most convenient possible routes between homes and public transport*
- *Maximise the number of homes within a short walk from their nearest bus stop or train station*
- *Encourage more sustainable travel choices*

2.5 Meeting local requirements

- *Aim for a housing mix that will create a broad-based community*
- *Consider how to incorporate a range of property sizes and type*
- *Provide starter homes and homes for the elderly or downsizing households*
- *Design homes and streets to be tenure-blind*

2.6 Working with the site & its context

- *Have regard to the height, layout, building line and form of existing development*
- *Frame views of existing landmarks and create new ones by exploiting features*
- *Carefully consider views into the development and how best these can be designed*
- *Assess the potential of any older buildings or structures for conversion*
- *Work with contours of the land*
- *Design sustainable urban drainage by exploiting the topography and geology*
- *Explore opportunities to protect, enhance and create wildlife habitats*
- *Be creative in landscape design*
- *Consider, through building orientation and design, the potential to benefit from solar gain*

2.7 Creating well defined streets & spaces

- *Create streets that are principally defined by the position of buildings*
- *Using a pattern of road types to create a hierarchy of streets*

2.8 Easy to find your way around

- *Create streets that are principally defined by the position of buildings*
- *Use a pattern of road types to create a hierarchy of streets*

2.9 Character

- *Explore what could be done to give a place a locally inspired identity*
- *Consider landscaping traditions that are fundamental to character*
- *Create areas with different character within larger developments*

2.11 Streets for all

- *Creating streets for people where vehicle speeds are designed not to exceed 20 mph*
- *Thinking about how streets can be designed as social and play spaces*
- *Using the best quality hard landscaping scheme that is viable*
- *Design homes that offer good natural surveillance opportunities*
- *Create homes that offer something to the street*

2.12 Car parking

- *Anticipate car parking demand*
- *Design streets to accommodate on street parking but allow for plenty of trees and planting*
- *Remove opportunities for anti-social parking*
- *Use a range of parking solutions appropriate to the context and the types of housing proposed*

2.13 Public & private spaces

- *Select species that will form a strong and effective boundary*
- *Create spaces that are well overlooked by neighbouring properties*
- *Consider how spaces can be designed to be multi-functional and how they could enhance biodiversity*

Other Strategy Document:**Local Investment Plan 2011****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*

Current Situation & Circumstances

The *Cornwall Towns Study* examined the economic potential and future growth of the 18 larger towns in Cornwall, including Hayle, to assist in the development of the approach to strategic economic growth and sustainable regeneration of the County. As part of this, the strengths, weaknesses, opportunities and threats for Hayle were analysed and identified as follows:

“Strengths:

- *Unique natural environment – proximity of St Ives Bay*
- *Industrial heritage*
- *Strategic transport infrastructure – A30, main line rail route and harbour*
- *Key employment sectors include Health & Social Work, Hotels & Restaurants, Retail, Education and Wholesale*
- *Other specialisms include manufacture of basic metals and fabricated metal products*
- *Beaches/surfing*
- *Active MCTI (Market and Coastal Towns Initiative) structures and Town Council, MCTI programme*

Weaknesses:

- *Relatively deprived wards*
- *Shortage of good quality jobs*
- *Limited supply of sites and premises*
- *Low levels of productivity – forecast to fall over next 20 years*
- *High unemployment*
- *Low skills levels*
- *Not a strong local centre – net exporter of employees; low levels of containment for work and services, underperforming retail sector*
- *Poor image of town centre and harbour*
- *Topography, ribbon developments*
- *Inadequate train station and services*

Opportunities:

- *Hayle as gateway to Penwith*
- *Hayle Harbour Redevelopment to regenerate a key site and bring employment to the town*
- *Unique heritage which can be better exploited, including regeneration projects – Harvey's Foundry, Hayle Townscape, Cornish Mining World Heritage bid*

- *Wave Hub project – potential for major spin-offs and associated developments in environmental technologies, and potential links to Combined Universities in Cornwall*
- *Development of tourism and other key sectors including ICT, creative industries, food & drink, watersports/maritime sector*
- *Forecasts suggest Other Business Activities and Education & Health will lead employment growth over next 20 years, along with Distribution*
- *Employment in the Travel To Work Area expected to rise faster than regional average*
- *Potential to further develop linkages between Penzance, St Ives and Hayle*
- *Environmental and ecological assets*

Threats:

- *Competition from other centres*
- *Not benefiting fully from current regeneration initiatives*
- *High levels of employment growth will not be achievable without support – up-skilling the labour force and providing suitable sites and premises*
- *Risks if Hayle Harbour project fails to progress*
- *Reliance on car travel*
- *Lack of affordable homes¹⁰*

Renewable Energy

Hayle has been the subject of a relatively limited number of applications for major renewable energy installations. Over the past three years the following locations have been the subject of planning applications or screening opinions:

- Land Between Higher Treglis Farm and Drannack Mill Lane Wheal Alfred Road Hayle - solar PV development
- Land Off Wheal Alfred Road Hayle - solar PV development
- Kayle Farm Wheal Alfred Road Hayle- screening opinion for proposed solar PV development
- Land At Nanpusker Farm Nanpusker Road Angarrack Hayle - Installation of 55kW wind turbine, access and associated works
- Land South West of junction between track to Chy Vithian and Wheal Alfred Road Chy Vithian Hayle - Installation of 1no wind turbine, 36 m to hub
- Howldrevel Drannack Lane Wheal Alfred Road Hayle- erection of 11kw wind turbine
- 16 Carwin Rise Loggans Hayle - Erection of single 55kW wind turbine on 36m monopole tower
- Hayle Day Centre Commercial Road Hayle - Installation of 16 x 833 250w PV modules on south facing roof

The Wave Hub

This major project belongs to Hayle. It puts the town on the European map for both renewables and innovation and creates a massive opportunity to re-energise the image of the town, to revitalise the local economy and jobs market and, arguable, places a responsibility on the town's planners to embed the highest principles and practices of sustainability in the plans and development proposals.

Hayle is the location for the UK's first offshore floating wind demonstrator project. Wave Hub has been funded by the Government and the EU. It is owned by the Department for Business, Innovation & Skills (BIS) and operated by Wave Hub Ltd, a not for profit company with five key objectives:

- Accelerate and support the development of offshore renewable energy technology
- Drive research and innovation to address the challenges of deploying at large-scale
- Overcome the final hurdles to full commercialisation
- Foster a growing offshore renewables industry in Cornwall and the UK
- Secure the UK's position as a global leader in offshore renewable energy

¹⁰ Cornwall Towns Study, LUC with Roger Tym and Partners, for Cornwall Council, Aug 2005

At the beginning of April 2014 the final berth, of four available, was taken by Carnegie Wave Energy to demonstrate its next generation wave technology. Carnegie “plans to deploy a 3MW array of its next generation 1MW CETO 6 technology in 2016, with the option to expand to 10MW. It is the third customer to commit to Wave Hub in the last four months. Carnegie’s plans will strengthen Wave Hub’s position at the forefront of pre-commercial array testing of wave energy devices in the world, with up to 30MW of installed capacity in the pipeline.”¹¹

Hayle Town Council Local Planning Policies:

- In dealing with major strategic planning proposals, respond on a site by site, application by application basis, after canvassing the opinion of the local community
- To consider providing gypsy and traveller sites based on proven need

Future Needs and Demands

The UK Sustainable Development Strategy¹² set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

The Planning Practice Guidance provided by DCLG advises that “a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

- *“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area*
- *not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives*
- *pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it*
- *support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy)*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework*
- *encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)*

¹¹ From Wave Hub website, <http://www.wavehub.co.uk/>

¹² Securing the Future, UK Sustainable Development Strategy, Defra 2011

- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable*
- *take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs¹³*

Whilst Hayle has generally accepted the strategic development allocations made by the Local Plan it does mean that in preparing its neighbourhood plan, Hayle Town Council should consider the relevance of:

- Good design and the value of a design guide which may help resolve potential conflicts between traditional methods and materials and the need to promote creativity and innovation
- An appraisal of the conservation area and agreement on what, where and how conservation principles are to be up-held
- Policies to safeguard and enhance the world heritage site whilst facilitating growth and new development
- Carbon neutrality and renewable energy policies and practices
- Assessing local infrastructure needs so as to uplift the quality of services and facilities

Cornwall Council's Infrastructure Planning

Water Supply: Residents in the Hayle area fall under the Colliford Strategic Supply Area. Generally, the proposed levels of growth are able to be accommodated within existing clean water supply systems.

Sewage: Waste water treatment works for Hayle are located just outside the town. There are a couple of hydraulic overloads already in existence in the Hayle area, together with some saline infiltration issues. Sewers drain to Hayle (main works for the area) and the level of growth proposed in the area would mean some upgrading at these works but there is room to accommodate this.

Gas: Properties in Hayle have access to a mains gas supply network. Information is currently unavailable on how the proposed levels of growth will impact on gas supply, and further work is underway.

Electricity: The 33kV/132kV substation at Hayle is on the 132kV ring circuit below Indian Queens. This 132kV ring circuit is recognised as requiring replacement and upgrade to a 400kV within the next ten years. Information is currently unavailable on how the proposed levels of growth will impact on electricity supply. The Council is also working on exploring opportunities to deliver decentralised renewable or low carbon energy sources to both existing and proposed developments. Large proposals in Hayle will be considered within this context.

¹³ Planning Practice Guidance, DCLG 2014 <http://planningguidance.planningportal.gov.uk/>

Conclusions

Topic: Sustainable Development

Key Questions & Messages

- What role do we see Hayle having and serving in future?
- Who are we building for and why?
- Should we set local sustainability standards and measures?
- What relevance will a local design guide have?
- How can we develop in a way that enhances and not detracts from what we have that is special?
- To what extent will the community embrace the green agenda?
- How can the neighbourhood plan contribute to the mitigation of and adaptation to climate change and the transition to a low carbon economy
- How can we best achieve synergy with adjoining neighbourhood plans?

Gaps in Our Knowledge & Findings

Community attitudes to sustainability	Community Survey
Local demand for energy saving measures	Community Survey
Public opinion on major renewable energy development	Community Survey
Service provider intentions and proposed investments	Correspondence
Recycling potential	Community Survey

People and Housing

Hayle will experience a substantial growth in population houses and population over the next twenty years if the Local Plan's policies are fulfilled. The Town Framework exercise carried out by Cornwall Council in conjunction with the Town Council has explored how why and this increase can be accommodated within the parish. All new development will be consistent with the strategic policy framework.

Strategic Context

National Planning Policy Framework (NPPF)

Delivering a Wide Choice of High Quality Homes

47. To boost significantly the supply of housing, local planning authorities should:

- use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
- identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.... ;
- identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- set out their own approach to housing density to reflect local circumstances.

49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);

identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers.....

52. The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities. Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.

53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Cornwall Local Plan

General Policy 6 – Housing Mix

New housing developments will be required to include a mix of house size, type, price and tenure to address identified needs and market demand and to support mixed communities, based on the following principles:

1. Proposals of 10 or more dwellings should seek to provide a range of housing type and tenure.

To achieve this mix development should aim to:

Address affordable housing need and housing demand;
Contribute to the diversity of housing in the local area and help to redress any housing imbalance that exists;
Respond to the requirements of a changing population;
Employ imaginative design solutions.

Cornwall Local Plan

General Policy 8 – Affordable Housing (extract)

All new housing schemes within the plan, including mixed use schemes, on sites where there is a net increase of two units or more or 0.2 of a hectare developments (not including replacement dwellings) must contribute towards meeting affordable housing need.

Developments will aim to provide the target levels of affordable housing as set out below. Contributions will be in accordance with requirements set out in the Affordable Housing SPD, which provides guidance on viability and the circumstances under which may be varied or reviewed.

The following provision on site will be sought:

50% in Zone 1 and 2 including the town of St Ives ; and **40% in Zones 3, 4 and 5** including Hayle.

The mix of affordable housing products will vary through negotiation and shall be provided taking into account the Council's evidence of housing need and any viability constraints identified, reflecting the different markets in different value zones. However, the target provision is typically be in the following tenure proportions:

70% rented homes owned and or managed by a bone fide affordable housing provider, provided that the initial rent level (inclusive of any relevant service charges) does not exceed the local housing allowance;
30% intermediate housing for rent or sale, provided that the homes are available at first and subsequent occupation at a price which is affordable to a typical local household, taking into account the estimated purchasing power in such households.

Planning obligations will be used to ensure that affordable housing is provided and retained for eligible local households.

There may be some circumstances, particularly on sites of 5 dwellings or less, where it is more economic or sustainable to seek a financial contribution towards the provision of affordable housing on an alternative site. Any off site contributions will be broadly equivalent in value to on site provision and secured to support the delivery of affordable housing through a planning obligation.

Cornwall Local Plan

General Policy 9 – Affordable Housing-led schemes

Development proposals on sites outside of existing built up areas in smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where well related to the settlement and appropriate in scale, character and appearance.

Proposals should be developed in accordance with guidance provided in the Affordable Housing SPD. The number, type, size and tenure should reflect identified local needs as evidenced through the Cornwall housing register or any specific local surveys completed using an approved methodology, as detailed in the SPD.

The inclusion of market housing in such proposals will be supported where:

- i) It can demonstrate it meets a local need for housing;
- ii) The Council is satisfied it is essential for the successful delivery of the development. (For example to fund abnormal development costs or to deliver a balanced, sustainable community);
- iii) It has the support of the local community measured by the level of support received from the local council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal; and
- iv) Market housing does not represent more than 50% of the homes or 60% of the land take, excluding infrastructure and services.

The Council will secure the first and future occupation of the affordable homes to those with a housing need and local connection to the settlement or parish in line with the Councils adopted local connection policies.

Cornwall Local Plan

General Policy 11 – Managing Viability

Where the Council is satisfied through the submission of appropriate evidence that the proposal cannot deliver the full quota of affordable housing without affecting the viability of the scheme to such an extent that it cannot proceed, it will adopt the following sequential approach with the aim of securing the maximum contribution to affordable housing achievable;

1. The alteration of the housing mix to reduce scheme costs.
2. Encourage securing public subsidy or other commuted sums, recognising that this may result in further changes to scheme mix and the delivery timescales.
3. The alteration of the affordable housing tenure mix within the development.
4. Consideration of an off site contribution for improved number or range of affordable housing.

If after considering the above options only very limited or no affordable housing can be secured due to market conditions at a particular moment in the economic cycle, the Council will seek other mechanisms within a planning obligation to secure planning gain.....

Other Strategy Document:**Cornwall Housing Strategy 2009-12***Strategic Priorities and Vision*

Delivering New Affordable Homes - To ensure that an adequate supply of new affordable housing of all types and tenures are delivered to address the needs of people in housing need within Cornwall and ensure a better balance in the local housing market.

Finding Smarter Housing Solutions - To ensure universal access to a range of good quality options for people in housing need, with a strong emphasis on homelessness prevention and to improve access and choice for social housing allocations

Achieving Decent Homes - To ensure that all public sector homes continue to meet the Government's Decent Homes Standard and to reduce the number of vulnerable households living in non decent homes in the private sector

Creating Sustainable Communities - To ensure that the work of the housing service contributes to improving the economic prospects of Cornwall and to the regeneration and renewal of deprived and excluded communities

Other Strategy Document:**Cornwall Homeless Strategy 2010-15***Strategic Priority 1: Improve Access to Housing*

Remove barriers to accessing suitable, long-term private and social rented housing through the provision of financial assistance, development of active landlord partnerships, and the introduction of Choice Based Lettings.

Strategic Priority 2: Support Vulnerable People

Prevent homelessness and repeat homelessness by improving joint working, supporting clients during transitions between services and prevent homelessness and providing practical, flexible and accessible support packages.

Groups with a specific focus under this priority include young people, and people at risk of homelessness due to the current economic climate.

Strategic Priority 3: Minimise Rough Sleeping

Work towards the national target of 0 rough sleepers by 2012 by stemming the flow of new rough sleepers onto the streets and supporting regular and entrenched rough sleepers into suitable accommodation.

Note: This section is truncated. It does not explore the land supply and potential for housing development. The findings from recent studies such as: the **Hayle Draft Town Framework**, the **Strategic Housing Market Needs Assessment** the **Strategic Housing Land Availability Assessment** and **Cornwall Allocations Development Plan Document** are summarised and reviewed in a separate but linked evidence report: '**Considering Development Potential and Options for Allocating Development Sites in Hayle**'.

Current Situation & Circumstances

The population of the Hayle neighbourhood area at 2011 was almost 9,000. It had grown from 8,314 in 2001, an increase of 7.5% which is higher than the Cornwall average over the period (6.6%).

Hayle - Age Structure 2011				
All Usual Residents	No.	%	C'wall %	Eng %
Age 0 to 4	494	5.5	5.1	6.3
Age 5 to 7	290	3.2	3.0	3.4
Age 8 to 9	192	2.1	1.9	2.2
Age 10 to 14	520	5.8	5.6	5.8
Age 15	112	1.3	1.2	1.2
Age 16 to 17	220	2.5	2.4	2.5
Age 18 to 19	200	2.2	2.4	2.6
Age 20 to 24	426	4.8	5.3	6.8
Age 25 to 29	424	4.7	5.0	6.9
Age 30 to 44	1,701	19.0	17.6	20.6
Age 45 to 59	1,654	18.5	20.8	19.4
Age 60 to 64	717	8.0	8.0	6.0
Age 65 to 74	1,029	11.5	11.6	8.6
Age 75 to 84	667	7.5	7.1	5.5
Age 85 to 89	185	2.1	1.9	1.5
Age 90 & over	108	1.2	1.0	0.8
	1,989	22.3		
total population	8,939	100		

The dependent population (the under 16's and the over 65's) comprises some 40% of the total population.

Hayle 2011 – Residents' Country of Birth	No.	%	C'wall %	Eng %
All Usual Residents	8,939			
England	8,431	94.3	92.7	83.5
Northern Ireland	16	0.18	0.3	0.4
Scotland	82	0.92	1.2	1.3
Wales	97	1.09	1.4	1.0
United Kingdom not otherwise specified	2	0.02	0.0	0.0
Ireland	34	0.38	0.3	0.7
Other EU; Member Countries in March 2001	72	0.81	1.0	1.7
Other EU; Accession Countries April 2001 to March 2011	46	0.51	0.8	2.0
Other Countries	159	1.78	2.4	9.4

The average household size in the Hayle neighbourhood area is 2.3 persons per household.

There were 4,056 dwellings in the neighbourhood area in 2011. Two thirds of dwellings were owner-occupied. 16% of dwellings were rented from social housing landlords and a further 13.85 of homes were rented from private landlords.

Hayle - Household Type 2011	No.	%
One Person Household	1,192	31.2
Two Adults (or more) Household; With Dependent Children	753	19.7
Two Adult Household (or more); No Dependent Children	1,368	35.9
Lone Parent Household; With Dependent Children	276	7.2
Lone Parent Household; No Dependent Children	152	4.0
Multi-Person Household; All Full-Time Students	2	0.1
Multi-Person Household; Other	72	1.9
total households	3,815	100

Hayle – Household Tenure 2011	No.	%	C'wall %	Eng %
Owned; Owned Outright	1,466	38.4	40.0	30.6
Owned; Owned with a Mortgage or Loan	1,107	29.0	28.8	32.8
Shared Ownership (Part Owned and Part Rented)	59	1.5	0.8	0.8
Social Rented; Rented from Council (Local Authority)	99	2.6	5.6	9.4
Social Rented; Other	510	13.4	6.4	8.3
Private Rented; Private Landlord or Letting Agency	462	12.1	14.7	15.4
Private Rented; Other	65	1.7	2.0	1.4
Living Rent Free	47	1.2	1.7	1.3
total households	3,815	100		
total dwellings	4,056			

Local Housing Need

There has been no recent study of housing in the parish area of Hayle. Cornwall Council carried out an appraisal of recent documents and evidence in preparation of the Local Plan and came to a number of conclusions on housing across the Hayle and St Ives Community Network Area (which also comprises a number of rural settlements). Its main and most relevant findings (for the Hayle Neighbourhood Plan) were:

- *“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.*
- *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 bedroom accommodation is the biggest housing need in all settlements”¹⁴*

The key points that came out of community plans:

- *“Tackle the issue of affordable housing*
- *Identify sites for new affordable housing”¹⁵*

¹⁴ Cornwall Local Plan Place-Based Topic Paper: Hayle and St. Ives CNA, Cornwall Council, Mar 2013

¹⁵ Cornwall Local Plan Place-Based Topic Paper: Hayle and St. Ives CNA, Cornwall Council, Mar 2013

Local Housing Market

There has been little research undertaken about the recent or current housing market in Hayle. The Community Network Area studies for the Local Plan tend to mask the situation at Hayle because of the domination of St Ives issues. The CNA report on issues¹⁶ stated that:

- *“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).*
- *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 bedroom accommodation is the biggest housing need in all settlements”*

The current for sale situation in the Hayle are is summarised in the table below.

Hayle Dwellings - Average Asking Price March-April 2014 ¹⁷					
bedrooms:	1	2	3	4	5
Flat	£106,414.29	£138,112.50	£155,000.00		
Terraced		£157,422.73	£182,100.00	£244,271.43	
Bungalow		£187,125.00	£302,375.00	£350,625.00	
Semi-detached		£177,450.00	£275,080.00		
Detached			£295,000.00	£406,650.00	£483,316.67

An analysis of recent sales as recorded on zoopla.com suggests that the housing market offers better value than many other parts of Cornwall. Only semi-detached properties sold have an average price higher than that for Cornwall as a whole. The Hayle housing market’s relatively better value may be reflected in the fact that over the past 12 months (April 2013 to April 2014) average house prices have increased by over 10% whilst the increase for Cornwall was 6.8%.

Dwellings Average Sale Price 2013/14 ¹⁸		
	Hayle	Cornwall
Flats	£109,431	£166,548
Terraces	£166,390	£175,191
Semi-Detached	£199,235	£194,718
Detached	£274,844	£314,434
change in last 12 months	+£21,196 (+11%)	+£14,907 (+6.8%)

According to Zoopla, the average house price (2014) in Hayle is estimated to be £214,186 compared with £234,772 for Cornwall and £259,745 for England.

To put these in some kind of perspective, the annual, median¹⁹, gross pay for men and women in fulltime employment and resident in Cornwall in 2013 was £22,246. The mean was £26,239. For England as a whole the figures were £27,375 and £33,975.

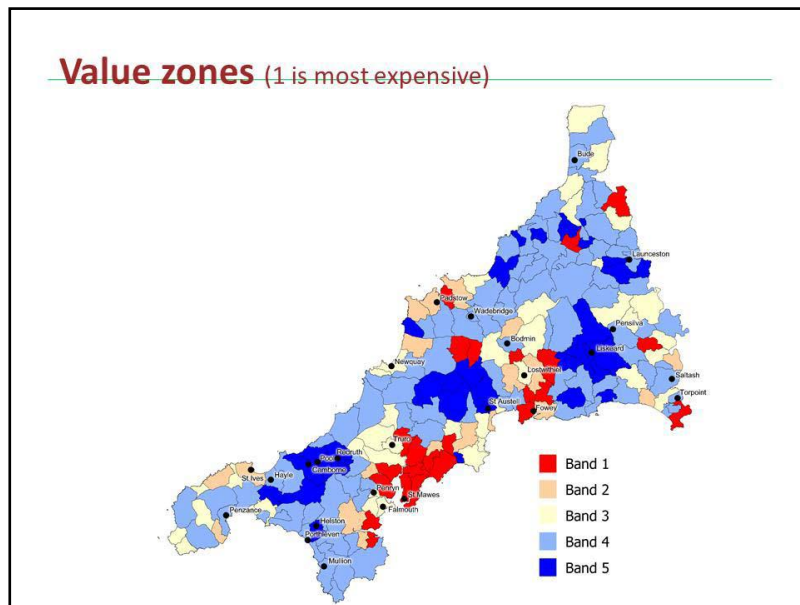
¹⁶ Hayle & St Ives Place Based Topic Paper – Cornwall Council, Mar 2013

¹⁷ Analysis of asking price as featured on www.zoopla.com

¹⁸ Analysis of house sales from www.zoopla.com

Hayle is generally believed, and often referred to, as a low wage economy.

Hayle and its hinterland, according to a research report of Cornwall Council, is one of the less expensive areas to buy a house in Cornwall. The map that follows is based on work undertaken on the viability of housing development which looked at a range of house price and build costs to assess different areas in Cornwall, and this study divided Cornwall into the following 'value zones':



Whilst we do not have wage information for Hayle, Home Truths 2013/14²⁰ estimates that:

- *“a gross annual income of £51,429 is needed for the average mortgage in the South West*
- *the housing shortage in the South West is pushing house prices and private rents out of reach for local workers*
- *workers in the region have seen the average wage rise by just 26% between 2002 and 2012 but house prices have rocketed more than twice as fast – by 55%.*
- *the average salary in the South West is now only £19,573 – the third lowest in England – but the average house price increased to £225,001, 11 and a half times the average salary*
- *private rents have increased by 32% in the South West between 2002 and 2012, with Cornwall and East Devon seeing the greatest rises – up 53% and 52% respectively*
- *rents across the region are expected to rise a further 40% by 2020”*

A new report by the Resolution Foundation²¹, is the first to give a comprehensive assessment of where less affluent families can reasonably afford to live, revealing that even a very modest rented home is beyond the reach of low income households in 33 per cent of all local authority areas. This analysis for Cornwall does suggest that a couple with one child on an income of £22,000 per year would have to spend:

- *Between 25 and 35% of their income to afford a mortgage on a lower quartile 2 bed property*
- *Between 25 and 35% of their income to privately rent a lower quartile 2 bed property*
- *Between 15 and 25% of their income to socially rent a lower quartile 2 bed property²²*

The Government’s help-to-buy scheme is helping first time home buyers to enter the housing market but it is also having the effect of pushing up prices. This is a market that has *“been experiencing issues around supply as there are fewer homes for sale than at any time in the last five years. Low levels of new build and reluctance by existing homeowners to move is limiting availability while increased demand is taking up what*

¹⁹ Median = is the middle number separating top half and bottom half of a data set

²⁰ The Housing Market in England, Home Truths 2013/14, National Housing Federation

²¹ Resolution Foundation (2013) Home Truths: how affordable is housing for Britain’s ordinary working families

²² House Prices & Affordability Housing Evidence Base Briefing Note 14: Cornwall Council, Nov 13

stock there is to buy. Further growth in demand, with no commensurate increase in supply, will simply push prices further ahead. A substantial supply response to reduce the pressure on prices looks unlikely at this time, and the shortage of housing for sale is most pronounced in London and parts of southern England where demand has improved the most.

House prices and the affordability of housing is out of the control of planning in the main as it is only 'affordable' housing for sale that is constrained in terms of pricing. Planning can play a role in helping to keep house prices stable by ensuring that there is a good supply of houses coming forward and by maximising the delivery of affordable homes."²³

The local housing market is picking up (May 2014). "...we've certainly seen a huge improvement in the property market over the last 12-18 months. The most activity we've been experiencing is for properties between £185,000 - £250,000 and usually 3 beds rather than 2. Parking is also something that's become more important with most buyers needing a minimum of 2 spaces. Lack of parking is a very common problem we seem to come across, particularly in newly built developments. In respect of first time buyers, obviously Cornish house prices compared to local wages is always going to pose a problem. In our office it shows that the highest price a first time buyer will normally pay is around the £160,000 - £165,000"²⁴.

Second Homes

Cllr Andrew Wallis²⁵ has very helpfully published a set of second home statistics for local wards.²⁶

	Holiday lets business rates database 29/11/2012	2nd homes Council tax database 27/11/2012	Total Holiday Lets and 2nd homes November 2012	Total h'hold spaces, 2011 Census	% h'hold spaces, holiday lets and second homes
St Ives North	218	593	811	2,691	30%
St Ives South	100	377	477	2,243	21%
Gwinear-Gwithian and St Erth	237	131	368	2,177	17%
Lelant and Carbis Bay	93	266	359	2,128	17%
Hayle North	91	216	307	2,220	14%
Hayle South	10	23	33	1,839	2%
Hayle	101	239	340	4,059	8.3%

Housing Supply

A detailed assessment of current and future supply of new housing has been undertaken as part of the local Plan and the associated Allocations DPD document. This assessment is reviewed in the companion report to this one.²⁷

As an indication of the current activity in the local housing market, we list below the applications and pre-application enquiries received by the local planning authority over the past three years for housing developments of three or more dwellings in the Hayle neighbourhood area:

Residential development

Land Off Mellanear Road Hayle Cornwall TR27 4QT

²³ House Prices & Affordability Housing Evidence Base Briefing Note 14: Cornwall Council, Nov 13

²⁴ Correspondence from Hayle Branch Manager, Miller & Son, May 2014

²⁵ Portfolio Holder for Children and Young People, Cornwall Council, 2013/14

²⁶ <http://angarrack.info/pages/hayle-area-cornwall-s-second-homes-and-holiday-lets-electoral-division>, Cllr Andrew Wallis, website post 7Mar 2013

²⁷ Considering Development Potential and Options for Allocating Development Sites in Hayle, Stuart Todd Associates, Apr 2014

Ref. No: PA14/01083/PREAPP | Received: Wed 26 Mar 2014 | Validated: Wed 26 Mar 2014 | Status: Pending Consideration

Proposed development of four one bedroom flats.

Land Rear of 77A Fore Street Cross Street Hayle Cornwall TR27 4LW

Ref. No: PA14/00806 | Received: Tue 28 Jan 2014 | Validated: Fri 28 Feb 2014 | Status: Pending Decision

Screening opinion for the demolition of existing hut and erection of 13 no apartments, ancillary waste management, underground car parking and bicycle store

4 - 6 Carnsew Road Hayle Cornwall TR27 4HN

Ref. No: PA14/00918 | Received: Mon 27 Jan 2014 | Validated: Fri 31 Jan 2014 | Status: Screening Opinion - EIA Not Required

Pre-application advice for residential development of 30-40 dwellings on land identified by Cornwall Council as an urban extension to Hayle. Access to be provided off Loggans Road.

Land off Loggans Road Loggans Road Hayle Cornwall TR27 4PL

Ref. No: PA13/03357/PREAPP | Received: Mon 11 Nov 2013 | Validated: Fri 15 Nov 2013 | Status: Pending Consideration

Construction of 12 flats, all being 100% affordable rented properties with 18 car parking spaces and the provision of 3 temporary car parking spaces for use by the existing residents

Garage Site off Trevithick Crescent High Lanes Hayle Cornwall TR27 4AT

Ref. No: PA13/08957 | Received: Tue 01 Oct 2013 | Validated: Tue 15 Oct 2013 | Status: Pending Decision

Construction of 3 pairs of semi detached houses with parking

Land NNW of Chy Lowen Humphry Davy Lane Hayle Cornwall

Ref. No: PA13/02652/PREAPP | Received: Tue 10 Sep 2013 | Validated: Tue 24 Sep 2013 | Status: Closed - advice given

Proposed demolition of redundant ambulance headquarters / morgue / garage / workshops and construction of 10 residential units with off-road parking

70 Penpol Terrace Hayle Cornwall TR27 4BH

Ref. No: PA13/07730 | Validated: 22 Aug 2013 | Status: Refusal, appeal in progress

Pre application advice for retention of existing property, creation of a new driveway and the development of 4 x 1 bedroom apartments

2 Sandyacres Loggans Hayle Cornwall TR27 5BA

Ref. No: PA13/01555/PREAPP | Validated: Mon 20 May 2013 | Status: Closed - advice given

Residential Development

Sandyacres Workshop South Loggans Hayle Cornwall TR27 5XX

Ref. No: PA13/01336/PREAPP | Validated: Fri 10 May 2013 | Status: Closed - advice given

pre-application request for the erection of 5 dwellings

13 Sandyacres Loggans Hayle Cornwall TR27 5BA

Ref. No: PA13/01314/PREAPP | Validated: Wed 08 May 2013 | Status: Closed - advice given

Erection of three dwellings and industrial development

Land SE of Unit 24 Marsh Lane Industrial Estate Hayle Cornwall

Ref. No: PA13/01136/PREAPP | Validated: Mon 29 Apr 2013 | Status: Closed - advice given

Pre application for affordable housing development

Land at Corner Of Viaduct Hill And Trevassack Hill Viaduct Hill Hayle Cornwall

Ref. No: PA13/01068/PREAPP | Validated: Tue 16 Apr 2013 | Status: Closed - advice given

Pre-application advice for erection of up to 9 dwellings along the Treeve Lane road frontage and erection of light industrial units adjoining the existing industrial units

Land NW of Junction between Pulsack and Treeve Lane Pulsack Connor Downs Cornwall

Ref. No: PA13/00927/PREAPP | Validated: Wed 03 Apr 2013 | Status: Closed - advice given

Erection of four dwellings (two affordable) four garages and associated works

Land SE of Viaduct Back Lane Angarrack Cornwall

Ref. No: PA13/00432/PREAPP | Validated: Thu 14 Feb 2013 | Status: Closed - advice given

Erection of 7 dwellings (Non-material amendment to decision notice PA11/06732 to include alterations of road layout and reduction of finished floor levels of plots 5, 6 and 7 by 100mm)

50 High Lanes Hayle Cornwall TR27 4AW

Ref. No: PA13/00316 | Validated: Mon 14 Jan 2013 | Status: Approved unconditional

Re-development of site mixed use of commercial and residential

ATS 8 East Quay Hayle Cornwall TR27 4BJ

Ref. No: PA13/00026/PREAPP | Validated: Wed 06 Feb 2013 | Status: Closed - advice given

Erection of ten dwellings and 1500sqm of industrial development

Land SE of Unit 24 Marsh Lane Industrial Estate Hayle Cornwall

Ref. No: PA12/03650/PREAPP | Validated: Fri 28 Dec 2012 | Status: Closed - advice given

Potential residential development

Land North of Glebe Row Lethlean Lane Phillack Cornwall

Ref. No: PA12/02616/PREAPP | Validated: Thu 13 Sep 2012 | Status: Closed - advice given

Pre-application advice to demolish redundant buildings and construct 11 residential units and off-road parking

70 Penpol Terrace Hayle Cornwall TR27 4BH

Ref. No: PA12/02286/PREAPP | Validated: Tue 07 Aug 2012 | Status: Closed - advice given

Construction of 6 detached residential dwellings and area of public open space (Non material amendment to W1/09/0103/P to include alteration to the siting and decking)

Former Hawkins Motors Site Hayle Terrace Hayle Cornwall

Ref. No: PA12/05602 | Validated: Thu 07 Jun 2012 | Status: Approved unconditional

Mixed residential development including affordable housing

Land South of Trevassack Arch Trevassack Hill Hayle Cornwall

Ref. No: PREAPP12/00990 | Validated: Tue 03 Apr 2012 | Status: Closed - advice given

Redevelopment to form 6 three storey town houses

70 Penpol Terrace Hayle Cornwall TR27 4BH

Ref. No: PREAPP12/00918 | Validated: Tue 27 Mar 2012 | Status: Closed - advice given

Erection of three new private dwellings

Land at Penpol House Penpol Avenue Hayle Cornwall TR27 4NQ

Ref. No: PA12/02759 | Validated: Tue 17 Apr 2012 | Status: Approved with conditions

Erection of 7 dwellings

Cornish Unit Flats High Lane Mews Hayle Cornwall TR27 4AW

Ref. No: PA11/06732 | Validated: Fri 23 Sep 2011 | Status: Approved with conditions

Erection of 11 Houses

21-32 Green Parc Road Hayle Cornwall

Ref. No: PA11/03577 | Validated: Mon 23 May 2011 | Status: Approved with conditions

Future Needs and Demands

Population and Household Projections

Cornwall Council is yet to publish revised and up-to-date population projections for Hayle. The latest published ones were carried out in 2011. In absentia we have attempted to estimate the growth impact of the Local plan's strategic policies using a simple population projection model based on the following assumptions:

- The overall increase in dwellings resultant from the Local Plan will be 1,400 by 2013.
- This will increase the total number of dwellings in the Hayle neighbourhood area from 4,056 to 5,456
- The proportion of vacant dwellings, holiday lets and 2nd homes will be 10%
- There will be no households sharing
- The average household size for households with more than 2 persons will remain at 2011 average of 3.8
- The proportion of single person households and lone parents will increase; the proportion of two person households will stay similar to now and multi-person households will decrease

Hayle Population and Household Projection to 2031					
	couples	lone parents	multi-person	single person	totals
Hayle Census 2011	35.6%	7.2%	25.7%	31.2%	
2031 assumption	35%	10%	17%	38%	
2031 households	1,719	491	834	1,866	4,910
2031 population	3,438	1,866	3,169	1,866	10,339

On that basis we are projecting that the population of Hayle will increase to 10,339 – an increase from 2011 (population 8,939) of 15.7%.

Using the age distribution in Cornwall Council's 2011 projections for 2031 for the St Ives and Hayle CNA²⁸ the population could breakdown as follows:

0-15 years –	15.4%	1,592 persons (2011 = 1,608, 17.9%)
16-64 years –	51.9%	5,366 persons (2011 = 5,342, 59.8%)
65+ years –	32.7%	<u>3,381</u> persons (2011 = 1,989, 22.3%)
		10,339 persons

This method suggests that 1,400 new homes will lead to an increase in population only in the region of 1,400, which is explained by the projected increase in single person households generally and an ageing population. The type of houses that are built and the type of households that are accommodated will undoubtedly influence population numbers and the profile.

Despite them being relatively 'crude' projections, they do suggest that serious consideration needs to be given to who the houses are for, the implications on household type and age structure and the concomitant service needs and demands. These are clearly matters that will need exploring further with Cornwall Council as part of the neighbourhood planning. We must test the validity and sensitivity of our assumptions, we must consider the both short- and long-term changes and implications and we must allow for a range of outcomes by ensuring there is reasonable flexibility in our planning.

²⁸ Population and Household Change in Cornwall, Cornwall Council, Feb 2011

Conclusions

Topic: People and Housing

Key Questions & Messages

- Who are we providing homes for and why?
- What are the housing needs of local people?
- What is the right mix of housing?
- Are we content with the minimum scale of new housing development proposed in the emerging Local Plan? – should we encourage more?
- What are the special needs we should be planning for?
- What does affordability mean in local terms?
- To what extent should we ‘control’ the design, construction and layout of new developments?
- Should we and can we control the second home market?
- Do we need to introduce local/neighbourhood policies for home extensions and alterations?
- What is the potential for building conversion to residential?

Gaps in Our Knowledge & Findings

local housing needs	Community Survey
wage levels and affordability	Community survey (?)
local housing market intelligence	Correspondence/ interviews
elderly housing needs and demands	Correspondence
housing for young people	Youth Survey
house builders’ opinions of local market	Interviews/ Correspondence

Business, Enterprise and Economy

Hayle has a long and rich industrial history. Hayle was a major industrial town in the 18th and 19th centuries and Harvey's Foundry, producing the largest steam engines in the World, along with the Cornish Copper Company, smelting the ore that was mined locally in West Cornwall, employed several thousand people. With the collapse of these traditional industries, and the closure of the Foundry, Hayle suffered considerable economic and social need and became one of the most deprived areas in West Cornwall.

Strategic Context

National Planning Policy Framework (NPPF)

Building a Strong Competitive Economy

21. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:.....

set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;

support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area.....

plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;

identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and

facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.

22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.....

Ensuring the Vitality of Town Centres

23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;.....
- define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;
- promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;
- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability.....
- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

Cornwall Local Plan

General Policy 5 – Jobs and Skills

To stimulate new jobs and economic growth development proposals will be supported where they contribute to any of the following:

- 1. The enhancement of the quality and range of tourism facilities through the provision of high quality sustainable tourism facilities, attractions, accommodation and the upgrading of existing facilities in sustainable locations.*
- 2. Support growth in the marine sector in ports and harbours ensuring marine related employment, leisure and community sites are protected from alternative uses that do not require water side locations.*
- 3. Support the Enterprise Zone Aerohub at Newquay Airport through improved linkages as an economic catalyst for the wider Newquay area.*
- 4. Provide education facilities that improve the training and skills base and encourage knowledge based businesses and creative industries associated with Cornwall's colleges and the universities particularly where this enables graduate retention.*

Existing and potential strategic employment land and buildings along with sites considered locally important will be safeguarded. In all other cases existing employment land and buildings will be safeguarded where they are viable. Such land and buildings will only be considered for alternative uses where this does not result in the loss of economic performance i.e. through the redevelopment for a mix of uses.

Employment proposals should be located either:

- a. within or well integrated to our city, towns and villages; or*
- b. on existing employment (uses B1, B2 and B8) locations where re-location would be impractical or not viable; or*
- c. within areas that are well served by public transport and communications infrastructure; or*
- d. in the countryside and smaller rural settlements where it is of a scale appropriate to its location or where the use can show an overriding business need for its location.*

Exceptional proposals with significant economic benefit will be supported.

Other Strategy Document:

LEP Growth Strategy

Priority 1

Inspiring business to achieve their national and global potential

Priority 2

Creating great careers here

Priority 3

Creating value out of knowledge

Priority 4

Using the natural environment responsibly as a key economic asset

Other Strategy Document:**Cornwall & IoS Employment and Skills Strategy 2012-2020**

Strategic Objective One - Create an aspirational and innovative enterprise culture. We will do this by:

- *Inspiring businesses to reach their potential by making it easier for the business community to access leading edge learning, enterprise skills and knowledge provision*
- *Encouraging the development of entrepreneurial skills and opportunities for young people*
- *Encouraging opportunities for self employment and entrepreneurial development later in life*

Strategic Objective Two - Improve skills and boost employment in growing global markets. We will do this by:

- *Developing a mechanism for employers to influence directly what is delivered*
- *Establishing coherent and effective employment and skills plans for important economic growth opportunities*
- *Developing targeted skills programmes around major inward investment/ growth opportunities to anticipate and exploit opportunities for new markets, alongside targeted support for re-skilling as a result of business closures/redundancies*
- *Encouraging increased skills attainment of employees with no or low level qualifications*
- *Encouraging increased participation and attainment of higher level and research / postgraduate skills to support the growth of R & D and innovation in business*

Objective - Enable those out of work to compete in the labour market. We will do this by:

- *Focussing on young people (16-24) entering the labour market*
- *Developing and supporting the delivery of a Youth Employment Strategy*
- *Better engagement with employers in identifying employment opportunities*
- *Better coordinating efforts to involve employers in working with young people before they seek employment, through enhancing work experience, creating STEM or sector ambassadors and establishing internship opportunities for example*

Objective – Increase employer and individual investment in skills. We will do this by:

- *Developing clear dialogue between employers and providers to facilitate new types of delivery, new investment models for learning and effective ownership of skills delivery by employers*
- *Supporting the development of apprenticeships as a key investment tool in skills by employers*
- *Generating and promoting effective evidence showing the business benefits of up-skilling and training employees*
- *Ensuring that skills, training and education are part of any new economic investment offer developed for Cornwall and the Isles of Scilly*
- *Encouraging individual investment in skills development to support economic and social inclusion that tackles geographic disparities*

Objective - Improve the quality of and access to information for learners. We will do this by:

- *Liaising with the 11-19 Strategic Advisory Group and co-ordinating actions as necessary*
- *Creating an environment within which employers are actively engaged and providing clear information about market changes, new areas of skill need, and development opportunities to providers of skills and support*
- *Providing data, intelligence and opinion on the state of the local labour market and economy to enable evidential decision making*
- *Ensuring that all, especially the vulnerable, are provided with the personalised support they need to find information, advice, guidance and access to funded support measures*
- *Monitoring careers information advice and guidance mechanisms, encouraging them to reflect areas of growth and demand in the economy*
- *Providing a joined up, strategic response to developments in the employment and skills arenas*

Other Strategy Document:**Cornwall Economy and Culture Strategy 2013-2020**

The key impacts we aim to achieve for Cornwall's economy are:

1. *An economy that is resilient and draws upon our strengths*
2. *Economic progress that has positive outcomes for people and supports an improved quality of life*
3. *Responsible use of the natural environment as a key economic asset*
4. *More local people employed in prosperous businesses*
5. *An increase in skill levels, offering opportunities for higher incomes*
6. *Business inter-connectivity supporting business and employment growth*
7. *A vibrant business base where business can innovate and flourish*
8. *An exemplar council, leading in the areas of business friendly procurement, planning, regulation and using our economic footprint to support local business*

Other Strategy Document:**Shaping Cornwall's Future, Sustainable Community Strategy 2008-2028**

We are aiming for Cornwall to be a place where:

Economy

- *We all contribute to the success of our local economy by supporting local businesses and social enterprises.*
- *We are open to new markets for our services and products in Cornwall and in the world.*
- *We have grown our business abilities so that our people are sought out as innovators, leaders and entrepreneurs*
- *We have developed our powers of resourcefulness, creativity and imagination so that we once again lead the field in technology, innovation and discovery*

Other Strategy Document:**Local Investment Plan 2011****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*

Other Strategy Document:**The Masterplan for Hayle Harbour***The Masterplan and North Quay Phase 2*

The new North Quay improvements will make getting to the beach easy whether you have a pushchair or need a helping hand. The route will be home to waterfront cafes and restaurants lining the waters edge with stunning views. It will be a place to stop and enjoy a drink or have a meal or just watch the sunset. North Quay will be a working waterfront with boats and moorings making a lively backdrop.

North Quay will be home to a Fisherman's Quay to enhance the facilities available for local fishermen. A unique waterside location next to Fisherman's Quay to provide for associated businesses specialising in local seafood and produce, with the potential for a shop and a seaside restaurant/specialist wet fish shop.

The opportunity to attract a Sailing Club and training school adjacent to the Fisherman's Quay will be particularly beneficial to the harbour.

A variety of residential houses with south/south east facing gardens and waterside views. The cliff will form a feature along the back of North Quay with access between the hilltop and waterfront through a series of public spaces.

Phase 3

The third phase of Development will see the creation of simple white coastal villas above the cliff top area will sit within the Towans with views over the estuary and harbour.

Phase 4: East Quay

The original masterplan indicated that East Quay will be earmarked for a landmark building which is very much still the case

Note: This section is truncated. It does not explore the land supply and potential for employment-related land and development. The findings from recent studies such as: the **Employment Land Review**, the **Hayle Harbour Master Plan** and **Cornwall Allocations Development Plan Document** are summarised and reviewed in a separate but linked evidence report: ‘**Considering Development Potential and Options for Allocating Development Sites in Hayle**’.

Current Situation & Circumstances

From the Hayle Town Guide:

“Hayle has a thriving business community and a wide variety of commercial interests. Retail outlets range from small, independent shops to large, quality chain stores. In manufacturing, there are live-work units for one person and foundries producing precision castings employing dozens.

Hayle hosts a huge selection of service businesses, ranging from artisans to high-tech. Infrastructure is good in Hayle with complete coverage for broadband, direct access to the A30 by road and direct rail connections to London and throughout Britain from Hayle and St. Erth stations. 29 miles from Newquay airport, it is 14 miles from Land’s End airport.

Manufacturing and wholesale companies are located in two business parks, and sites are available for new enterprises both there and elsewhere in Hayle. Now is a good time to consider Hayle. It is the base for the exciting Wave Hub project, a test-bed for renewable energy from ocean waves and is being targeted as a focal point for renewable energy. A major regeneration of the harbour area is well underway, with the infrastructure of one half complete and ready for further development, including renewable energy industrial space..... Thanks to a £4.2 million regeneration grant, numerous upgrades have been made to the historic fabric of the town, from new Cornish granite in Foundry Square and a spruced-up Copperhouse to restoration of some of the old foundry buildings, creating working space for small companies. Local businesses also benefit from an active Hayle and District Chamber of Commerce and community groups such as Hayle Lions and the Hayle Rotary Club.”²⁹

However Hayle is not without its problems and issues as was shown by the results of the West Cornwall Business Survey of 2006, which highlighted the following findings:

- *“Economy dominated by hotel & restaurant, retail, and community, social & personal service sectors*
- *Majority of businesses located in either a home or shop base*
- *Largest proportion of respondents had partnership as their legal format, followed by sole trader*
- *Majority of respondents were self-employed*
- *The majority of businesses had turnover of less than £50K per annum highlighting the capacity of the micro business community)*
- *Largest proportion of businesses had been trading for over 15 years or more (showing a relatively local economy), followed closely by more recent market entrants*
- *Majority of respondents were in the micro business sector (with between 0-2 staff)*
- *Very low wage economy*
- *Workforce overall travels greater distances to work than for Penzance and St Ives*
- *Trade is derived in near equal proportions from local customers and those from elsewhere in the UK*
- *Majority of respondents had tourists as their main source of customer, followed by local residents*
- *Lack of customers identified as one of the main constraints to business growth*
- *Internet sales and an increase in footfall were identified as the two main ways to achieve growth*
- *Product/Service and customer service were identified as the main business strengths*
- *Marketing identified as the main area of weakness*
- *Largest proportion of respondents felt that the retail sector was performing below average*
- *Image cited as the main reason for poor retail growth*
- *Location cited as the main reason why respondents felt a business would wish to relocate to Hayle*

²⁹ Hayle Town Guide, Hayle Town Council, 2013

- A large majority of respondents supported the redevelopment of the harbour
- Local business environment was cited as the main reason why a business would not relocate to Hayle
- Finding people with the right attitude was cited as the main recruiting difficulty, followed by skills
- Sales and customer service was cited as the main occupation recruited for, followed by skilled trades
- On the job training was cited as the most common form of training
- Full-time is the main mode of employment
- reducing red tape and regeneration are the main ways to help businesses in Hayle³⁰

The 2011 Census provides us with the up-to-date statistics on jobs and employment in the Hayle area. Hayle is now certainly in a post-industrial phase. The industrial profile of the workforce is not too dissimilar to that of the rest of Cornwall. It is noticeable that a smaller proportion of the local population is engaged in manufacturing. For some years now employment in the town is dominated by two key sectors – public administration, health & education and distribution, hotels and restaurants (which includes retail employment). Hayle has a smaller proportion of people in managerial and professional occupations than many parts of Cornwall.

Hayle - Industry 2011	No.	%	C'wall %	Eng %
Agriculture, forestry, fishing	95	2.5	3.0	0.8
Mining, quarrying	11	0.3	0.7	0.2
Manufacturing	244	6.4	7.9	8.8
Electricity, Gas, Steam and Air Conditioning Supply (Pollutant)	8	0.2	0.4	0.6
Water Supply; Sewerage, Waste Management etc	26	0.7	0.8	0.7
Construction	374	9.8	9.0	7.7
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	636	16.8	16.8	15.9
Transport and Storage	175	4.6	3.7	5.0
Accommodation and Food Service Activities	371	9.8	9.2	5.6
Information and Communication	67	1.8	1.7	4.1
Financial and Insurance Activities	52	1.4	1.5	4.4
Real Estate Activities	33	0.9	1.4	1.5
Professional, Scientific and Technical Activities	231	6.1	4.7	6.7
Administrative and Support Service Activities	190	5.0	4.3	4.9
Public Administration and Defence; Compulsory Social Security	163	4.3	6.3	5.9
Education	349	9.2	9.7	9.9
Human Health and Social Work Activities	565	14.9	13.5	12.4
Other	207	5.5	5.3	5.0
	3,797	100.0		

Hayle - Occupation 2011	No.	%	C'wall %	Eng %
All Usual Residents Aged 16 to 74 in Employment	3,797			
Managers, Directors and Senior Officials	373	9.8	11.4	10.9
Professional Occupations	448	11.8	13.8	17.5
Associate Professional and Technical Occupations	354	9.3	10.4	12.8
Administrative and Secretarial Occupations	361	9.5	9.5	11.5
Skilled Trades Occupations	679	17.9	17.0	11.4
Caring, Leisure and Other Service Occupations	493	13.0	10.6	9.3
Sales and Customer Service Occupations	338	8.9	8.2	8.4
Process, Plant and Machine Operatives	278	7.3	7.1	7.2
Elementary Occupations	472	12.4	12.0	11.1

³⁰ West Cornwall Business Survey, Penwith Council, 2006

At the time of the 2011 Census, less than a third (30.3%) of the population, aged between 16 and 74, was in full time employment. This was lower than the average for the rest of Cornwall and significantly lower than in the rest of England. As is quite common in Cornwall, Hayle is shown to have a substantial proportion of employed persons that are working part-time (approximately two thirds of these were female).

Hayle - Economic Activity 2011	No.	%	C'wall %	Eng %
All Usual Residents Aged 16 to 74	6,371			
Economically Active; Employee; Part-Time	959	15.1	15.4	13.7
Economically Active; Employee; Full-Time	1,929	30.3	31.7	38.6
Economically Active; Self-Employed	790	12.4	13.6	9.8
Economically Active; Unemployed	252	4.0	3.3	4.4
Economically Active; Full-Time Student	170	2.7	2.8	3.4
Economically Inactive; Retired	1,244	19.5	18.9	13.7
Economically Inactive; Student (Including Full-Time Students)	251	3.9	4.3	5.8
Economically Inactive; Looking After Home or Family	316	5.0	4.0	4.4
Economically Inactive; Long-Term Sick or Disabled	349	5.5	4.4	4.0
Economically Inactive; Other	111	1.7	1.7	2.2
Unemployed; Age 16 to 24	82			
Unemployed; Age 50 to 74	48			
Unemployed; Never Worked	23			
Long-Term Unemployed	75			

Hayle - Hours Worked 2011	No.	%	C'wall %	Eng %
Part-Time; 15 Hours or Less Worked	358	9.43	10.8	9.6
Part-Time; 16 to 30 Hours Worked	959	25.3	23.1	19.4
Full-Time; 31 to 48 Hours Worked	2,030	53.5	52.3	57.6
Full-Time; 49 or More Hours Worked	450	11.9	13.8	13.3
All Usual Residents Aged 16 to 74 in Employment	3,797			
Males; Part-Time; 15 Hours or Less Worked	109	5.56		
Males; Part-Time; 16 to 30 Hours Worked	274	14		
Males; Full-Time; 31 to 48 Hours Worked	1,245	63.5		
Males; Full-Time; 49 or More Hours Worked	332	16.9		
Males; Total	1,960			
Females; Part-Time; 15 Hours or Less Worked	249	13.6		
Females; Part-Time; 16 to 30 Hours Worked	685	37.3		
Females; Full-Time; 31 to 48 Hours Worked	785	42.7		
Females; Full-Time; 49 or More Hours Worked	118	6.42		
Females; Total	1,837			

Hayle Wards - Benefit Claimants Feb 2014						
	Hayle North		Hayle South		C'wall	GB
	No.	Av. %	No.	Av. %	(%)	(%)
All people	59	2.4	61	2.8	2.3	3.0
Males	38	3.1	40	3.8	3.1	3.9
Females	21	1.7	21	1.9	1.5	2.1
Age of Claimant						
Aged 18-24	25	39.0	25	37.7	29.6	25.3
Aged 25-49	25	44.1	35	54.1	51.0	56.2
Aged 50 and over	10	16.9	5	8.2	19.3	18.3
Duration of Claim						
Up to 6 months	45	76.3	40	65.6	67.3	54.5
Over 6 up to 12 months	10	15.3	5	8.2	12.2	14.7
Over 12 months	5	8.5	15	26.2	20.5	30.8
Total Claimants Aug 2013		14.3		18.9	13.6	13.6
Job seekers	55	2.2	45	2.1	2.0	3.2
ESA and incapacity benefits	170	6.9	215	9.9	6.9	6.1
Lone parents	30	1.2	30	1.4	1.0	1.3
Carers	45	1.8	55	2.5	1.6	1.3
Others on income related benefits	15	0.6	15	0.7	0.5	0.4
Disabled	35	1.4	40	1.8	1.4	1.2
Bereaved	0	0.0	10	0.5	0.2	0.2
Key out-of-work benefits	270	11.0	305	14.0	10.4	10.9
from: Nomis Job Market Statistics 2013						

- “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 are the second lowest in the country, behind only West Devon. On average, those working in the area earn just £313 a week, compared to a nationwide FTE figure of £479. In addition, incomes in Penwith are the lowest in the country, with individuals receiving an average of £13,500 a year.
- The regeneration of the Harvey’s Foundry site at Hayle has created quality office space for small enterprises.
- 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.”³¹

³¹ Cornwall Local Plan Place-Based Topic Paper: Hayle and St. Ives CNA, Cornwall Council, Mar 2013

Deprivation

Poor economic performance and a lack of well paid jobs locally have contributed towards making Hayle is one of the more deprived communities in Cornwall. Indeed in a 2007 report of English Heritage it was claimed that *“Today, Hayle is one of the most deprived areas in the South West. The collapse of the mining industries in the first half of the 20th century was compounded by the disappearance of much of the tourism trade in the latter half of the century with little recovery evident since. Poor economic performance and general deprivation has resulted in little inward investment beyond the purchase of second homes”*.³²

At that time (2007), Hayle South and High Lanes was ranked as the 17th most deprived ward in Cornwall³³ (4,167th in England).

In 2009 the key indices of deprivation in Hayle were connected to employment and wages in a report that highlighted as follows:

- *“Of those people of working-age in Hayle, 3,371 are economically active*
- *The number of people receiving 'out-of-work' benefits (JSA and IB) in Hayle is 494 (10.7% of all working-age people)*
- *In addition, 324 children are living in households where no members of the household are in work (19.2% of all children in Hayle)*

Deprivation and low income

- *777 people in Hayle are receiving some form of DWP benefit, 16.8% of the working age population*
- *Based on the Index of Multiple Deprivation, 1,577 people across Hayle are income deprived (19.5% of all people)*
- *Children and older people are typically more vulnerable to low income.*

*Across Hayle, 23.1% of all children live in income deprived households (357 children). 24.5% of older people in rural areas receive the Pension Credit Guarantee Element (corresponding to 518 older people)”*³⁴

The table below indicates that deprivation amongst households in Hayle is still significant and above the norm for the rest of Cornwall and England.

Hayle Household Deprivation 2011 ³⁵				
	Hayle	%	C'wall %	Eng %
Household is Not Deprived in Any Dimension	1,371	35.9	40.2	42.5
Household is Deprived in 1 Dimension	1,343	35.2	34.6	32.7
Household is Deprived in 2 Dimensions	855	22.4	19.9	19.1
Household is Deprived in 3 Dimensions	227	6.0	4.8	5.1
Household is Deprived in 4 Dimensions	19	0.5	0.5	0.5
	3,815	100	100	99.9

³² An Asset and a Challenge; Heritage and Regeneration in Coastal Towns in England Final report, English Heritage, Oct 2007

³³ Index of Multiple Deprivation 2007 Briefing Paper Cornwall Children and Young People’s Partnership, Dec 2007

³⁴ Rural deprivation in Cornwall and the Isles of Scilly: Profile report for Hayle Final report, created by Oxford Consultants for Social Inclusion (OCSI), for Cornwall Rural Community Council, Oct2009

³⁵ Household Deprivation

Classification of household deprivation

The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:

Employment: any member of a household not a full-time student is either unemployed or long-term sick,

Education: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a fulltime student,

Health and disability: any person in the household has general health 'bad or very bad' or has a long term health problem, and

Housing: Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

Business Growth and Development

A 2005 study found there was a relative lack of larger businesses within Hayle town; *“of the 267 businesses, 81% have up to ten employees and only seven (less than 3%) have 50 or more employees. The largest sector is distribution, hotels and restaurants (36.5% of businesses) followed by 11.3% in construction and nearly 16% in banking & finance. Whilst banking and finance are relatively important within Hayle, they are under-represented in comparison to the district, county and region.”*³⁶ However there is a significant turnover in businesses as the table below shows:

Hayle* Company Formations & Closures ³⁷			
	New Companies	Closed Companies	+/-
2004	25	4	+21
2005	20	5	+15
2006	30	12	+18
2007	36	17	+19
2008	27	13	+14
2009	36	33	+3
2010	30	15	+15
2011	43	26	+17
2012	38	23	+15
2013	40	17	+23
postcode TR27			

Tourism research in Hayle at the same time³⁸ found that whilst *“22% of Hayle’s employment is directly supported by tourist spend and almost three quarters of businesses deal directly with tourists, very few Hayle businesses rely on tourists for over 75% of their turnover.”*

Hayle remains a significant fishing centre. In addition to the fishing fleet there are associated businesses and vessels for divers and pleasure trips. In 2004 it was estimated that Hayle’s fishing related employment accounted for 47 jobs.

In December 2007 Amion Consulting produced an Employment Space Assessment for Cornwall County Council and the six district councils. The Amion Study 2007 gave a variety of scenarios for employment space growth, but the following interpretation of its conclusions was made by Cornwall council *“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”*.³⁹

The most exciting of recent developments is the Marine Renewables Business Park at North Quay which provides access to *“the Wave Hub, 10 miles off the coast and the wave resources of the Atlantic Ocean”*. *“The park, owned by Cornwall Council, forms part of the wider regeneration proposals for the Hayle Harbour area and more particularly the emerging Marine Renewables Sector. Wave Hub, Cornwall Council and its public sector funding partners have so far invested £16.7m into the phase one infrastructure works including regeneration of North Quay. Cornwall Council is now progressing the second phase of development which will comprise of:*

- *a 900sq.m office block providing modern workspace accommodation*

³⁶ Socio Economics, Environment Statement, Hayle Harbour, Buro Happold Ltd, 2007

³⁷ Duport Companies House reports, Apr 2014

³⁸ Cornwall Towns Study, Cornwall County Council, 2005

³⁹ Review of Employment Sites, Hayle Town Framework Plan (Background Evidence), Cornwall Council, May 2010

- 1,520sq.m of light industrial units targeting all facets of the emerging Marine Renewables sector comprising 7 industrial units (2 x 250sq.m and 5 x 200sq.m)⁴⁰

Harveys Foundry phase II has been demonstrating the potential for new businesses and micro-business development and how to make good use of older buildings since it opened in 2004. This re-furbished heritage building (former drawing office) offers a range of small office units in the old building and a nearby stylish new building that has 26 small office units “with flexible in and out terms and low cost rent it is ideal for smaller and start up business”.

In 2010 the project Manager reported that “We have not had one unit unoccupied for more than three months since the start of the development nearly 6 years ago”. The units are occupied by a wide range from charities, software and marketing companies to photographers and silversmiths. On the waiting list are graphic designers, a charity, silversmith, potter, marketing company and a legal firm.

The tenants pay between £7.50 and £8.00 per square foot and “we are very flexible on terms with an easy in easy out policy”. This includes a service charge which is reviewed every year. The rent doesn’t include a service charge, which is charged separately – it changes year to year but at the moment, between the various buildings, it ranges from £3.50 per square foot to £5.00 per square foot.

Tenants are largely self-sufficient and the Foundry does not run any form of business support bureau. “Instead we are thinking of having a webpage which simply sign posts people to organisations that can provide business support”.⁴¹

Land Supply and Recent Business-related Planning Applications

According to the 2010 review of employment land by Cornwall Council, from 1st April 2006 to the 31st March 2009 a total of 5,245 sq m of net employment floorspace was developed with Hayle. This includes a total 666 sq m of B1, 4,579sq m of B2 and 0 sq m of B8. In addition a further 7,269 sq m of floorspace had detailed planning permission or was currently under construction for employment use. There were no recorded losses to employment land in Hayle. As a result the net employment floorspace with planning permission or under construction is 7,269sq m.

In 2010 Cornwall Council carried out an assessment of potential employment land in Hayle. The table below shows the results of this review.

Site	Total area (ha)	Developed vacant area	Un-developed vacant area	Access to public transport	Access to the main road network	Average quality of the site	Development constraints	ELR Score (out of 60)
Dowren House, Foundry Lane, Hayle (High quality business park)	0.14	0	0	ELR score 5		28		48
Foundry Farm, Foundry Lane, Hayle (Incubator/SME cluster site)	0.025	19 sq m	0	ELR score 5		27		49
Guildford Road Industrial Estate, Guildford Road, Hayle (General industrial/business area)	4.628	0	0	ELR score 3		25		45
Marsh Lane Industrial Estate, Marsh Lane, Hayle (General industrial/business area)	6.167	0	1.402	ELR score 4		28		51
North Quay, North Quay, Hayle (General industrial/business area)	3.227	265 sq m	0	ELR score 5		17	WHS	38
South Quay, South Quay, Hayle (Warehouse/ distribution)	1.406	0	0	ELR score 5		18	WHS?	41
Tregliss Farm, Wheal Alfred, Hayle (General industrial/ business area)	0.176	0	0	ELR score 1		28		38

⁴⁰ Invest in Cornwall leaflet, Cornwall Development Company 2012

⁴¹ Cattle Market Project, Market Demand research for the South Kerrier Alliance, Perfect Moment, 2010

Taking the sites at St Erth also into account the conclusion reached by Cornwall Council was “*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 was only one site that scored less than half of the possible points.*”⁴²

NB. 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.

A summary of the statistics suggests that there appears to be more than sufficient land and property available in the area for employment land and business development:

- 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

Since 2011 the following employment-related planning applications, pre-advice and screening opinions have been received by the local planning authority:

Proposed change of use from Class B2 to Class B8 - Builders Merchants

Unit 2 Guildford Road Industrial Estate Hayle Cornwall TR27 4QZ

Ref. No: PA14/02478 | Received: Mon 17 Mar 2014 | Validated: Tue 18 Mar 2014 | Status: Pending Consideration

EIA Screening Opinion Request for retail led development of Hayle Rugby Club

Hayle Rugby Club Marsh Lane Hayle Cornwall TR27 5HX

Ref. No: PA14/02186 | Received: Wed 05 Mar 2014 | Validated: Wed 12 Mar 2014 | Status: Screening Opinion - EIA Not Required

Erection of retail development comprising Class A1 and Class A3 and/or A1 units, including all associated access, servicing and infrastructure works, car parking, public realm improvements and landscaping together with enhancement works including footpaths, car parking, bird hide and landscaping to the nature reserve and surrounding land and hydrological improvement works

Hayle Shopping Park and Marsh Lane Nature Reserve Marsh Lane Hayle Cornwall TR27 5LX

Ref. No: PA14/00532 | Received: Mon 20 Jan 2014 | Validated: Mon 20 Jan 2014 | Status: Pending Consideration

Erection of 2 industrial units

Grist Lane Hayle TR27 5HZ

Ref. No: PA13/06605 | Validated: Thu 05 Sep 2013 | Status: Refusal

Erection of three dwellings and industrial development

Land SE of Unit 24 Marsh Lane Industrial Estate Hayle Cornwall

Ref. No: PA13/01136/PREAPP | Validated: Mon 29 Apr 2013 | Status: Closed - advice given

Erection of ten dwellings and 1500sqm of industrial development

Land SE of Unit 24 Marsh Lane Industrial Estate Hayle Cornwall

Ref. No: PA12/03650/PREAPP | Validated: Fri 28 Dec 2012 | Status: Closed - advice given

Erection two employment building one for B1 (business) and one for B2 (general industrial) and B8 (storage and distribution) with associated access, parking and landscaping, site levelling and temporary contractors compound

North Quay Hayle Harbour Hayle TR27

Ref. No: PA13/00636 | Validated: Wed 23 Jan 2013 | Status: Approved with conditions

Re-development of site mixed use of commercial and residential

ATS 8 East Quay Hayle Cornwall TR27 4BJ

Ref. No: PA13/00026/PREAPP | Validated: Wed 06 Feb 2013 | Status: Closed - advice given

Erection of three dwellings and industrial development

Land SE of Unit 24 Marsh Lane Industrial Estate Hayle Cornwall

Ref. No: PA13/01136/PREAPP | Validated: Mon 29 Apr 2013 | Status: Closed - advice given

Refurbishment & conversion of two listed buildings to form offices (business use)

The Old Foundry Foundry Lane Hayle Cornwall TR27 4HP

Ref. No: PA12/02361/PREAPP | Validated: Wed 15 Aug 2012 | Status: Closed - advice given

⁴² Review of Employment Sites, Hayle Town Framework Plan (Background Evidence), Cornwall Council, May 2010

Screening opinion for the delivery of the Marine renewables business park project

North Quay Harveys Towans Hayle Cornwall

Ref. No: PA12/09362 | Validated: Wed 03 Oct 2012 | Status: Screening Opinion - EIA Not Required

Re-development of site mixed use of commercial and residential

ATS 4 East Quay Hayle Cornwall TR27 4BJ

Ref. No: PA12/01397/PREAPP | Validated: Wed 16 May 2012 | Status: Closed - advice given

Proposed Business Park on Loggans Moor with new access road off Loggans Road

Loggans Moor Loggans Road Hayle Cornwall

Ref. No: PA12/02851 | Validated: Mon 30 Apr 2012 | Status: Refusal

Retailing, Commerce and Hayle Town Centre

Hayle has two commercial centres, Copperhouse and Foundry. Both are essentially local centres that serve those who live and work in the neighbourhood and its visitors. In 2005 the Cornwall Towns Study identified three types of centre in the county:

Those of regional significance Truro, Falmouth/Penryn, CPR;⁴³

Sub-regionally significant such as St Austell, Newquay and Penzance;

Local service centre such as Wadebridge, Bodmin, Helston, St Ives, Launceston and Bude; and

Hayle – which “does not fit any of these categories as its role and functions are essentially significantly weaker than any of the other towns”⁴⁴

The Penwith Core Strategy Preferred Options Document, published for consultation in February 2008, identified that Hayle was the town within Penwith that most requires a step change in retail provision and shopping pattern behaviour. “The Hayle AAP⁴⁵ identified a number of potential development sites, including Hayle Harbour, Daniels Supermarket (Market Square), Perfex Works (Maddison Terrace – Beatrice Terrace), R & J Supplies (Copper Terrace), Atlantic Motors (Commercial Road/Fore Street), Marsh Lane (North), Marsh Lane (south), Loggans Moor, Jewsons (South Quay) and Bookers Warehouse (Foundry).”⁴⁶

Hayle town centre has been examined in some detail by consultants GVA Grimley. The following description and survey information was gathered as part of a study commissioned by Penwith Council in 2007. It was subsequently up-dated and incorporated into the Cornwall Retail Study in 2010.

Structure of the Town Centre

Hayle is located on the north coast of Cornwall. The town and harbour have grown around the Hayle Estuary situated at the south of St Ives Bay, with the long linear urban area of modern Hayle concentrated around the earlier settlements of Foundry, Penpol, Copperhouse and Phillack. The main A30 trunk road skirts the southern margins of the town and the main London to Penzance railway line also runs through Hayle, with a branch line from nearby St Erth to St Ives. Since the early years of the 20th Century, Hayle has experienced considerable industrial decline with an associated legacy of derelict sites and ailing port facilities. The town now suffers from serious economic and social deprivation and is a priority for strategic spatial investment. The future of the harbour area will be the key driver for the regeneration of Hayle.

Within Hayle, the adopted Local Plan defines two Town Centre Areas: along the eastern side of Penpol Terrace in the Hayle Foundry area (opposite the harbour area) and along Fore Street, Market Square and Copper Terrace in the Copperhouse area. The Local Plan does not identify any primary shopping areas in Hayle. Within Hayle, there is one significant allocation retail-related allocation in the Local Plan, within the harbour area. Policy TV-D of the Local Plan allocates the South Quay / Foundry Yard, North Quay and East Quay areas for a mixture of uses including Classes A1, A2, A3, B1, B2, B8, C1, C3, D1 and D2. Part of this area, known as Foundry Farm, has already been developed. In terms of any proposed retail uses within this area, the Local Plan requires new provision to be integrated with the existing Foundry part of the defined Town

⁴³ CPR= Camborne, Pool, Redruth

⁴⁴ Cornwall Towns Study, LUC with Roger Tym and Partners, for Cornwall Council, Aug 2005

⁴⁵ AAP = Area Action Plan

⁴⁶ Cornwall Retail Study, GVA Grimley 2010

Centre Areas.⁴⁷ “In addition to the main harbour allocation, the adopted Local Plan allocates an area of land to the south for a heritage centre, craft workshops and ancillary retail outlets.

An outline planning application for the whole of the harbour area was submitted to the former Penwith District Council in 2007 and PDC subsequently resolved to grant planning permission. The scheme comprised a mixed use development with a significant amount of comparison retail floorspace and a smaller amount of convenience retail floorspace. Planning permission was finally issued in 2010.

Subsequent to the original harbour outline planning application, significant interest from the national grocery supermarket sector has emerged. In late 2009, an outline planning application by the owners of the harbour (ING) was submitted for a large supermarket unit. Around the same time, Sainsburys submitted an application for a large supermarket at Marsh Lane..... This retail park represents the most recent retail investment in Hayle in recent years. Both the original ING and Sainsburys applications were withdrawn although, the Sainsburys proposals have been resubmitted. In addition, there is also a current application for a Morrisons store on the existing Jewsons builders merchants site adjacent to the ING-owned harbour site. At the time of finalising this report, the Morrisons and Sainsburys applications remain undetermined and a re-submitted ING foodstore application and an application from ASDA (on the existing rugby club ground) were also expected.

Retailer Representation

The vast majority of retailers and other businesses in both parts of the defined Town Centre Areas in Hayle are local and independent operators. Multiple retailers and service providers that do exist include Spar, Lloyds Bank, Alliance Pharmacy, Forbouys Newsagent and Moss Pharmacy. There is also a Co-op store within the Copperhouse defined town centre, which extends to 995sq m net and sells a moderate range of fresh, frozen and pre-packaged convenience products. The store is observed to be a popular shopping destination and is served by a large surface level car park.

Outside of the defined town centres in Hayle, out of centre retail provision congregates around the eastern side of town close to the A30. Adjacent to the A30 Loggans Moor junction is West Cornwall Retail Park, which accommodates Boots, Costa Coffee, Next and Marks & Spencer retail units whilst there is also a 1,000sq m net Lidl discount foodstore at Carwin Rise. All of these facilities are highly accessible from the A30 and are served by large surface level customer car parks.

Retailer Requirements

The main retailer requirements in Hayle are from national grocery operators, as demonstrated by the current planning applications from Morrisons on the Jewsons site close to Hayle Harbour, the Sainsburys proposal at Marsh Lane close to the A30 Loggans Moor roundabout and a forthcoming proposal from ASDA at Hayle Rugby Club close to the A30. There is also a proposal by ING for a foodstore at South Quay in Hayle Harbour which currently is not associated with a particular operator. There are no known requirements from non-food operators for floorspace in Hayle.

Proportion of Vacant Street Level Property

Within our latest land use survey of the two town centres in Hayle, we have found two vacancies in each centre. This represents 5-6% of all units in each centre, which is relatively low and is below the national and Cornish average levels.

Accessibility

Vehicle access to Hayle is excellent with the A30 running around the southern edge of the urban area and providing good links to Camborne, Pool and Redruth to the east and Penzance to the west. The presence of the A30 has undoubtedly led to the success of the West Cornwall Retail Park and encouraged the current range of supermarket proposals.

A number of bus services run through both defined shopping centres in Hayle and provide relatively high frequency services which link these areas to Penzance, St Ives, Camborne, Redruth and Truro. The main railway station in Hayle is also within easy walking distance of the Foundry defined shopping area, although not all trains using this line stop at Hayle.

Both on and off street parking is available within the Foundry and Copperhouse areas, including the Co-op car park and Foundry Square. There are 57 long stay spaces in Foundry and 89 long stay spaces in Copperhouse.

⁴⁷ Penwith Retail Study for Penwith DC, GVA Grimley LLP, Dec 2007

Customer Views and Behaviour

The customer survey identified the following key issues pertinent to Hayle town centre • 1.2% of survey respondents indicated that Hayle was their main local centre. These respondents noted that, apart from its convenience/proximity, its coastal location (18%) and friendly environment (6%) were the main positive benefits alongside the selection of multiple (13%) and independent (11%) shops.

- Dislikes about the town centres in Hayle included parking provision, the lack of choice of shopping facilities and the level of traffic congestion.
- Along with the usual responses which note the need to provide more multiple and independent shops, 10% of survey respondents indicated that a new supermarket would encourage them to visit Hayle more often. Other respondents indicated that more leisure facilities and larger retailers would also encourage people to visit more often.

State of Town Centre Environmental Quality

In recent years, Hayle has benefited from improvements to its townscape through grant-aided investment, including the Hayle Townscape Initiative. Cornwall County Council have also prepared an historic characterisation report for Hayle with the central parts of the town split into four character areas which are summarised below:

- Copperhouse – Copperhouse is the commercial heart of Hayle and retains a market house (built in 1839) and a good collection of 19th Century shop fronts. Historically an intensely industrial area, this use has reduced over time but an industrial character is retained in the surviving elements including the canal and dock, the continued warehouse/manufacturing uses on the former industrial sites and in the strong grid pattern of industrial housing on the land rising to the south of Copperhouse Pool. The historic characterisation report identifies the need to enhance and better define the key urban spaces within Copperhouse along with the enhancement of the special character of the area through public realm improvements.
- Foundry – Foundry Square forms the most impressive urban set piece of the town. The scale and detailing of the surrounding architecture displays a grandeur and distinctly urban character not matched to the same extent elsewhere in Hayle. Foundry forms a secondary commercial focus in the town, particularly important for banks, post office, cafés and local shops. The important remains of the foundry complex represent the best surviving industrial group in the town and one of the best in Cornwall. The international importance of Harvey's Foundry makes the survival and ongoing regeneration of the complex all the more important in the context of Cornwall's world heritage status.

However, the foundry complex has been derelict and under-used for a long period of time and the Foundry Square area is dominated by traffic. There are also a number of inappropriate buildings that detract from the quality of the townscape and public realm treatment of this area is often low quality.

- The Harbour – The harbour has in the past been the economic powerhouse of the town. The estuary was the reason the industrial companies established here and therefore the reason the town developed here. The estuary and the three channels that flow into it at this point have been extensively manipulated and modified with the extensive engineering that has gone on to create the current arrangement of quays and wharfs, canal channels, sluicing ponds and causeway roads. The harbour complex is a remarkable piece of engineering and this area is the focus for the regeneration of Hayle.
- Penpol – This area forms a middle ground between the two historic settlements of Copperhouse and Foundry. An 18th Century focus around Merchant Curnow's Quay is located at the west end of Hayle Terrace. Mid-19th Century terraces built for the professional classes were developed here to take advantage of the picturesque views over the harbour.

Conclusion

Historically, Hayle has experienced decline associated with its industrial and maritime sectors. As a result, this has led to low levels of growth within the retail and commercial sector in the two defined centres of the town and the town is dominated by local independent operators. There are a handful of multiples including a modest Co-op store in the Copperhouse area which caters for top-up food shopping and some main-food requirements. Vacancies in Hayle are considered to be low and are below the national average. In recent years, a retail park has been developed on the edge of the town and this has introduced three national retailers into the town and will have improved the town's overall market share. Overall, we have not

highlighted any significant weaknesses with the health of Hayle, although it is clear that the centres in the town are under-performing compared to other nearby centres⁴⁸.

In 2013 Cornwall Council up-dated the statistics in the Cornwall Retail Study as part of a town centre ‘health-check’ exercise that informed the Local Plan policies.

“There were 118 units identified within Hayle town centre which comprise of:

Hayle – Town Centre Units 2013		Units
A1	shops	69
A2	financial and professional services	13
A3	restaurants and cafes	12
A4	drinking establishments	4
A5	hot food takeaways	4
B1a	business	5
D1	non-residential institutions	4
D2	assembly and leisure	2
	vacant units	2
	other	3

A1 retail comprised of 58.5% of the towns capacity followed by food and drink services at 16.9 % and professional services at 11%, and. The vacancy rate was identified as 1.2% of all town centre uses premises counted in the centre.

There was a total of 106 ground retail frontage counted in the town centre area of Hayle comprise of the following: Convenience: 17 units or 16%; Comparison: 41 units or 38.7%; Service: 45 units or 42.5%; Vacant: 2 units or 1.9%; Miscellaneous uses: 1 units or 0.9%.

Change to centre diversity in the period 2011/12 to 2012/13:

The number of Convenience units have increased by 3 units representing an increase in the share of centre capacity by 2.91% and remains significantly above the 2012/13 Cornwall average by 7.9%;

Comparison uses decreased by 3 units which represents a subsequent decrease in its share of centre capacity by 2.42%, leaving the sector now marginally below the 2012/13 Cornwall average by 2%.

The service sector has increased by 5 units although increasing centre capacity share marginally by 2.5%.

The number of vacant premises dropped significantly by 6 units with centre capacity consequently reduced to 5.58%, significantly below the Cornwall average by 7.5%. Miscellaneous uses have remained static with 1 unit, and a capacity to 0.9%, below but on a par with the Cornwall average.

A gross supply of 409.5 of town centre uses floorspace were delivered in Hayle during 2012-2013 of which 1084sqm or 44.9% were delivered in the centre compared to 96.7% last year.

Several sites were considered in the Retail Study as affording opportunities for future retail provision:

Wyvale Garden Centre is in an out of centre location fronting the A30. The site is not considered the preferred option sequentially and there are issues relating to highways and relocation of existing uses;

South Quay (Hayle Harbour) is situated on an extensive edge of centre location comprising of disused land and some commercial units. This is considered a key development site but there are issues relating to sympathetic development towards World Heritage Site and SSSI – full application approved PA10/08142 and site clearance has started;

Jewson’s site (Hayle Harbour) is located on an edge of centre location separated from the centre by South Quay. The site is allocated for mixed use development. Again there are issues relating to sympathetic development towards World Heritage Site and SSSI - refused application;

Land adjacent Marsh Lane Industrial Estate is on an out of centre site by also lies adjacent to Hayle Retail Park. The site is partially covered by a Cornwall Wildlife Site and flood zone 3; Linkage to town centre is an issue. Sequentially not preferred option – refused application;

⁴⁸ Cornwall Retail Study, GVA Grimley, 2010

Hayle Rugby Club is also an out of centre site which again lies adjacent to Hayle Retail Park. Linkage to the town centre is an issue as well as relocation of the current sports use. Sequentially not the preferred option – refused application.

Proposals delivering net gains of 10sqm in town centre uses floorspace were detected in the town centre as at March 2013 – all of which was under construction in year three.

Of the 2 vacant town centre units identified during 2012/13: both have been vacant for 1 year.

The number of major multiple retailers within Hayle (Copperhouse and Foundry) town centres remains unchanged in the past year and includes 2 units as shown in the table above. Hayle now currently ranks joint eighth in Cornwall’s retail hierarchy based on major national retail representation alongside Liskeard and Saltash, below Launceston and Bude with 3 representations each but above St Ives and Wadebridge with 1 representation each.”⁴⁹

Out-of-Town Retail Development

The West Cornwall Shopping Park at Marsh Lane was developed in 2006 as an extension of the Marsh Lane industrial site. The retail park adjacent to the A30 contains Boots, Next and Marks & Spencer units, with the M&S incorporating a 465sqm food hall. The impact of this ‘centre’ on the shopping habits of local people and the retail role of Hayle has not been the focus of any particular study. “Nevertheless, despite no survey information to provide clear guidance, it is our view that the West Cornwall Retail Park will increase the number of people shopping in Hayle, due to the nature and identity of retailers present, although we are not able to predict what impact it has had on the defined centres in Hayle.”⁵⁰

The town has been subject to a number of major supermarket enquiries and applications in the recent past. All have made the point that the town is not well served by supermarkets, out-of-town or otherwise. Marks and Spencer’s food hall at the West Cornwall Shopping Park and Lidl at Carwin Rise are the only local alternatives to the Co-op supermarket at Copperhouse. The Penwith Retail Study in 2007 identified that Penzance, Camborne and Pool attracted a high number of convenience shoppers from Hayle. Over 70% of Hayle’s main food shopping took place outside of the Hayle area was a finding of both the Penwith Study⁵¹ of 2007 and the WYG Study of 2009⁵².

A resident’s survey⁵³ undertaken by the Hayle Residents Association confirmed that local people would like to see more supermarkets in the vicinity. It asked, “are more supermarkets needed in Hayle”?

Community responses:	Yes (115) 60%	No (78) 40%
Business responses:	Yes (25) 54%	No (21) 46%
Community + businesses consolidated:	Yes (140) 59%	No (99) 41%

Interestingly, a majority of respondents preferred to see a new supermarket developed outside Hayle rather within the town or specifically at South Quay.

Cornwall Council has, with the support of the Town Council, recently approved an application for a major supermarket development at South Quay.

Future Needs and Demands

Our population projections suggest that in the longer-term, by 2031, the proportion of persons of working age in Hayle’s population is likely to increase – the number of 16-64 year olds is projected to stay roughly the same, but the retirement age will have gone up for both men and women to 67 by 2031. The implication is

⁴⁹ Health Check Update 5: Hayle Monitoring Report 2012-2013, Cornwall Council 2013

⁵⁰ Penwith Retail Study, GVA Grimley, 2007

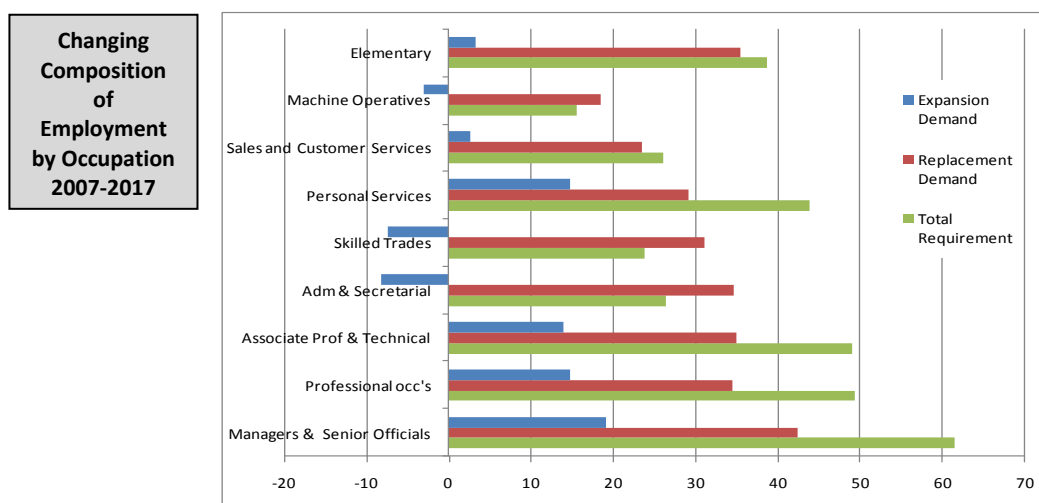
⁵¹ Penwith Retail Study, GVA Grimley, 2007

⁵² White Young Green for Sainsburys, 2009

⁵³ Plans For More Supermarkets In Hayle – Consultation Outcome, Hayle Residents Association, Oct 2009

that the need for more and better jobs for local people is not just a short-term driver and more jobs will be required not just for young people but also to enable older persons to remain economically active for longer. *“a smaller local centre for retail and other services, with a large proportion of residents out-commuting.”*⁵⁴ However by the development of the Wave Hub renewable power project and marine renewables business park, as well as the wider regeneration of Hayle harbour presents a once in a generation opportunity to change reality as well as perception.

Hayle has the land what needs to be determined is to how to ensure that local people benefit from the growth in local jobs. This will require an understanding of what it is that local people need and want and endeavouring to match them, as far as is possible, new job opportunities created through development. Knowledge of the job needs and aspirations of local people is limited. The latest intelligence we have on the overall market in Cornwall comes from the South West Observatory that analysed and projected job demands for the region (Devon and Cornwall) to 2017⁵⁵. It shows the declining need for skilled trades and administrative and secretarial jobs – the occupational sector of over a quarter of Hayle’s economically active population in 2011.



The Working Futures⁵⁶ report’s headline findings emphasises these trends as follows:

- There will be a slow but steady recovery from recession
- The working age population and workforce will rise significantly but labour market participation rates are expected to fall slightly, reflecting the ageing of the population
- Manufacturing is projected to see a small fall in its share of employment
- Private services are expected to be the main source of jobs growth, with employment in this part of the economy projected to rise by more than +9 per cent during the full period of 2010-2020
- The period is expected to see a shift in the balance of the economy away from public sector activities
- There is forecast to be a continued trend of employment growth in higher skilled, white collar occupations, including managers, professionals and associate professional roles
- Continuing sharp declines in employment are expected for skilled and semi-skilled manual roles.
- Administrative and secretarial occupations are projected to see a fall of around 11 per cent, largely as a result of the continuing impact of technology in the workplace
- Lower skilled jobs will remain a significant component of the labour market
- Job openings created by those who leave the labour market (i.e. replacement demands) are projected to generate around 12 million job openings between 2010 and 2020, many times more than the 1.5m openings from the creation of new jobs
- The demand for skills as measured by formal qualifications is projected to rise as is the supply of people holding higher level qualifications

⁵⁴ Cornwall Employment Land Review, Nathaniel Lichfield and Partners, Nov 2010

⁵⁵ Skills and Learning Intelligence Module, sub-regional spreadsheet, South West Observatory, 2010

⁵⁶ Working Futures 2010-2020, UK Commission for Employment and Skills, revised Aug 2012

Conclusions

Topic: Business, Enterprise and Economy

Key Questions & Messages

- What is the preferred role for Hayle's economy to play?
- What are Hayle's current advantages and how can we exploit them?
- Do we need to help create more local jobs for local people?
- How can we help up-skill or re-skill local people?
- How can we help local business to succeed and prosper?
- What new businesses would we like to attract?
- What role is there for social and community enterprises?
- Should we protect existing business and employment space from change of use?
- Should we protect existing retail space from change of use?

Gaps in Our Knowledge & Findings

local employment by local employers	Business Survey
training needs	Community Survey
home working extent and potential	Community Survey
job aspirations	Community Survey
youth employment issues	Youth Survey
investment intentions by local businesses	Business Survey
work locations	Community Survey
Views of trainers	Correspondence

Traffic and Transport

Strategic Context

National Planning Policy Framework (NPPF)

Promoting Sustainable Transport

29. *Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*

30. *Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.*

Cornwall Local Plan

General Policy 27 – Transport and Accessibility

To ensure a resilient and reliable transport system for people, goods and services development proposals should:

1. *Be consistent with and contribute to the delivery of Connecting Cornwall 2030, Cornwall's local transport plan or any subsequent LTPs;*
2. *Locate development and/or incorporate a mix of uses so that the need to travel will be minimised and the use of sustainable transport modes can be maximised by prioritising safe access by walking, cycling and public transport and providing new facilities and services to minimise car travel;*
3. *Locate developments which attract a proportionally larger number of people in the city and main towns or locations which are highly accessible by public transport or areas which will be made highly accessible by the development. Any proposals which do not accord with this will require significant justification and provide clear transport benefits;*
4. *Be designed to provide convenient accessible and appropriate cycle and pedestrian routes, public transport and road routes within and in the immediate vicinity of the development. The inclusion of electric vehicle charging infrastructure and real time passenger information/journey planning will be considered favourably;*
5. *Be accompanied with effective travel plans to mitigate the impact of development;*
6. *Not significantly adversely impact on the local or strategic road network that cannot be managed or mitigated;*
7. *Safeguard strategic transport opportunities including land around existing facilities to allow for expansion and use for future sustainable modes of travel e.g. closed branch rail lines; and links to the Isle of Scilly;*
8. *Provide public transport solutions including park and ride where there is evidence that it will remove traffic from the highway network, is economically viable and that which accord with the appropriate transport strategy for the area.*

Other Strategy Document:**Name: Connecting Cornwall: 2030 ‘moving towards a green peninsula’**

Cornwall’s Local Transport Plan sets out the county-wide policy framework for developing a sustainable transport network suitable for the next twenty years and capable of achieving the key goals of:

- Tackling climate change
- Supporting economic prosperity
- Respecting and enhancing the environment

Its objectives and policies can be summarised as follows:

Objective 1 - Reduce reliance on fossil fuels and support the introduction of low carbon technologies

Reduce emissions from road-based travel

Policy 1 - encourage responsible and sustainable transport choices

Policy 2 - support and encourage use of alternative fuel for transport

Objective 2 - Support communities to live locally and reduce the need to travel

Policy 3 - support the provision of local services and facilities so people can ‘live local’

Policy 4 - ensure that development is planned, delivered and managed to reduce the need to travel

Objective 3 - Adapt and improve the transport network to ensure resilience to climate change

Policy 5 - ensure that development is planned, delivered and managed to reduce the need to travel

Policy 6 - improve resilience of transport network and services to the impact of climate change

Objective 4 - Improve connectivity of Cornwall to the rest of the world

Policy 7 - support transport network and service improvements delivered outside Cornwall that demonstrate they can improve connectivity with Cornwall and the far south west

Policy 8 - work with partners to deliver improved road, rail, sea and air connectivity linking Cornwall to the rest of the UK

Policy 9 - promote sustainable tourism

Objective 5 - A resilient and reliable transport system for people goods and services

Policy 10 - maximise public transport connectivity and capacity

Policy 11 - bring transport assets into state of good repair

Policy 12 - increase the amount of freight moved by rail and water

Objective 6

Support the vitality and integrity of our town centres and rural communities

Policy 13 - support a range of sustainable transport improvements in town centres for people and freight that help to promote the vitality of town centres

Policy 14 - ensure that the transport impacts of development proposals on our transport network and services do not compromise their safety and efficiency

Other Strategy Document:**Name: Shaping Cornwall’s Future, Sustainable Community Strategy 2008-2028**

We are aiming for Cornwall to be a place where:

Location and Communication

- *Cornwall becomes a joined up and connected place where we can exchange information and ideas*
- *We have created an exemplary, accessible transport system and taken full advantage of digital connectivity*
- *We ensure that everyone has a home and place to do business*
- *Design encourages us to interact with our neighbours and community*

Current Situation & Circumstances

Like most of Cornwall the car is considered to be essential by most households; although almost 20% of households in the neighbourhood area in 2011 did not have daily access to a car, compared with 17.3% across Cornwall. Around a third of households had 2 or more cars.

Hayle - Car or Van Availability 2011	No.	%	C'wall	Eng
All Households	3,815			
No Cars or Vans in Household	761	19.9	17.3	25.8
1 Car or Van in Household	1,782	46.7	44.6	42.2
2 Cars or Vans in Household	988	25.9	28.2	24.7
3 Cars or Vans in Household	203	5.3	7.1	5.5
4 or More Cars or Vans in Household	81	2.1	2.8	1.9
All Cars or Vans in the Area (Vehicles)	4,732			

Two thirds of persons in employment travelled to work by car in 2011.

Hayle Method of Transport to Work 2011	No.	%
All Usual Residents Aged 16 to 74	6,371	
Not in Employment	2,574	
In Employment	3,797	
Work Mainly at or From Home	230	6.1
Underground, Metro, Light Rail, Tram	3	0.1
Train	55	1.4
Bus, Minibus or Coach	116	3.1
Taxi (Persons)	3	0.1
Motorcycle, Scooter or Moped	28	0.7
Driving a Car or Van	2,527	66.6
Passenger in a Car or Van	223	5.9
Bicycle	85	2.2
On Foot	497	13.1
Other Method of Travel to Work	30	0.8

Cars, Traffic and Parking

Traffic and transport was an issue in 2005 at the time of the Community Strategy and, arguably, its findings remain as relevant today:

- *“Public transport provision to and from Hayle and the surrounding area is poor: poor linkage between the town and the beaches, lack of integration between rail transport and buses to villages. Bus service to villages is poor, especially in the evenings. Insufficient trains stop at Hayle en route to or from Penzance.*
- *Parking and congestion problems at key tourist locations are severe in the high season, and contributing to environmental degradation whilst not contributing to the Hayle economy.*
- *Car parking in Hayle is not well sited or well used.*
- *Heavy transport is increasingly using local roads and accessing the A30 through Hayle via the villages; the roads cannot support this increase safely, and community life is being affected adversely.*
- *Many roads in the area are dangerous for pedestrians and cyclists, and residents and tourists are not encouraged to leave their cars and walk or cycle to their destination. Existing roads often have badly maintained surfaces and discontinuous and narrow pavements; in the villages there is an absence of*

pavements on busy through-roads. The few existing cycleways are badly marked, have poor intersections with roadways, and are not completely segregated from the highways.⁵⁷

Rail

Hayle has the benefit of a mainline station. “The station is on the Great Western Mainline that runs between Penzance and London. Regular main-line rail services are provided by First Great Western and Cross-Country from Hayle station to Camborne, Redruth, Truro, St Austell, Par, Lostwithiel, Bodmin Parkway, Liskeard, Saltash, and Plymouth to the east, and other onward destinations through to London and Scotland. To the west, rail services are available from Hayle station to St Erth and Penzance. St Ives can also be accessed by rail via changing at St Erth.

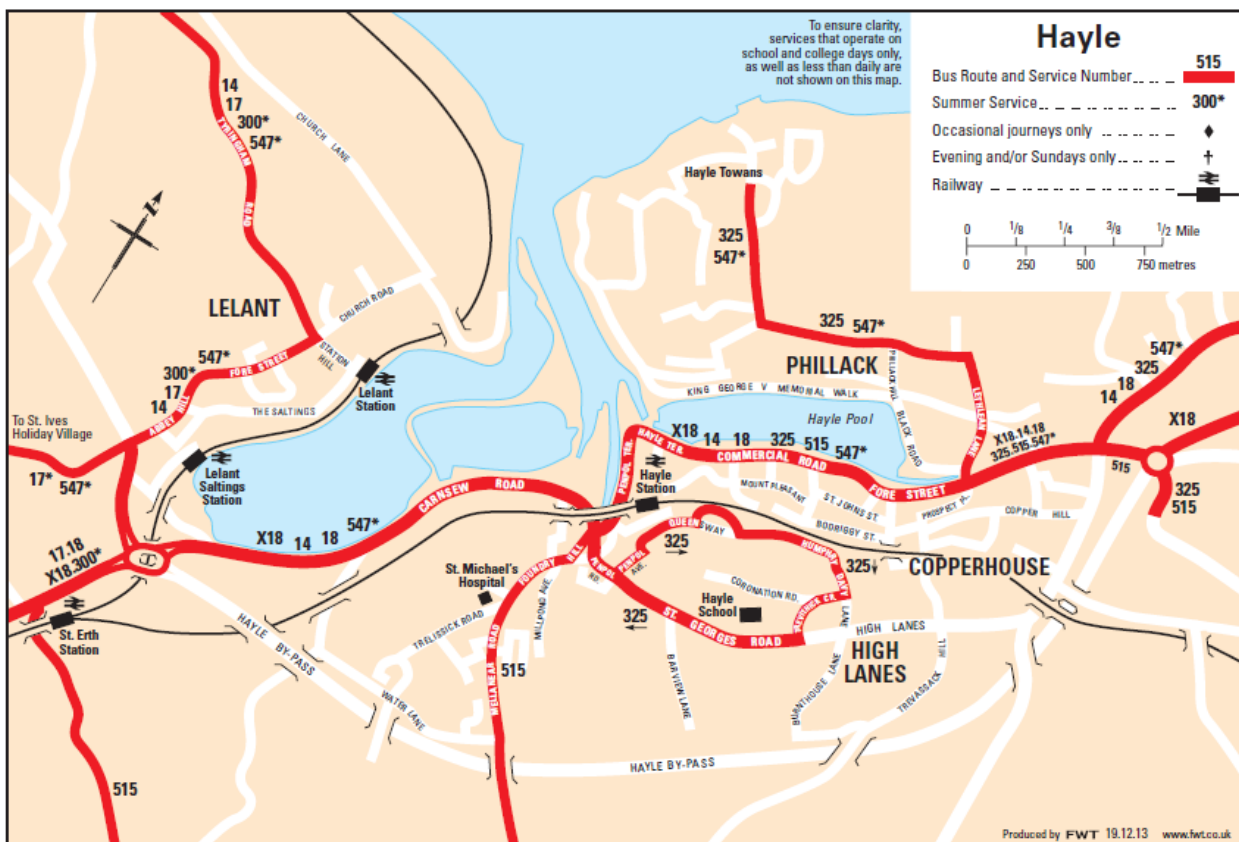
Approximate rail journey times to destinations east of Hayle station are as follows:

- Camborne (9mins)
- Redruth (15mins)
- Truro (26mins)
- St Austell (44mins)
- Plymouth (1hr 50mins)
- London Paddington (5hrs 50mins)

To the west of Hayle station, approximate rail journey times are as follows:

- St Erth (4 mins)
- St Ives (14 mins after changing at St Erth)
- Penzance (14 mins)⁵⁸

Bus Services



⁵⁷ Hayle Area Plan 2005-2025, Revitalise Hayle Coast and Country, Market and Coastal Towns Initiative for the Hayle area, Aug 2006

⁵⁸ Travel Plan for Proposed Relocation of Hayle RFC to Carwin Rise, Hydrock Byways & Highways, Oct 2010

Cycling and Cycleways

Hayle is on the Cornish Way National Route 3 that goes from Lands End to Bude.

Future Needs and Demands

Implications of Growth Strategy:

Cornwall Council has developed a traffic model for Hayle to identify transport constraints arising from the housing and employment growth in the town, and the transport measures that will be required to mitigate these impacts. *“In response to the accumulated impact of new developments, the Council proposes to forward fund the critical infrastructure elements of the strategy where possible, whilst also collecting a proportional contribution towards delivery of the strategy from developers.*

The Hayle transport strategy will support housing and employment growth in the town by managing traffic movements and supporting the existing transport infrastructure through enhancements to public transport services and delivery of strategic highway infrastructure improvements. The priority junction improvements for Hayle include Loggans Moor and St Erth on the A30 network and Carwin Rise.

The package of complimentary sustainable transport measures include:

- *Increased town bus service connecting St Erth and Marsh Lane development and improved provision in terms of waiting facilities and Real Time Passenger Information.*
- *Improved walking and cycling networks linking key destination areas.*
- *Rail enhancements including: increased rail frequency on the mainline between neighbouring St Erth station and other mainline stations in Cornwall and Plymouth and connections to the West Cornwall Transport Interchange at St Erth, where a park and ride facility is to be developed*
- *Upgrade to waiting facilities and pedestrian linkages to Hayle station. There is also an aspiration to increase peak hour services to this stop*
- *Developers will also be expected to help deliver the strategy’s ambition for modal switch by providing on site facilities which help maximise the use of the town wide sustainable networks”*⁵⁹

⁵⁹ Town Transport Strategies, Cornwall Council, 2013

Cornwall Council's Infrastructure Planning

Transportation

"In terms of transportation the following intervention measures may be required or are already planned:

- Highway network - Initial mitigation measures have been considered to ease the predicted pressure at the junctions indicated above. These include additional lanes on the Carwin rise double-mini roundabout and a change to traffic signal control or roundabout at North Quay, Porthrepta Road and Higher Tregenna. The existing roundabout at St Erth could be improved through signalisation to create gaps for vehicles from A3074 and The Causeway. Also provision of a grade separated junction to provide access to the A30 from the B3302 near Tolroy, so traffic does not have to come through Hayle.
- Rail – Station enhancements at Hayle to improve facilities and access are being considered to improve opportunities for rail travel to and from the town. Through the Greater Western refranchise in 2013, a half hourly all day service between Penzance to Exeter will be promoted to ensure that main line links are improved and opportunities to travel by rail are maximised. St Ives has a good rail link from St Erth, which is well used during the summer and will benefit further from proposals for half hourly services on the mainline. The proposed Park and Ride at St Erth will have a considerable impact on the issues of seasonal traffic congestion in the town.
- Bus - Good public transport links currently exist between Hayle and St Ives and Carbis Bay, settlements in rural areas and to other key urban destinations, which we want to build upon with the transport strategies for the towns. Encouraging more people to make trips by bus is central to the Connecting Cornwall strategy and will be key to mitigating the impact of growth in the towns. For communities the size of Hayle and St Ives this could include 15 minute bus services to the most popular destination and half hourly to other key destinations. High quality vehicles, good connections with other modes such as rail and real time information will also form part of the bus network improvements that will support the proposed growth.
- Walking and cycling – Hayle already boasts a healthy walking and cycling population due in part to its gentle topography and the short distances involved in moving around the centre. The National Cycle Network Route 3 (Cornish Way) also travels through the town hugging the shoreline. Greater priority for pedestrians and cyclists and improvements to the town network by constructing resilient and well connected links between and through existing and new residential developments to services, school's, the hospital and train station and visitor attractions will encourage people to travel more actively. Further dedicated provision for pedestrians and cyclists towards the St Erth Station Transport Interchange and for users of the South West Coast Path towards Lelant and Carbis Bay will also improve the conditions for more vulnerable road users in St Ives by helping combat congestion in the popular summer months and increase opportunities to access education and employment.
- Demand management – Supporting a switch from the private car to public transport, walking and cycling will require a review of the parking stock in the towns and particularly the balance of long and short stay spaces. For St Ives, reviewing the location and balance of long stay parking to help support a reduction in traffic through the town, supported by the St Erth Park and Ride will be a key issue. Robust residential and employer travel plans will be integral to achieving modal shift.

The measures set out above will be tested as part of the transport strategy development once the growth levels and locations are confirmed. While solutions could be delivered at the junctions to help mitigate the impact of growth, it will be essential that these are delivered in conjunction with a switch from the private car use to more sustainable forms of transport in order to ensure that conditions do not deteriorate significantly from what is experienced today."

Conclusions

Topic: Traffic and Transport

Key Questions & Messages

- Should we and can we discourage travel by private motor car?
- How can we ensure that public transport services remain relevant?
- Do we need a more integrated local transport policy?
- How can we improve the network of footpaths and cycleways?
- Do we need more and better car parks?
- Do we need to make areas of the town more pedestrian friendly?

Gaps in Our Knowledge & Findings

attitudes to non-car travel

Community Survey

opinion on bus services

Community Survey

public transport providers intentions

Correspondence

Community Well-being

Strategic Context

National Planning Policy Framework (NPPF)

Promoting Healthy Community

The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- *opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;*
- *safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.⁷⁰ To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*
- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

Cornwall Local Plan

General Policy 4 – Shopping, services and community facilities

1. Development will be permitted where it supports the vitality and viability of town centres and maintain and enhance a good and appropriate range of shops, services and community facilities. Retail and other town centre uses outside existing centres must show there is no significant adverse impact on the viability and vitality of the existing centre; and demonstrate the application of a sequential approach to site selection or demonstrate an overriding strategic role for the economic and social sustainability of Cornwall. Residential development, such as accommodation for the elderly is supported in town centres where it supports the vitality and viability of town centres;

2. Community facilities and local shops should, wherever possible be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows:

- a. no need for the facility or service;*
- b. it is not viable; or*
- c. adequate facilities or services exist or are being re-provided that are similarly accessible by walking, cycling or public transport*

Cornwall Local Plan

General Policy 17 – Health and wellbeing

To improve the health and wellbeing of Cornwall's communities, residents, workers and visitors, development should seek to:

- 1. Protect, and alleviate risk to, people and the environment from unsafe, unhealthy and polluted environments through avoiding or mitigating against harmful impacts and health risks such as air and noise pollution and water and land contamination.*
- 2. Maximise the opportunity for physical activity through use of open space and travel networks supporting walking and cycling.*
- 3. Provide, where possible dwellings which have easy, safe and secure storage for cycles and other recreational equipment.*
- 4. Encourage provision for growing local food such as allotments or private gardens which are large enough to accommodate vegetable growing or greenhouses.*
- 5. Provide flexible community spaces that can be adapted to the health needs of the community and encourage social interaction.*
- 6. Maximise positive health impacts and ensure the mitigation of negative health impacts through the use of Health Impact Assessment for significant major development proposals.*

Other Strategy Document:**Name: Shaping Cornwall's Future, Sustainable Community Strategy 2008-2028**

We are aiming for Cornwall to be a place where:

Individuals

- *Our people are healthy and happy.*
- *Families thrive and fewer people live in poverty.*
- *Everybody is loved, respected and supported.*
- *The focus is on the belief that prevention is better than cure*

Communities and Culture

- *Our towns and villages are vibrant, safe and friendly communities*
- *We celebrate our differences, know and care about our neighbours, address division and treat one another with dignity and respect*
- *We encourage participation in volunteering and foster good citizenship*
- *We can all play, enjoy our landscape, value and learn from our past, practice spirituality, share stories and cultures, and shape our future*
- *We live culturally rich lives, participating in the arts, leisure and sports*

Other Strategy Document:**Name: Cornwall Health and Wellbeing Strategy 2013-2015**

Outcome 1 - Helping People to Live Longer, Happier and Healthier Lives

Outcome 2 - Improving the Quality of Life

Outcome 3 - Fairer Life Chances for All

Other Strategy Document:**Name: Healthy Weight Strategy, 2009-2013**

Our vision: To achieve an upward trend in the number of people who are a healthy weight in Cornwall and the Isles of Scilly by 2013, with a particular focus on children and families

Outcome 1: Healthy growth and weight of children

Outcome 2: Promoting healthier food choices

Outcome 3: Building more physical activity into our lives

Outcome 4: Creating incentives for better health

Outcome 5: Personalised advice and support

Outcome 6: Strengthening quality and delivery

Other Strategy Document:**Name: Integrated Plan for Cornwall & Isles of Scilly 2013-2016**

- *Improving Urgent and Unplanned Care - to design and implement an integrated, 24/7 system that provides effective, urgent care response for patients who require - or perceive the need for - urgent advice, care, treatment or diagnosis; providing urgent care services closer to home as alternatives to Emergency Department attendance and acute admission; that facilitates safe and effective discharge when acute care is no longer necessary.*
- *Improving Elective Care - Optimise health outcomes for patients that have planned care by developing a cost effective model of care based on integrated end to end pathways that delivers care closer to home, empowers patients to self manage, emphasizes primary care prevention, eliminates waste and makes optimum use of new techniques and technologies.*
- *Improving Long Term Conditions - To shift care from hospital settings to support people in their own homes and communities, reduce risks of developing Long Term Conditions , screen and find more people with them and provide early diagnosis and targeted intervention. Keep people out of hospital when it's not necessary and delay deterioration in symptoms, promote the individual's mental, emotional and physical wellbeing, maintain their independence and focus on self management. Develop joined up care that is personalised to people's needs and develop community activities, networks and peer support groups that support people to 'live well' with their condition.*
- *Improving Mental Health - improving clarity of pathways for service users, increasing choice and access to psychological therapies, increasing the number of specialist responsive services in Cornwall & the Isles of Scilly and improving the effectiveness of interfaces across the whole care pathway. Investing in services to meet best practice thresholds.*
- *Improving Learning Disabilities - to ensure all people with a learning disability access and receive appropriate health and social care intervention and support to promote independence*
- *Improving Children, Young People & Maternity Services - Ensuring healthy pregnancy from conception to birth, improving emotional wellbeing and mental health, access and quality of services to children, young people and their families, reducing hospital attendances and admissions and ensuring early help across all services to keep children safe*

Other Strategy Document:**Name: Strategy to Reduce Health Inequalities 2011–2016**

Our strategy has five themes, showing that a joined up approach to the health of the population is essential to narrow and reduce inequalities;

- 1. Stopping smoking and reducing the risks of cancer, strokes, heart attacks and heart disease*
- 2. Increasing active lifestyles, promoting healthy weights, reducing risks of obesity and promoting sensible alcohol use*
- 3. Promoting the best start in life for children, combining educational attainment, with reducing numbers of children in poverty and families in fuel, housing and income poverty*
- 4. For older people, reducing falls*
- 5. Increasing work and volunteering opportunities, and reducing worklessness to reduce mental ill health and financial exclusion*

Other Strategy Document:**Name: Children and Young People's Plan 2013/14**

CYPP1- To provide good quality, consistent and multi-disciplinary practice in the help and protection we provide to children and young people

CYPP2 - To develop and deliver family centred and outcome focussed early help services that are responsive to need and achieve value for money through effective partnership working

CYPP3 - To ensure healthy pregnancy from conception to birth, improving emotional wellbeing and mental health, access and quality of services to children, young people and their families, reducing hospital attendances and admissions

CYPP4 - To enable children and young people to fulfil their academic potential and make informed choices about their futures by raising aspiration and enabling pathways into high quality opportunities in education, training and employment

CYPP5 - To develop a confident and competent workforce across the partnership

Other Strategy Document:**Name: Cornwall Child Poverty Strategy 2012-2020**

Our targets for tackling child poverty in Cornwall by 2020:

- *narrow the gap between the lowest achieving 20% of children in the Early Years Foundation Stage Profile and the rest, by 3.5% points*
- *reduce the % of young people aged 19 who are not in employment, education or training to 5%*
- *improve the health of low-income families, and pregnant women in particular, by ensuring that Cornwall matches the best authorities in the country for access to free and subsidised vitamins, milk and fresh produce.*
- *reduce the numbers of families with children living in bed and breakfast to zero*
- *accelerate economic growth to ensure that Cornwall and the Isles of Scilly's GDP per head is above 75% of the average for the European Union*
- *reduce the % of families living in 'fuel poverty' by 10%*

Other Strategy Document:**Name: Cornwall Leisure Strategy – Green Paper for Active Lifestyles 2011**

The value of physical activity in the lives of local people and communities whether it's through playing 80 minutes of rugby or going for a brisk walk, being physically active makes a huge difference to a person's health and wellbeing.

Participation in shared activities and team sports also makes a significant contribution to communities and social capital.

This Green Paper outlines our aspiration to make regular sport and physical activity a normal part of life in Cornwall for everyone. We will do this by working in partnership with the wide range of stakeholders in sports and physical activity in Cornwall to create a co-ordinated and more effective offer.

The Green Paper sets out Cornwall Council's priorities:

- *Strategic leadership – to join up commissioning and improve communication between organisations*
- *Sustainable facilities – to ensure that appropriate facilities are provided in a financially viable way to meet local needs*
- *Clubs and the community sector – to support sports clubs and voluntary organisations to grow and attract more members*
- *Health and wellbeing – to recognise the contribution active lifestyles make to health and build strong links between leisure and health providers*
- *Equality and access – to ensure that there is fairer access to opportunities for physical activity*
- *Participation through the life stages – to improve participation across all ages to build a culture of activity*
- *Schools and workplaces – to focus on these two key areas as important places where participation can be promoted*

Current Situation & Circumstances

Education

Hayle Community School

“Hayle Community School is a smaller-than-average comprehensive school.

- *Most students are White British. The number of students from a minority ethnic background is small and few speak English as an additional language.*
- *The proportion of disabled students and those who have special educational needs and are supported through school action is above average. The proportion of students supported at school action plus or with a statement of special educational needs is above average.*
- *The proportion of students eligible for the pupil premium, which provides additional funding for children in the care of the local authority, service children and for students known to be eligible for free school meals, is in line with the national average.*
- *The school meets the government’s current floor standards, which set the minimum expectations for students’ attainment and progress by the end of Key Stage 4.*
- *The school has some students who receive alternative education, using the services of Cornwall College.”⁶⁰*

Bodriggy Academy

This was previously known as Bodriggy Primary School. There are no recent Ofsted reports for the Academy. In 2010 Ofsted wrote off the Primary school: *“This is a larger than average primary school where the number of pupils who join or leave the school part way through their primary education is higher than normally seen. An above average proportion of pupils receive free school meals. ... The proportion of pupils who have special education needs and/or disabilities is broadly average overall, but varied from year to year. Their needs mainly feature speech, language and communication difficulties.”*

The Head Teacher at Bodriggy Academy has reported recently that *“Our present position is that we have an excellent building and facilities but we are full. As an academy we are annually bidding for 4 new classes and will get funding for this eventually, although I would anticipate not in the next 2 years unless government funding changes. I am aware of a new development right across the road from us due to commence shortly - there will be very few spaces in Hayle and the surrounding villages as like us local schools are near capacity. Already, new families in Hayle find it difficult to get primary school places. I would say that this is a fast approaching crisis as I understand it is in many towns.”⁶¹*

Penpol School

“This a large school in which nearly all of the pupils are from White British cultural backgrounds. A significant proportion of the pupils come from socially disadvantaged backgrounds. The attainment of children starting school is well below the expected level. The proportion of pupils with learning difficulties and/or disabilities is well above average. The school has received national acclaim for the quality of pupils’ film-making work.

This is an outstanding school that helps pupils to achieve well not only academically but in learning to become confident and mature individuals. The school has gone from strength to strength since its last inspection.”⁶²

Once again however we have a local school that has concerns about the future – as well as frustrations with its current site. The Head Teacher at Penpol School wrote in May 2014: *“For 13 years we have been battling*

⁶⁰ Hayle Community School, Ofsted Report, Jul 2013

⁶¹ Email from Bodriggy Academy, D May, Head Teacher 28 April 2014

⁶² Penpol School, Reduced tariff School Inspection Report, Ofsted, 2007

with the [education] authority over the problems with our site which include: dangerous dropping off area; too little hard play space; too little grass sport areas; a hall that is too small and lack of work areas for children that require specialist support or intervention.

The plan for the school is to grow from its current 12 classes and 310 pupils to 14 classes and around 400 pupils (Bodriggy have the same plan to rise to 14 classes - 400 pupils).

If Hayle continues to grow then the authority has suggested that a new 7 class school may need to be built in the town. Increasing either Penpol or Bodriggy beyond 14 classes would be a mistake.

We have been trying to secure land to the side of the school for 12 years and we have had plans approved for the building of a new hall and classrooms on the land if it became available to the school.

We are encouraging as many pupils to walk, cycle or scoot to school and we are aware that the town has done little to promote this. We feel that any new plans for development should include safe walking and cycle access to the three schools in the town (I feel that the Town Council could certainly help with this).

As with all primary schools we are expected to offer school meals to all infants from this September. We currently feed around 120 - 150 pupils every day (depending whether or not chips are on the menu) and we will now have to feed up to 100 extra children. This may well be a lovely thought from Nick Clegg but it is causing major problems for most schools. It will cost us more for extra staffing etc and it will mean changes to our school day with a staggered lunchtime. We need extra space and time to facilitate this.

Even with our current site problems we still provide an excellent service to our community and the school is currently seeing year after year of best every examination results."

Health

Hayle - General Health 2011	No.	%
All Usual Residents	8,939	
Very Good Health	3,808	42.6
Good Health	3,021	33.8
Fair Health	1,427	16
Bad Health	513	5.74
Very Bad Health	170	1.9

Hayle - Long-Term Health 2011	No.	%
All Usual Residents	8,939	
Day-to-Day Activities Limited a Lot	1,074	12
Day-to-Day Activities Limited a Little	1,037	11.6
Day-to-Day Activities Not Limited	6,828	76.4

The Network of Public Health Observatories publishes 'GP Profiles' that are designed to support GPs, clinical commissioning groups and primary care trusts to ensure that they are providing and commissioning effective and appropriate healthcare services for their local population. The latest profile for the local Bodriggy Health Centre is shown in the table below:

Bodriggy Health Centre Practice Summary 2012/13			
	Bodriggy HC (%)	NHS Kernow (%)	Eng &W (Av) (%)
<i>% aged 0-4</i>	5.8	5.1	6.0
<i>% aged under 18</i>	20.6	18.7	20.8
<i>% aged 75 and over</i>	10.0	10.0	7.7
<i>% aged 85 and over</i>	3.1	3.0	2.2
<i>Deprivation Score (IMD⁶³)</i>	27.0	22.6	21.5
<i>Income deprivation affecting children</i>	22.0	18.3	21.8
<i>Income deprivation affecting the elderly</i>	25.0	18.4	18.1
<i>% with long-standing health condition</i>	60.7	57.7	53.5
<i>% with health problems in daily life</i>	48.3	52.1	48.7
<i>Disability allowance claimants (Nov 2012)</i>	6.58	5.73	4.83
<i>% that would recommend practice</i>	84.0	85.7	79.9

Services for Young Families

The Children's Centre at Bodriggy Street, Hayle provides a range of services, support and activities for local families and children primarily up to the age of 5. Services offered include: health support, family support, childcare, play opportunities including toy library, routes into employment, and developing activities for children up to 13yrs. It is one of three centres in the area that are jointly managed and run.

Health support: post natal and ante natal care, breastfeeding support, wean advice, baby massage, speech and language therapy, stop smoking support, healthy lifestyles choices.

⁶³ IMD= Index of Multiple Deprivation

Family support: a team of workers who can provide advice and support to families that need additional help within their family life, e.g. parenting courses.

Childcare: full day care is provided from the Hayle Children's Centre 48 weeks of the year from 8am to 6pm.

Play opportunities: a wide range of play opportunities are provided throughout the year, including a toy library, an outside play area. Routes to employment: A wide range of training opportunities are facilitated. Volunteering opportunities are also available at the Centre.

Other support: CAB benefits advice; employment, careers, training advice delivered by Cornwall Neighbourhoods 4 Change and Job Centre Plus locally. The Children's Centre activities are available to any family with children under the age of 5.

The Hayle Children's Centre It achieved a 92% satisfaction rate in a recent user survey.

Ofsted reported in 2013:

"Hayle and St Ives Children's Centre was created in September 2011 and delivers services from two main sites. Three phase one centres came together as a result of an authority-wide re-organisation. One locality manager oversees the two centres. The centre has its own advisory board..... Some services, such as family support, are shared with the only other centre in the locality, West Penwith Children's Centre. Services such as support for victims of domestic violence are commissioned by the local authority across Cornwall.

The centre serves the two distinct communities of Hayle and St Ives in West Cornwall and includes rural and coastal areas. The area is characterised by a low pay and seasonal economy. Affluent areas sit alongside pockets of deprivation. There are over 1,600 children aged from birth to five in the area, just under half of which live in the 30% most deprived wards according to the Index of Multiple Deprivation. Almost all of the families are of White British heritage. Most children in the area start early year's provision with the skills expected for their age. Incidents of domestic violence increased by 6.4% in 2011/12.

This is a good centre:

- *The local authority provides good leadership and directs the work of the centre well. The centre is well led and managed by the centre manager. Together, they have maintained the good performance of the centre over a period of significant change and upheaval.*
- *The centre is very well established and busy. Staff are highly skilled and knowledgeable and provide a warm welcome to all who visit the centre. The large majority of children from local communities who are in most need attend the centre.*
- *The quality of services provided by the centre is uniformly good. Families hugely enjoy attending the groups on offer. The centre plays an important part in their lives and supports their children's development very well.*
- *The early identification of needs and extra support for families who need it are very effective. Children's welfare and safety are given a high priority by the centre. Good practical support helps families avoid crisis and better manage their own affairs."⁶⁴*

⁶⁴ Ofsted Report on the Hayle & St Ives Children's Centre, Nov 2013

Hayle Youth

Hayle has a permanent youth centre on Humphrey Davy Lane. The facility is run by Cornwall Council's Youth Service and is shared by Hayle Youth Project, a registered charity that was set up 15 years ago to provide informal educational programmes for young people who are hard-to-reach learners or at risk of becoming Neet⁶⁵.

The 'centre's' programme is extensive:

"Monday 7pm - 9pm

Drop in session for all young people aged between 13 - 19 years. These sessions include exciting activities such as: Internet Access & Quizzes, Art & Craft Activities, Music Making Workshops, Issue Based Workshops or just hang out and chill

Mondays & Fridays - 4pm - 6pm

Sexual Health Drop-In

Tuesday 7pm - 9pm

Junior Open Session (11- 12 years only)

Wednesday 7pm - 9pm

Cinema Night

Wednesday, Thursday & Friday 11am - 3pm

HTYC Freestyle - a 12 hour a week programme over 12 weeks

Thursday 4pm - 5.30pm

Media Session,

Thursday 7pm - 9pm

Rap, Rock & Rhythm Music Night

Sundays - Every Fortnight 11.30am - 1.30pm

Cafe Open Session"⁶⁶

⁶⁵ NEET= not in employment, education or training

⁶⁶ From website: <http://cornwall.childresservicesdirectory.org.uk/kb5/cornwall/fsd/organisation.page?id=aHxH4OhgukU>

Sport and Recreation

The directory of sports and recreation facilities in the neighbourhood area lists the following:

Playing Fields & Sports Grounds

Recreation Ground, Brookway
 Playing Field, Penpol Road
 Ellis Park, St George's Road
 Playing Field Tolview Terrace
 Treveglos
 Industrial Park Hayle Industrial Park Rugby Field
 Hayle RFC Marsh Lane Rugby Field
 Penpol School St George's Road School Playing Fields

Important Other

Hayle Outdoor Pool Outdoor Swimming Pool

Parks and Gardens

Hayle Memorial Walk/King George V, Copperhouse Pool
 Millpond Gardens, Foundry Hill
 Isis Gardens, Foundry Square

Community Facilities

Freemasons Hall, 9 Foundry Square,
 Hayle Community Centre, Carew House
 The Passmore Edwards Institute, Hayle Terrace
 Phillack Church Hall, Market Square
 Penpol School St George's Road Hall Scout Hut
 Hayle Methodist Church Hall
 Hayle Library Commercial Road
 The Day Centre Commercial Road
 Hayle Youth Club, High Lanes

In a 2009 review of sports facilities in Cornwall just two of the Hayle's indoor facilities were regarded as "significant" (i.e. more than just local). These were:

- Hayle Community School Sports Hall – an activity hall rated as in "good" condition. However its 10 fitness 'stations' were rated poor and it was noted that the Hall offered limited public access. Overall the report concluded that the facility was "poor", "but the quality of service and support/management is excellent".⁶⁷
- Hayle Outdoor Pool – a 25m pool outdoor pool with facilities that was rated "good" and maintained well. Being unheated, it has a limited season from mid-June to September. The report noted that its loss (through lack of funding from Cornwall Council) would not overly effect access and availability of swimming ion the area ass there were other facilities within 20 minutes drive.

⁶⁷ Facility Needs for Community Sport In Cornwall, III for Cornwall Council with Cornwall Sports Partnership, Aug 2009

The Get Active Cornwall website lists the following venues and activities within the Hayle neighbourhood area:

Activity	Address
Salsa Ki Aikido	St Elwyns Church Hall St. Elwyns Rise
Tennis	Hayle Tennis Club Tremeadow Terrace Hayle
Keep-Fit Yoga	Passmore Edwards Institute 13-15 Hayle Terrace Hayle
Keep Fit Martial Arts	Hayle Community School 3 High Lanes Hayle
Climbing	Clingons Climbing Club 13 Parc An Dix Lane Phillack
Gig Rowing	Hayle Gig Rowing Club Hayle Harbour
Keep Fit Dance Zumba	Keep Fit Cornwall 25 Gwel Trencrom Hayle
Golf	West Cornwall Golf Club Lelant
Rugby Running	Hayle Rugby Club Hayle
Pole Fitness	Elemental Pole And Aerial 9a Nanpusker Close Hayle
Golf	Hayle Driving Range And Golf Course Wheal Alfred Road Hayle
Surfing	Shore Surf School Loggans Road Hayle

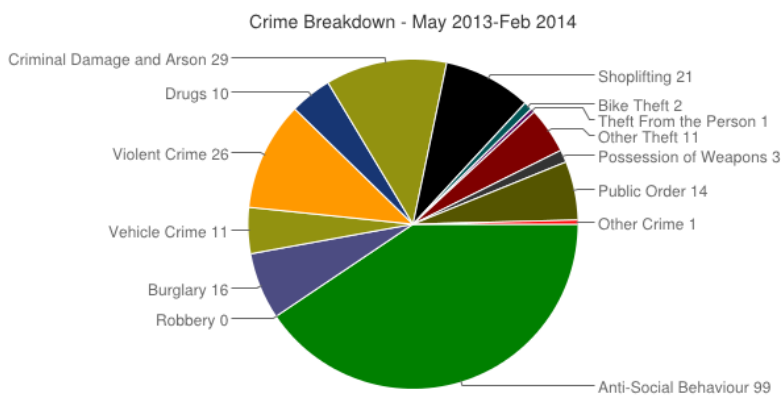
For other organised activities local people have to travel outside of the area. For instance: hockey and bowling to St Ives; and cricket at St Hilary.

Crime and Safety

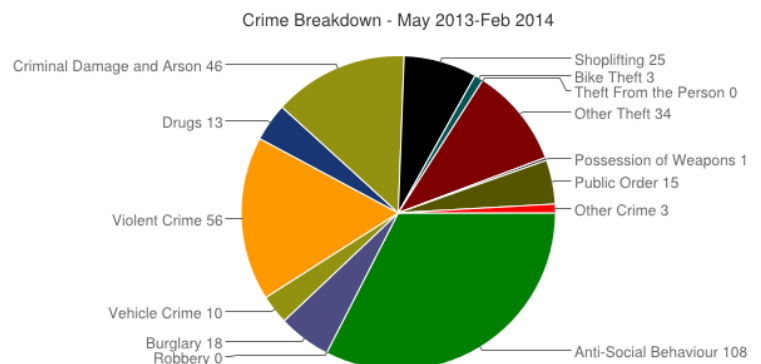
North & South Hayle Reported Crimes By Type 2012-14																
	ASB		Burglary		Robbery		Vehicle		Violent		Drugs		CD&A ⁶⁸		Shoplifting	
	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH
Jan-Feb 14	9	25	7	2	0	0	1	3	10	4	3	0	9	8	2	4
Oct-Dec 13	32	26	4	3	0	0	4	2	21	8	7	1	21	8	6	5
Jul-Sep 13	47	39	6	8	0	0	4	6	16	13	2	5	9	10	8	8
Apr-Jun 13	54	34	6	4	1	0	4	1	21	13	1	6	20	13	13	12
Jan-Mar 13	57	38	11	9	0	0	2	3	14	8	1	1	10	23	16	8
Oct-Dec 12	46	36	6	4	1	0	4	11	14	6	3	1	11	5	9	5
Jul-Sep 12	55	46	6	4	0	0	3	4	13	12	3	2	20	12	10	12
Apr-Jun 12	37	40	3	8	0	0	5	2	18	14	1	1	19	9	4	7
Jan-Mar 12	43	41	5	8	0	1	2	3	7	8	0	3	20	16	3	14
	380	325	54	50	2	1	29	35	134	86	21	20	139	104	71	75

North & South Hayle Reported Crimes By Type 2012-14															
	Bike Theft		Theft/Person		Other theft		Weapons		Public Order		Other		Total		
	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	NH	SH	
Jan/Feb14	0	0	0	0	5	1	0	1	2	3	2	0	50	51	
Jul/Dec13	1	1	0	0	10	5	0	1	4	4	1	0	111	64	
Jul/Oct13	1	1	0	1	15	2	1	0	4	3	0	0	113	96	
Jan/Jun13	2	4	0	0	8	4	2	2	5	4	0	2	138	99	
Jul/Dec12	8	7	0	0	0	0	3	3	0	0	1	0	123	100	
Jan/Jun12	7	6	0	0	0	0	3	2	0	0	0	1	104	77	
Jul/Dec11	14	7	0	0	0	0	3	1	0	0	4	2	131	102	
Jan/Jun11	5	12	0	0	0	0	1	4	0	0	1	1	94	98	
	38	38	0	1	38	12	13	14	15	14	9	6	864	687	

North Hayle

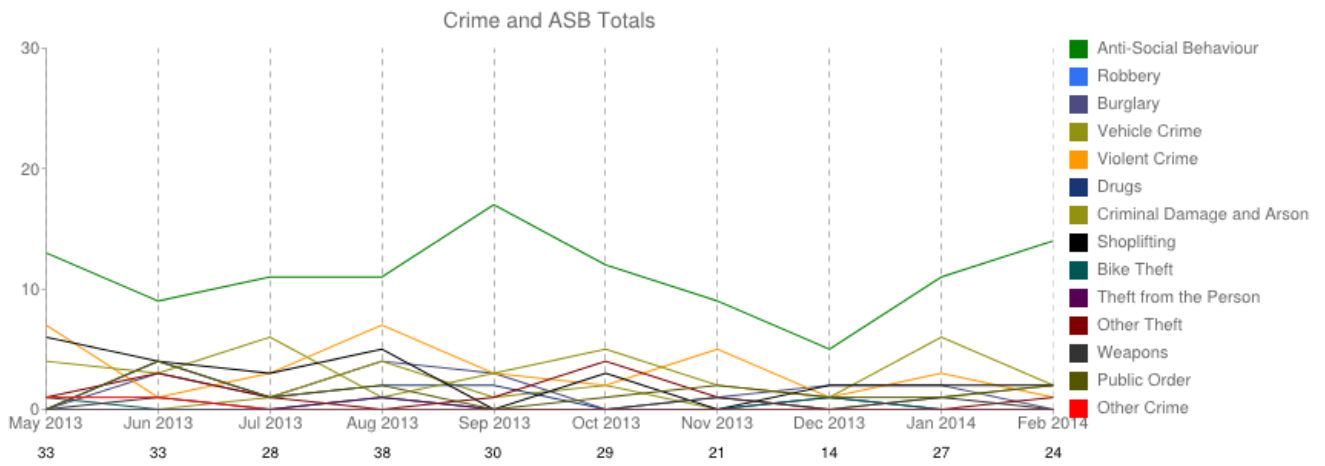


South Hayle

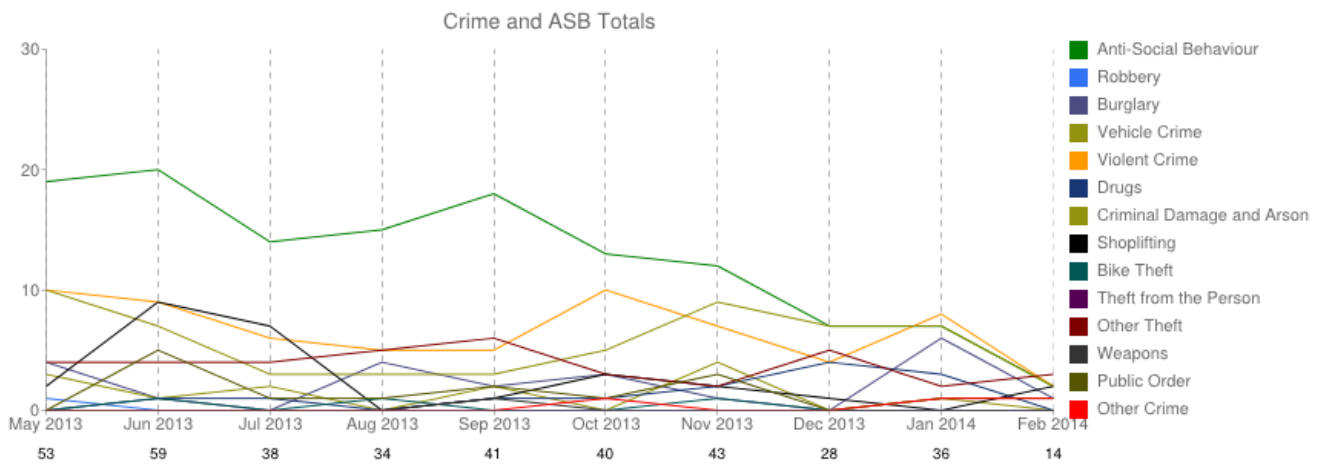


⁶⁸ CD&A= criminal damage and arson

North Hayle



South Hayle



Hayle Town Council Local Planning Policy:

- The provision of children’s play facilities (including adequate maintenance funding) should be mandatory on new developments with over 10 family-type dwellings

Future Needs and Demands

Health and Social Care Facilities.

As the population of Hayle increases, so will the need for additional primary care facilities. *“Discussions with Central Cornwall Primary Care Trust (PCT) for economic impact assessments suggest that a new GP is needed for approximately every 1,500 additional population, plus additional support staff including practice nursing, community nursing and administration / clerical functions. For a new build, that would equate to approximately 150 sq m of space.”*⁶⁹ The population forecast for 2030 suggests that at least 1 FTE additional GPs plus support staff will be needed as local health provision to meet the needs in 2030 when the town’s population grows to 10,400+ and includes many more elderly persons.

Recent research carried out for Cornwall Care has identified the likely need and scale of services required for the elderly in the future.

- *“2011 Census states that 21.7% of Cornwall’s population is over 65 against England and Wales average of 16.4%*
- *The number of people over 85 in the UK is predicted to double in the next 20 years and nearly treble in the next 30*
- *The population over 75 is projected to double in the next 30 years*
- *The estimated number of people living with the effects of stroke, which mostly strikes people over the age of 60, will rise by around 46%*
- *Those living with late-onset dementia will go up 50%*
- *Among those living with a disability over the age of 65, there will be 67 per cent more sufferers*
- *As people live longer, they will spend more years of their life in ill health. Men will live an average of 6.8 years of their life and women will live 9.1 years of their live with a long-term illness*
- *Estimates suggest that 50% of people over the age of 75 currently suffer from some sort of long-term infirmity”*

Education Facilities

It is likely that the growth of Hayle will lead to an increase in the population of school age and, therefore, demand for additional provision in the area. *“Cornwall Local Education Authority (LEA) has recently used the standard calculation of one school child per 4.5 dwellings i.e. one child of primary school age and one child of secondary school age per 9 dwellings.”*⁷⁰

Sport & Recreation

Sport England believes that planning for proper sports provision can bring about so many benefits:

“Environmental Sustainability – sport and recreation can demonstrate and contribute to the sustainable use of natural resources

Community Safety – sport can help to directly reduce social exclusion and disaffection

Local Economic Viability – sport directly and indirectly contributes to local and national economic vibrancy

Quality of Life and Well-Being – physical activity contributes to peoples’ perceptions and experience of well-being and sense of attachment to their surroundings

Health Improvement – physical activity should be a natural part of everyday life

⁶⁹ Socio Economics, Environment Statement, Hayle Harbour, Buro Happold Ltd, 2007

⁷⁰ Socio Economics, Environment Statement, Hayle Harbour, Buro Happold Ltd, 2007

Raising Standards in Schools – the foundations of life-long health and sporting excellence lie in early opportunities for taking part in sport and active recreation”⁷¹

Hayle Town Council and Hayle Community School are investigating the possibility of building a new indoor sport’s facility, located on the school site, should funding be available. The School is taking the lead on the project, supported by the Town Council and needs to establish potential levels of support and usage, to build a ‘business case’ and subsequently apply to funders. It is envisaged that the Scheme would cost between £2.2M and £2.5M to build and could include the following:

- A 4 court sports hall suitable for a wide range of sporting use
- A state of the art gym
- A dance studio
- Reception/social area
- Separate entrances and changing facilities for school and public usage

If they needed any evidence of a growing interest and demand it is available from the Cornwall Sports partnership and its market segmentation research and analysis of the population of an area within a 5 km radius of Lelant, as a representation of the Hayle & St Ives Community Network. (NB. The names are used to identify different segments only, any similarities with persons living in the /Hayle is purely accidental.)

“Roger & Joy (56-65, Married, Retired or Part time)

44% of Roger & Joys say they would like to do more sport, compared to 52% of all adults. The top sports that Roger & Joy would like to do more of are swimming (28%), keep fit/gym (11%), cycling (11%) and golf (5%). A smaller proportion of this segment would also like to do more athletics (running), badminton or tennis.

Elsie & Arnold (66+, Widowed, Retired)

25% of this segment would like to do more sport, compared to 52% of all adults. The top sports that Elsie & Arnold would like to do more of are swimming (30%); keep fit and gym (13%); cycling (3%); tennis (3%) and bowls (2%).

Philip (46-55, Married, Professional, Older children)

58% of Philips would like to do more sport, compared to 52% of all adults. Top sports that Philip would like to do more of are swimming (18%), cycling (17%), keep fit (10%), and golf (7%).

A smaller proportion of this segment would also like to do more athletics (running), badminton, tennis and football.

Tim (26-35, Single/Married, Professional, May have kids)

66% of this segment would like to do more sport, compared to 52% of all adults. Of this segment, 17% would like to do more cycling compared to 10% of all adults; 17% of this segment would like to do more swimming compared to 27% of all adults. Other sports Tim would like to do more of are keep fit/gym (10%); athletics (6%); and golf (6%).

Elaine (46-55, Married, Professional, Kids left home)

55% of Elaines say they would like to do more sport, compared to 52% of all adults. The top sports that Elaine would like to do more of are swimming (34%), keep fit/gym (17%), cycling (8%) and badminton (4%). A smaller proportion of this segment would also like to do more athletics (running), equestrian or golf.

Ralph & Phyllis (66+, Married/Single, Retired) 27% of Ralph & Phyllis’ would like to do more sport, compared to 52% of all adults. The top sports that Ralph & Phyllis would like to do more of are swimming (25%); keep fit/gym and golf (each 7%), cycling (6%) and tennis (5%). Their demand for these sports is just below the national average in most cases.”⁷²

The Cornwall Playing Pitch Assessment, 2010 concluded that the St Ives and Hayle CNA had a projected shortage of football pitches, which should be addressed. It is predicted that Cornwall is likely to see an increase in demand for mini and junior pitch provision in the future but identified deficiencies could largely be met through improvements to the current pitch stock. The report recommended that we should:

⁷¹ Spatial Planning for Sport and Active Recreation, Sport England, 2005

⁷² http://www.cornwallsportspartnership.co.uk/files/hayle_amp_st_ives_community_network.pdf

*“continue to ensure that where sites are lost, through development or closure, that facilities of the same or improved standard are provided to meet the continued needs of residents
capital receipts from disposals of playing pitch facilities should be ring-fenced specifically for investment into other playing pitch facilities
planning consent should include appropriate conditions and/or be subject to a Section 106 Agreement
Where new pitches are provided, changing rooms should be located on site”⁷³*

Cornwall Council’s Infrastructure Planning

“Primary Education: Bodriggy and Penpol are the primary schools serving Hayle. They currently have the capacity to accommodate 610 pupils. It is estimated that the proposed development (i.e. 1 primary age pupil per 9 new dwellings) will raise the number of primary school age pupils by about 220. Options are being considered to increase capacity in Hayle in the short term by increasing capacity at Penpol or Bodriggy primary schools. A review of capacity for the longer term will be undertaken once growth proposals for the area are identified.

Secondary Education: Hayle Community School is the secondary school serving the town and has a capacity to accommodate 770 pupils. A surplus of 120 places is anticipated by 2014 which means that the school should be able to accommodate additional pupils generated by large-scale housing growth within existing provision in the short-term. A review of capacity for the longer term will be undertaken once growth proposals for the area are identified.

Specialist & Safeguarding: this encompasses special education needs, disability and Inclusion; social work and family support. 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
- Co-location premises for family support.

Healthcare: 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). Work is underway to check that the GP surgeries have the physical capacity to provide additional services, or if additional surgeries will be required. Work is also on-going to understand the additional dental services that would be required.

Emergency Services: there is a proposal for an emergency response hub in Hayle which will see fire, police and ambulance services sharing the same facility.

Green Space: work on a green infrastructure (GI) assessment is underway for Hayle as part of the Framework Plan. This study will identify important green links within and around the town and enhancements to important habitats. The study will identify the quality of publicly accessible green space in Hayle including the amount of sports pitches and play space. The quality of the existing facilities may need to be improved whilst providing additional space to cater for the future growth in population. Work is underway to record all green spaces across Cornwall and to produce Cornwall wide standards of provision.

Leisure Facilities: Hayle is not identified as an area that has issues with access to formal leisure services (swimming pools, sports halls, health & fitness facilities, synthetic turf pitches, indoor bowling). Cornwall Council is withdrawing grant support for Hayle Outdoor Pool which may have implications.”

⁷³ Playing Pitch Assessment Draft Report, Knight, Kavanagh and Page, Feb 2010

Conclusions

Topic: Community Wellbeing

Key Questions & Messages

- What will be the impact of new innovations and methods of delivery particularly for local health service provision?
- We must plan to provide for an ageing population
- What will be the impact of changing lifestyles?
- How can we help local schools modernise and develop their facilities?
- What additional leisure and recreation facilities are required?
- What do young people want?

Gaps in Our Knowledge & Findings

public sector investment intentions	Correspondence
private sector investment intentions	Correspondence
community needs opinions and demands	Community Survey
views of service providers	Correspondence
what the clubs and societies say and want	Survey
young people's needs and opinions	Youth Survey
local service capacities and deficiencies	Correspondence
views of those who work with the more vulnerable members of our community	Focus Group

Heritage, Culture and the Built Environment

Strategic Context

National Planning Policy Framework (NPPF)

Conserving and Enhancing the Historic Environment

126. Local planning authoritiesshould recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

131. In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.....

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance.....

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.....

Cornwall Local Plan

General Policy 22 - Best use of land and existing buildings

To ensure the best use of land development proposals should give priority to:

- a. previously developed land and building provided that they are not of high environmental value;
- b. despoiled, degraded, derelict and contaminated land provided it is not of high environmental value;
- c. the subdivision of properties, the reuse or conversion of existing vacant properties and building density that will ensure an efficient use of land;
- d. safeguarding Grade 1, 2 and 3a agricultural land for food production and where reasonable alternatives for development can be identified, the safeguarding of grade 3b agricultural land.
- e. the safeguarding of land to make space for water at times of flood.

Cornwall Local Plan

General Policy 24 - Historic Environment

Development proposals will need to sustain Cornwall's local distinctiveness and character and protect or enhance Cornwall's historic environment and assets according to their international, national and local significance through the following measures:

- a. Protect, conserve and enhance the historic environment of designated and undesignated heritage assets and their settings, including historic landscapes, settlements, Conservation Areas, marine environments, archaeological sites, parks and gardens and historic buildings.
- b. Protect, enhance and promote the outstanding universal value of the World Heritage Site and its setting; supporting the adopted management plan.

Assessment and mitigation

Development and management proposals should be informed by proportionate historic environment assessments and evaluations. Where the balance of a decision in favour of development results in the loss of or significant damage of a heritage asset, the Council will require appropriate and proportionate mitigation by using planning conditions, management agreements and obligations.

Other Strategy Document:

Name: Cornwall's Heritage Strategy 2011-14

Our vision for the heritage sector in 2014 is an ambitious one:

An effective partnership with a strong voice committed to placing heritage at the heart of Cornwall's sustainable communities.

Theme 1 - An Excellent Infrastructure

- *We want to develop excellent heritage assets and facilities that are accessible to all*

Theme 2 - A Dynamic Workforce

- *We want to remove barriers to entering the heritage workforce and create a diverse, vibrant and skilled profession that will find creative and entrepreneurial ways of working*

Theme 3 - Increased Participation

- *We want to develop new audiences and increase opportunities for participation and enjoyment*

Theme 4 - Sense of Place

- *We want to put heritage and local distinctiveness at the heart of place-making in Cornwall*

Theme 5 - Powerful Evidence

- *We want to champion the social, economic and environmental value of the heritage sector in Cornwall*

Theme 6 - An Effective Partnership

- *We want to strengthen the profile and effectiveness of the heritage sector in Cornwall*

Other Strategy Document:

Name: Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013-2018

The Management Plan will pursue the following mission:

- **conserving** the outstanding universal value
- recognising that this is a distinctive **living landscape** which continues to evolve
- promoting a **sustainable** approach that integrates conservation with regeneration, and the needs of communities with visitors
- promoting **equality** of opportunity to access and enjoyment
- building and maintaining strong **partnerships** between the community, local, regional, national and international organisations

Our Aims for the next 25 years and beyond:

- *To protect, conserve and enhance the historical authenticity, integrity and historic character of the Site for current and future generations.*
- *To promote opportunities within the Site for heritage-led regeneration.*
- *To communicate the distinctiveness of Cornish mining culture and identity.*
- *To promote public access to sites, collections and information.*
- *To undertake and facilitate research to increase knowledge and understanding.*
- *To interpret and present the history and significance of Cornish mining to the highest quality.*
- *To promote educational use of the Site.*
- *To optimise the contribution of the Site to the local economy.*

Other Strategy Document:

Cornwall Cultural Strategy – White Paper for Culture ‘Economic opportunity with cultural excellence’ 2012

Being a leading rural region for creativity and culture

Achieving excellent community and social engagement

Growing high value creative and cultural industries

Achieving cultural distinction

Outcomes

Over the next five years we aim to achieve the following outcomes for Cornwall, in line with a range of Council objectives:

- *A 10% increase in annual local participation in cultural activity – from 53.3% to 63.3% visits to museums and galleries and from 50.6% to 60.6% engagement in the arts*
- *A 10% increase in residents’ satisfaction levels with their cultural services – from 44% to 54% satisfaction with museums and galleries and from 36% to 46% satisfaction with theatres/concert halls*
- *A 15% increase in sector turnover over five years - from £500m to £575m*
- *1,200 new jobs in the creative economy – a 10% increase from 12,400 to 13,600*
- *100 new apprenticeship places across the cultural sector*
- *1,000 more students (20% from overseas) studying creative courses in Cornwall*
- *100 new creative ideas, with 50 leaving a legacy in education, health, environment, tourism etc.*
- *A distinctive and excellent cultural tourism product and a 10% increase in the cultural tourism market*
- *20% increase in national and international media exposure for cultural and creativity activity to support the development of our unique competitive identity*
- *A decrease in the 11% of heritage assets that are at risk*
- *An increase in the numbers of museums achieving accreditation.*

Current Situation & Circumstances

It is important to recognise the significance of Hayle as a town with heritage. The Hayle Historical Assessment of 2000 explained that the importance of Hayle can be recognised in different ways:

- International level
- National significance
- Regional importance (within the south west mining district)
- Local importance - character, morphology and setting

International

- *“Home to two of the three largest early 19th century mine engine (steam) foundries in the world (Harvey’s 1779-1903 and Copperhouse 1820-1869) - Harvey’s helped produce the largest steam engines ever built anywhere.*
- *The workplace and meeting place of some of the most famous steam engine engineers: Richard Trevithick, Arthur Woolf.*
- *Port of departure for more mine engines to the world’s orefields than anywhere else - Hayle was synonymous with innovation, quality and reliability from Wallatoo (S. Australia) to Real del Monte (Mexico) and the Lake Superior Copperbelt (USA). Harvey engines survive in Mexico as do many of the Cornish engine houses throughout the hard rock mining world, particularly in Southern Australia, Virgin Isles, Mexico, USA, and Ireland.”*

National

- *“Hayle was the only industrial port to cater equally for the export of non-ferrous minerals as well as engineering products. Copper was exported, from an early date, for smelting in South Wales after the smelter at Copperhouse closed. Other mineral ports such as Amlych (Anglesey) and Whitehaven are also early but are single industry ports. Most other significant mineral ports outside Cornwall have developed beyond their original function and are no longer so clearly defined as Hayle.*
- *The port was part of a unique vertical company network whereby very often the same families and individuals owned the mines, the mineral railways, the ports and the South Wales Copper smelters and in some cases the ships and coalfields as well.*
- *Hayle was part of an integrated complex of mines, railways and ports that served the Camborne-Redruth Mining District; take out part of the complex and the whole is diminished. Hayle is part of an integrated mining landscape unique in England.*
- *Large parts of the historic railway system survive as does substantial numbers of mine sites in the Camborne-Redruth area - in other words the mining hinterland of the port survives (ie those mines which the port served as a point for the export of copper and import of coal for the engines and timber for the mines).”*

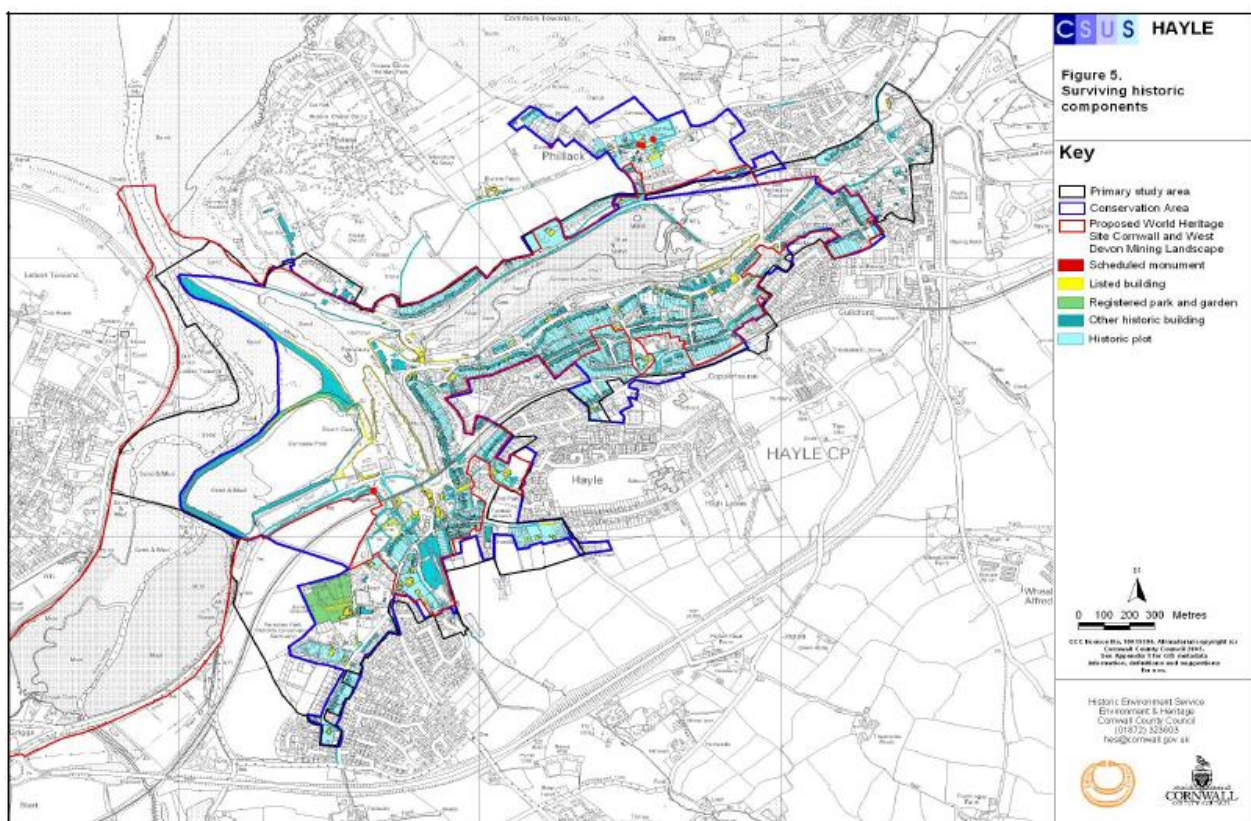
Regional

- *“Hayle was by far the most complex of Cornwall’s ports, having more quays, more activities (mineral export and import, engineering, major shipbuilding, fishing and copper smelting) and urban/borough infrastructure with a wide range of associated industries.*
- *Before the advent of steam dredgers, the problems of sluicing the quays to clear silt was a very complex and expensive operation involving sluicing pools. These water reservoirs stored fresh or salt water that was released periodically to flush out the quays and harbour. Sluicing pools survive at Charlestown, Devoran and Pentewan and in particular Hayle. At the former three harbours the ponds were filled by fresh water leats. At Hayle the Harvey’s and Copperhouse quays were flushed by the salt water Carnsew and Copperhouse pools respectively. The upper pool at Copperhouse was also used for a tide mill. These very unusual harbour arrangements are a unique exemplar of the bi-polar commercial character of the settlement.*
- *The range of other industries is unusual in such a relatively small town - large scale milling, baking, brewing, ropemaking, chemical manufacture, explosives (one of the 3 largest explosives works in Britain before the First World War).*
- *The town of Hayle displays the commercial and, consequently, legal struggle between two great rival concerns - Harvey’s at Penpol and Carnsew and first the copper company and then the Copperhouse*

foundry at Copperhouse. The morphology and character of the town today is effectively the result of this often bitter rivalry. The distribution of properties using copper slag blocks (scoria blocks) effectively identifies the Copperhouse properties.”

Local

- “The location of the two ports (Hayle and Copperhouse) on the two arms of the expansive Hayle estuary. All the other purpose built mineral ports (with the exception of Devoran and Morwelham which are on the banks of rivers) are confined within narrow river valleys and were built from small fishing coves.
- Each of these settlements has a distinctive character: Copperhouse, historically the main commercial and residential centre, has a good range of early shop fronts and workers’ housing; Foundry is characterised by the remains of the Foundry complex, large villas built for the Harvey family and directors, and a small range of commercial/public buildings.
- A middle ground between the two settlements (around East Quay and the east side of Penpol Creek) is dominated by Sedding’s late 19th century church of St Elwyn and characterised by better quality terraced housing built for profession workers.
- Providing a physical link between the different areas is the extensive waterfront, where the historic quays, canals, sluice pools and other maritime infrastructure survives largely intact.
- Key industrial buildings survive within the town – the largest being the remaining buildings of Harvey’s Foundry and Loggan’s Mill, forming a prominent landmark at the eastern entrance to the town.
- Architectural features exist which are peculiar to Hayle: the use of distinctive red-brown scoria blocks (comprised of waste from the Copperhouse copper smelter) in quay and building construction; and a ‘Hayle Style’ of rendering (typified by roughcast, with quoins, door surrounds and other details in rusticated or sometimes vermiculated stucco).
- Hayle’s setting within a twin-armed estuary provides a wealth of views into and out of the town, with many of its parts being inter-visible from each other (the main view being the interrelationship between the three churches of Lelant, St Elwyn and Phillack).”⁷⁴



⁷⁴ Hayle Historical Assessment Cornwall, A Report for English Heritage, Cornwall Archaeological Unit, 2000

The Hayle Conservation Area started out as two separate conservation areas for Foundry and Phillack designated in 1986. In 2004 the two areas were merged and extended to form a single Hayle Conservation Area – *is this correct?* Its boundary is shown on the map above and embraces most of the town’s industrial heritage and archaeology together with a number of listed buildings and structures. A fuller list of the neighbourhood area’s listed building can be found at Appendix B.

The town centre environment and the changes it underwent in the first few years of the Millennium was described by GVA Grimley whilst carrying out a study in 2007 as follows:

“In recent years, Hayle has benefited from improvements to its townscape through grant-aided investment, including the Hayle Townscape Initiative. Cornwall County Council have also prepared an historic characterisation report for Hayle with the central parts of the town split into four character areas which are summarised below:

Copperhouse – Copperhouse is the commercial heart of Hayle and retains a market house of 1839 and a good collection of 19th Century shop fronts. Historically an intensely industrial area, this use has reduced over time but an industrial character is retained in the surviving elements including the canal and dock, the continued warehouse/manufacturing use of the former industrial site and in the strong grid pattern of industrial housing on the land rising to the south of Copperhouse Pool. The historic characterisation report identifies the need to enhance and better define the key urban spaces within Copperhouse along with the enhancement of the special character of the area through public realm improvements.

Foundry – Foundry Square forms the most impressive urban set piece of the town. The scale and detailing of the surrounding architecture displays a grandeur and distinctly urban character not matched to the same extent elsewhere in Hayle. Foundry forms a secondary commercial focus in the town, particularly important for banks, post office, cafés and local shops. The important remains of the foundry complex represent the best surviving industrial group in the town and one of the best in Cornwall. The international importance of Harvey’s Foundry makes the survival and ongoing regeneration of the complex all the more important in the context of Cornwall’s world heritage status. However, the foundry complex has been derelict and under-used for a long period of time and the Foundry Square area is dominated by traffic.

There are also a number of inappropriate buildings that detract from the quality of the townscape and public realm treatment of this area is often low quality.

The Harbour – The harbour has in the past been the economic powerhouse of the town. The estuary was the reason the industrial companies established here and therefore the reason the town developed here. The estuary and the three channels that flow into it at this point have been extensively manipulated and modified with the extensive engineering that has gone on to create the current arrangement of quays and wharfs, canal channels, sluicing ponds and causeway roads. The harbour complex is a remarkable piece of engineering and this area is the focus for the regeneration of Hayle.

Penpol – This area forms a middle ground between the two historic settlements of Copperhouse and Foundry. An 18th Century focus around Merchant Curnow’s Quay is located at the west end of Hayle Terrace. Mid-19th Century terraces built for the professional classes were developed here to take advantage of the picturesque views over the harbour.”⁷⁵

Settlement pattern

Lelant, Gwithian and Phillack are each based on medieval church towns. Lelant developed as a linear settlement along the route to the church and a ferry crossing across the Hayle River. Phillack added some limited industrial terraces and villas during the nineteenth century but remained small until expanded by twentieth century development. Gwithian also has a linear form, but its historic core has remained small and relatively undeveloped. This Landscape Character Area also includes part of Carbis Bay, which developed initially as late nineteenth – early twentieth century ‘villa settlement’ around the station on the St Ives branch line, and has considerably expanded during the later twentieth century. There is also a substantial area of twentieth century development on the eastern outskirts of Hayle, adjacent to the former industrial centres around the historic foundry and Loggans Mill. The LCA has also been the focus for extensive post-War holiday

⁷⁵ Penwith Retail Study for Penwith DC, GVA Grimley LLP, Dec 2007

and chalet developments within the Towans (dunes) on the east side of the Hayle estuary and on the coast near Gwithian.

Historic features

Numerous prehistoric artefact finds within the Landscape Character Area indicate extensive early occupation but there is little visible relating to the prehistoric period. Lelant churchyard has been suggested as a possible Roman military fort, close to a contemporary port on the Hayle River. Lelant, Phillack and Gwithian are all probable early Christian settlements, with evidence in the form of the place name at Lelant, an inscribed stone, and early cemeteries at Phillack and the remains of an early chapel at Gwithian. Gwithian was also the location of the medieval manor of Conarton, the administrative centre of the hundred of Penwith. The site was inundated by sand blows in the later medieval period but a probable medieval pound survives to the east of the churchtown. Gwithian also has a fine and well-preserved post-medieval Methodist chapel in vernacular style. The most obvious historic feature within the Landscape Character Area is the eighteenth and nineteenth century industrial port of Hayle (the town itself is in LCA06). The estuary bears evidence of its industrial past with a variety of abandoned quays, tidal reservoirs for flushing the channel, the Copperhouse Canal, bridges, causeways and the remains of buildings. Recently demolished buildings have left significant gaps in the formerly busy urban landscape.

Copper ore and industrial machinery, notably steam engines, were exported. Coal was imported for local industrial use and, in the twentieth century, for powering the electricity generating station, now dismantled. At Upton Towans, the remains of the late 19th and early 20th century National Explosive Works are of historical interest, and form a distinctive feature. At Gwithian Towans are traces of an unusual late nineteenth and early twentieth century operation to recover tin ore from beach sand. Godrevy lighthouse dates from the mid nineteenth century.⁷⁶

'Hayle Townscape'⁷⁷ was the report of a study commissioned by Penwith District Council and Cornwall County Council to develop design proposals to provide a framework for the incremental provision of enhancements to the public realm in and around the town centre of Hayle. Initially produced as a reference point for works carried out under the Townscape Heritage Initiative Scheme that commenced in the summer of 2004, it was intended that the study would also inform other private and public sector works during succeeding years. From consultation with local community groups and stakeholder organisations the following problems were identified:

- *Lack of clear identity*
- *Predominance of vehicles at the expense of pedestrian environment*
- *General air of neglect*
- *Lack of central focus*
- *Disregarded waterfront*
- *Poor links to beaches and Towans*
- *Minimal reference to the town's heritage*
- *Poor disabled access*
- *Poor traffic circulation and parking*
- *Inconsistent street furniture*
- *Failed footpath pavings*
- *Poor maintenance to many commercial frontages*

This led to the identification of the following 'potential benefits';

- *Large number of seasonal visitors*
- *Extensive water frontage within the town centre*
- *Outstanding local beach and dunes*
- *Recognised ornithological centre*

⁷⁶ Landscape Character Area Description LCA05, Cornwall And Isles Of Scilly Landscape Character Study, for Cornwall Council, 2007

⁷⁷ Hayle Townscape, Penwith DC, 2005

- *Sheltered sub-tropical environment*
- *Excellent train and road links*
- *Strong local heritage theme*
- *Proximity to local visitor magnets – St Ives and West Penwith*
- *Varied historic structures*

Hayle's heritage and townscape was the focus of a joint Townscape Heritage Initiative (THI) and Heritage Economic Regeneration Scheme (HERS) that was "*completed*" in June 2008. Hayle's THI/HERS comprised three main elements:

- Harvey's Foundry Phase II
- Streetscape
- Historic Building Grants

Focus on how to enhance the street scene along the main thoroughfare was undertaken by the Hayle Forum's Streetscape Group. One of the key goals was to strengthen the collective culture and identity of the town without sacrificing the character and qualities that make each part of the settlement distinctive. These proposals include enhancements to:

- Foundry Square and environs
- Penpol Creek Waterside
- War Memorial, Hayle Terrace
- Market Square, Copperhouse
- Copperhouse Pool Waterside
- Lethlean Lane Junction
- Street furniture & Public Art

As the work of the Streetscape Group came closer to fruition Penwith District Council decided to re-examine the conservation area. The original boundary was tightly drawn defining a small conservation area around Foundry. In the light of the important findings of the Hayle Historical Assessment, a study undertaken by the Cornwall Archaeological Unit, the outcome of the review was the very significant enlargement of the conservation area. Hayle Conservation Area now incorporates much of the harbour and pools complex, both of the old town centres, both foundry sites, and the important late 19th century development along Hayle Terrace - the ambitious civic focus designed as the neutral zone to link the rival old town centres.

Hayle Town Council Local Planning Policies:

- No internally illuminated signs in the Conservation Area and World Heritage Site
- To protect Copperhouse Pool from further development on its periphery; and restrict rebuilding or replacement so as to be no larger than the existing elevation or footprint
- To support the commercial redevelopment and use of Loggans Mill and adjacent land as part of an overall scheme to restore the historic building

Future Needs and Demands

There is general agreement that Hayle has a special and historic environment that should be protected, cared for and conserved. There has long been hope that the town's industrial and maritime heritage would be a central to the regeneration and revitalisation of the town. Over the past few years we have seen how difficult this is.

We have recent evidence that the regeneration and revitalisation of Hayle can be controversial and divisive. *“English Heritage objects to one of the three remaining supermarket planning applications being considered for Hayle – that on South Quay. Hayle Harbour is a central part of the Cornish and West Devon Mining Landscape World Heritage Site and historic place of the highest significance. Hayle itself is also designated as a conservation area and contains many listed structures which highlight its important role in the industrial development of Cornwall.*

English Heritage supports heritage-led regeneration in Hayle and has invested more than £600,000 in grant aid in the town over the last 10 years. We accept the principle of new development on South Quay, on the basis that it would contribute to the regeneration of Hayle, build on the area's unique character and involve the repair of its historic buildings. However, we believe the current proposals at South Quay are not based on these principles and are unacceptable in this sensitive location. English Heritage wants to see the restoration of Hayle Harbour, but believes this can be achieved by looking at other forms of development on this important site in the centre of Hayle.

Following a further period of negotiation ING have submitted revised proposals, which we hoped would address the significant concerns expressed by all heritage and design consultees. Unfortunately they have brought forward the previously unacceptable proposals in a slightly different form; rather than responding positively to all the consultees' concerns by adopting a different brief for the site.

We continue to believe that there may be alternative solutions for the site, and its surroundings, and it is disappointing that the applicant has not sought to explore these or engage with surrounding landowners to bring forward a positive, long term vision for Hayle. We remain unconvinced that this scheme is the only viable one to deliver development on the site.

ICOMOS UK has also continued to object to the proposals on South Quay on the basis of unacceptable harm to the World Heritage Site; concerns echoed by the Council's own Historic Environment Service. The South West Design Review Panel continues to express the same concerns raised previously by CABE and is unable to support the scheme.”⁷⁸

The application was not called in, as some hoped. It was suggested that the application put at jeopardy the whole of Cornwall and West Devon's Mining World Heritage site status⁷⁹. The Town Council decided after debate to support the application. Planning permission was granted to the harbour's owner, Dutch firm ING, to build a new supermarket, 30 homes, a waterfront restaurant and shops on South Quay, which has been derelict for over 30 years. Bringing much needed new life and modern day services and facilities to the heart of the town has proven to be less than easy.

As the town grows and many more people without previous association with the town or the area come to live in Hayle then the relevance and pre-eminence of the town's heritage may come further into question. It does seem appropriate for the neighbourhood plan to consider the role of heritage in achieving the vision for the future, and the degree to which historic character can be part of a modern day 'USP'⁸⁰. What is certain that a historic environment that cannot be brought into a positive and beneficial use does nothing to help the area's revival.

⁷⁸ Planning Application objection by English Heritage, 4 Oct 2011

⁷⁹ "In theory they could say Hayle Harbour has been negatively impacted and decide to remove the status from the whole of the site. I doubt they would do that" Deborah Boden, the World Heritage Site's Cornwall Co-ordinator, quoted in the Cornishman 20 Jun 2013

⁸⁰ USP= unique selling point

“It is fair to say that Hayle still suffers from an image problem, as reported by respondents to the 2006/07 Penwith District Council annual business survey, who feel that image is impeding their business growth. For example in certain parts of the town there are empty units and certain frontages to successful regeneration such as Foundry Farm could benefit from short term landscaping or wrap around advertising hoardings to enable greater visible impact of schemes. Respondents also reported that the business environment of Hayle was one prevailing factor which would stop a business relocating to Hayle.”⁸¹

Cornwall Council’s Infrastructure Planning

Historic Environment: In terms of the historic environment the following schemes are planned or proposed:

- Major Heritage at Risk: Loggans Mill and Hayle Harbour have been identified as being at risk.
- Hayle Foundry Phase 3

Regeneration: Proposed schemes include the Wave Hub & marine renewables, Hayle Workspace infrastructure, and start up business space work hub. The Hayle Harbour area is a key regeneration priority within West Cornwall.

Conclusions

Topic: Heritage, Culture and the Built Environment

Key Questions & Messages

- How can we shed the ‘regeneration’ label?
- What are the implications of the growth strategy on the historic environment?
- We need to change our environment, but gradually
- We must understand the ‘developability’ issues with older buildings
- What must be protected and what can we allow to change/evolve?
- What is the potential role of a local design guide?
- How can we improve and support the town’s cultural offer?

Gaps in Our Knowledge & Findings

the extent appreciation of the heritage

Community Survey

the views of property owners

Correspondence

what the arts and culture lobby say

Focus Group

an up-to-date appraisal of our built environment

⁸¹ An Asset and a Challenge; Heritage and Regeneration in Coastal Towns in England Final report, English Heritage, Oct 2007
Hayle NP Evidence Report – May 2014

Sustainable Tourism

Strategic Context

National Planning Policy Framework (NPPF)

28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres;

Cornwall Local Plan

Policy 5

1. The enhancement of the quality and range of tourism facilities through the provision of high quality sustainable tourism facilities, attractions, accommodation and the upgrading of existing facilities in sustainable locations.

Policy PP2 1G

g. 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.

Other Strategy Document:

Cornwall Visitor Economy Strategy 2014-2020 (draft)

Proposed Actions:

Protect and enhance our natural & built environment

- High quality public realm, beaches, coastal path, heritage, wildlife, museums, festivals & events and cultural assets, visitor services and facilities

Develop cultural product

- Cultural tourism development, arts, museums, World Heritage Site, Celtic/Cornish, itineraries and food and drink
- Sports and active leisure, cycling, walking water sports, nature-based, country sports, fishing
- Festivals and events

Enhance research and market intelligence

- Knowledge acquisition of market/business insights combined with effective sharing and resulting in actions
- Existing and non visitor research, business benchmarking
- New market research, competitor analysis

Innovate destination marketing and communications

- Destination marketing (national/international/niche)
- Film and TV production liaison and support
- PR, media relations integrated with leading edge web site
- Effective and innovative use of digital and social media channels

Redefine industry-led approach

- Review of structures, their governance arrangements, funding and resourcing in order to create a more business driven industry lead
- Access to finance, sector specific business support, skills and careers development

Current Situation & Circumstances

The Hayle Area Plan in 2006 described how local people saw Hayle and its tourism offer:

- *There is an over-reliance on seasonal tourism employment yet a lack of understanding about the needs and demands of the tourism market. Hayle people see Hayle as continuing to be predominantly a tourism area, ideally placed as a touring and service centre for West Cornwall. It has beautiful beaches and other environmental assets such as the Estuary and Copperhouse Pool, plus a significant, yet currently under-promoted heritage of engineering and mining. They want to create distinctiveness for the town, based on its heritage and environmental assets which will bring in new segments of the tourism market –walkers and ramblers, birdwatchers, artists, water-sports enthusiasts. It is hoped that World Heritage site status will have considerable impact.*
- *Although the high quality of the area’s beaches attracts visitors there is a feeling that Hayle itself does not get the maximum economic benefit from tourism and that the access to the beaches and the facilities provided for visitors and residents are inadequate.*
- *There is no wet-weather offer, or suitable range of leisure amenities such as a sports centre to attract tourists into the town. Hayle town centre is unattractive to residents and visitors- the range of shopping is poor, many shop fronts are unappealing and in poor repair.*
- *Hayle does not do enough to attract visitors to the area by celebrating, protecting and promoting its natural and heritage assets.*
- *The accommodation offer is limited, particularly hotel and B&B accommodation; new markets need to be targeted in order to extend the season, and widen the market.*
- *Tourism should work to preserve and protect our environment, not be allowed to change or damage the very assets that attract tourists and are enjoyed by residents: tourism development must necessarily provide sustainable solutions for the future.”⁸²*

Visit Cornwall is presently ‘selling’ Hayle as a tourism destination the following way:

Things to do in Hayle (from the Visit Cornwall website):

- *“Visit Hayle’s Oral History Centre, situated in the Old Brewery Offices, where you can become absorbed in tales told by true Hayle residents about life long ago in the town. Take a look at the photographic display and anecdotes written by local people. Open Tuesdays and Thursday 10.00 - 1.00*
- *The Hayle Estuary Reserve incorporates Copperhouse Pool, built in 1788 which is bordered by the subtropical King George V Memorial Walk. Take a stroll here and see the astonishing display of flowers and plants*
- *Try a traditional Cornish pasty from Philips Famous Pasty shop, the debates rages but some say they are the best in Cornwall*
- *If surfing is your bag, Gwithian is the place to go. This three mile long beach is a surfer’s paradise and afterwards visit the Sunset Café for a welcome drink and snack. You can also hire surfboards and wetsuits here and book surf lessons*
- *Take a walk around Hayle and discover more about the town’s heritage by downloading a town trail.*
- *Paradise Park and Jungle Barn has been entertaining families for decades and is home to over 650 birds including rare parrots, flamingos, toucans and even red-billed Cornish choughs. At the Fun Farm kids can interact with donkeys, goats, rabbits and guinea pigs and the undercover play area at Jungle Barn is ideal for rainy days*
- *Hayle estuary is a protected reserve managed by the RSPB and attracts birds and twitchers from far and wide. Visit the RSPB hide at Ryan’s Field just outside Hayle where there is always a chalkboard with reports of all the latest bird sightings or heading east along the Towans to Godrevy Lighthouse, look over the cliffs and see the seals with their young in the bay”⁸³*

⁸² Hayle Area Plan 2005-2025, Revitalise Hayle Coast and Country, Market and Coastal Towns Initiative for the Hayle area, Aug 2006

⁸³ Visit Cornwall website: <http://www.visitcornwall.com/places/hayle>

Hayle was the first town in Cornwall to be awarded Walkers Are Welcome status which means the footpaths and trails around the town are considered well maintained and well-marked. Hayle's 'Walkers Are Welcome' has produced three Family Activity Trails: The Copperhouse Family Activity Trail, The St Erth Family Activity Trail and The Gwinear-Gwithian Family Activity Trail.

Future Needs and Demands

There is little doubt that Hayle through its location, history and heritage has tourism appeal. The community has previously through the Area plan process resolved to *“develop a quality tourism offer that maximises our environmental, historical and cultural heritage; creating a sustainable, year-round industry that will increase the economic contribution of tourism to our economy. We will promote Hayle actively in order to create a national awareness of the unique Hayle ‘offer’.*⁸⁴

It may be an appropriate to revisit that strategy to consider to what extent it was received and worked and whether it remains relevant today as we plan for an enlarged permanent residential sector in the town. The changing 'nature' of tourism also needs to be taken into account, and whether Hayle can take advantage, for instance, in the growing interest in green tourism.

“Future trends identified included potential for:

- *up to 20% growth in domestic tourism spend, with almost all this growth in the desirable off-peak and off-season periods*
- *up to 19% growth in overseas tourism spend of which a suggested 10% increase is achievable and sustainable for the region*
- *a further 20% growth in spend by day visitors and those visiting friends and relatives*
- *increased numbers of older travellers – who will in general be healthier and have more money to spend*
- *increased interest in holidays which promote good health and well-being*
- *more holidays in which arts, culture and history play a prominent role*
- *continued increase in use of the internet for finding out about and booking holidays*
- *more demand for destinations which preserve and promote their natural assets because of increasing concern for the environment*
- *a continuing trend for shorter holidays because of increasing pressure in people's daily lives*
- *combining holidays with hobbies and interests, as people seek expression of individuality*
- *increasingly discerning customers who expect and demand quality and value*
- *increasing numbers of visitors looking for authentic experiences which provide a flavour of regional culture, traditions and history*
- *increased competition from new international entrants to tourism e.g. Croatia and Libya as well as established competitors such as Egypt and France*⁸⁵

⁸⁴ Hayle Area Plan 2006-25, Revitalise! Hayle Coast and Country, 2006

⁸⁵ Towards 2015 Shaping Tomorrow's Tourism, SW Tourism 2005

Conclusions

Topic: Sustainable Tourism

Key Questions & Messages

- What role will tourism serve in supporting or promoting the growth and sustainability of Hayle?
- What does sustainable tourism mean in Hayle's terms?
- What is Hayle lacking to be a first class tourist destination?
- How can we use the neighbourhood plan to present the best image for Hayle and its environs?

Gaps in Our Knowledge & Findings

the views of local tourist trade providers

Focus Group

What visitors think about Hayle and its environs

Visitor Survey

Whether local people want jobs in tourism

Community Survey

Appendix A

Action for a safer Cornwall Community Safety Partnership Strategic Assessment 2012/13 - Focus on Young People	Amethyst Community Safety Intelligence Team, Cornwall Council	2012
An Asset and a Challenge; Heritage and Regeneration in Coastal Towns in England	English Heritage	2007
Cattle Market Project , Market Demand Research	Perfect Moment	2010
Children and Young People's Plan 2013/14	Cornwall Children's Trust	2013
Companies House reports	Duport	2014
Connecting Cornwall: 2030 moving towards a green peninsula Consultation Report	Cornwall Council	2011
Cornwall & IoS Employment and Skills Strategy 2012-2020	Hayle Community School	2007
Cornwall and IoS Shoreline Management Plan 1	Local Enterprise Partnership	2012
Cornwall and IoS Shoreline Management Plan Review	Cornwall Council and CISCAG	2009
Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2013 - 2018	Cornwall Council and CISCAG	2011
Cornwall AONB Management Plan 2011-2016	Cornish Mining & Cornwall Council	2012
Cornwall Beach Management Strategy 2011-2015	Cornwall AONB Partnership	2011
Cornwall Cultural Strategy Evidence Report	Cornwall Council	2011
Cornwall Design Guide	Cornwall Council	2010
Cornwall Employment Land Review Final Report	Cornwall Council	2013
Cornwall Green Infrastructure Strategy	Nathaniel Lichfield & Partners	2010
Cornwall Health and Wellbeing Strategy 2013-2015	Cornwall Council	2012
Cornwall Housing Market - Update	Cornwall Health & Wellbeing Board	2013
Cornwall Housing Strategy 2009-12	Peter Smith Research	2010
Cornwall Infrastructure Needs, Hayle & St Ives Schedule	Cornwall Council	2010
Cornwall LDF: Core Strategy Place-based Issues Paper: St Ives and Hayle CNA	Cornwall Council	2013
Cornwall Local Plan 2010-30, General Policies	Cornwall Council	2013
Cornwall Local Plan Place-Based Topic Paper: Hayle and St Ives CNA	Cornwall Council	2013
Cornwall Local Plan: PP2 St Ives Hayle CNA, Submission Version	Cornwall Council	2013
Cornwall Local Plan: Strategic Policies Submission Version	Cornwall Council	2013
Cornwall Maritime Strategy 2012-2030	Cornwall Council	2012
Cornwall Retail Strategy	Cornwall Council	2010
Cornwall SHMNA Overview Report	GVA Grimley for Cornwall Council	2010
Cornwall Strategic Flood Risk Assessment, Level 1	GVA Grimley	2013
Cornwall Strategic Housing Land Availability Assessment	Cornwall Council	2009
Cornwall Sustainable Building Guide: Retro-fitting Existing Buildings	Cornwall Council	2013
Cornwall Towns Study	Cornwall Council and Cornwall Sustainable Buildings Trust	2010
Cornwall Visitors' Survey 2012	LUC with Roger Tym and Partners	2005
Cornwall Waste Local Plan	Visit Cornwall	2012
Cornwall, Plymouth, South Hams, West Devon & Dartmoor NP Strategic Housing Market Needs Assessment	Cornwall County Council	2002
Cornwall's Creative Industries Strategy 2008-2012	GVA	2013
Cornwall's Heritage Strategy 2011-14	Creative Unit, Cornwall County Council	2008
Creating Sporting Habit For Life - Strategy 2012-17	Heritage Kernow	2010
Economic Growth Strategy for Cornwall and IoS, 2012-20	Sport England	2012
Education & Skills Issue Paper, Core Strategy	Cornwall Local Enterprise Partnership	2012
Facility Needs for Community Sport in Cornwall	Cornwall Council	2012
Green Paper for Active Lifestyles - A Consultation Paper	Cornwall Council with Cornwall Sports Partnership	2009
Growth Factors Profile, Hayle and St Ives CNA Vers. 2	Cornwall Council	2011
Gwithian Towans Design Appraisal exhibition boards	Cornwall Council	2013
Hayle & St Ives Historic Environment Character vers.2	DHUD	2013
	Cornwall Council	2011

Hayle & St Ives Place Based Issues Paper	Cornwall Council	2011
Hayle and St Ives CNA Discussion Paper - Preferred Approach	Cornwall Council	2011
Hayle Area Action Plan – Issues and Opportunities	Penwith Council	2006
Hayle Area Plan 2005-2025	Revitalise! Hayle Coast and Country	2006
Hayle Estuary Management Plan (Hemp) 2008-2013	Cornwall Council & Partners	2008
Hayle Estuary Management Plan 2010-2015	Compiled by Amy Brock-Morgan BSc (Hons)	2010
Hayle Harbour Development Plan Summary	Hayle Harbour Trust	1995
Hayle Historical Assessment	Cornwall Archaeology Unit	2000
Hayle Town Framework Append A. Environmental Assessment	Cornwall Council	
Hayle Town Framework Append B Accessibility Assessment	Cornwall Council	
Hayle Town Framework Append C Landscape Assessment	Cornwall Council	
Hayle Town Framework Append D Urban Design Assessment	Cornwall Council	
Hayle Town Framework Append E Heat Mapping Assessment	Cornwall Council	
Hayle Town Framework Housing Paper	Cornwall Council	2010
Hayle Town Framework Infrastructure Planning	Cornwall Council	
Hayle Town Framework Review of Employment Sites	Cornwall Council	2010
Hayle Town Framework Sustainability Appraisal review	Cornwall Council	2010
Hayle Town Framework Urban Extension Assessment	Cornwall Council	2011
Hayle Town Guide	Hayle Town Council	2013
Hayle Townscape	Penwith DC	2005
Health & Wellbeing Strategy for Cornwall & IoS 2020	Cornwall & IoS Health & Wellbeing Board	2013
Health Check Update 5: Hayle Monitoring Report 2012-2013	Cornwall Council	2013
Healthy Weight Strategy, 2009-2013	Cornwall Council	2010
Home Truths: how affordable is housing for Britain's ordinary working families?	Resolution Foundation	2013
House Prices & Affordability Housing Evidence Base Briefing Note 14	Cornwall Council	Nov 13
Index of Multiple Deprivation 2007 Briefing Paper	Cornwall Children and Young People's Partnership	2007
Integrated Plan for Cornwall & Isles of Scilly 2013-2016	Kernow Clinical Commissioning Group	2013
Invest in Cornwall leaflet	Cornwall Development Company	2012
Landscape Character Area Description LCA05, Landscape Character Study	Cornwall Council	2007
Local Investment Plan	Cornwall Council	2011
Making the Case for Heritage Regeneration	Princes Regeneration Trust	2011
Harvey's Foundry, Hayle, Cornwall: A Case Study		
Mind the Gap – Moving in 2013/14	Hayle Community School	2013/14
National Planning Policy Framework	DCLG	2012
Neighbourhood Planning Roadmap	Locality	2013
Nomis Job Market Statistics	Office of National Statistics	2013
Online Planning Register	Cornwall Council	2014
On-line Register	English Heritage	2013
Penwith Local Plan	Penwith District Council	2004
Penwith Retail Study	GVA Grimley with LLP	2007
Planning Future Cornwall, Pupil Place Planning	Cornwall Council	2011
Planning Practice Guidance	DCLG	2014
Playing Pitch Assessment Draft Report	Knight Kavanagh and Page	2010
Population & Household Change: Version 2	Cornwall Council	2013
Population and Household Change in Cornwall	Cornwall Council	2011
Preparing a Community Strategic Plan, Branding Hayle	Revitalise! Hayle Coast and Country	2005
Proposed Relocation of Hayle RFC to Carwin Rise, Hayle	Hydrock Byways & Highways	2010
Review of Employment Sites, Hayle Town Framework Plan (Background Evidence)	Cornwall Council	2010
Rural deprivation in Cornwall and the Isles of Scilly: Profile report for Hayle Final report	Oxford Consultants for Social Inclusion (OCSI), for Cornwall Rural Community Council	2009
School Inspection Reports	Ofsted	2011
Securing the Future, UK Sustainable Development Strategy	Defra	2011

Shaping Cornwall's Future, Sustainable Community Strategy	Cornwall Strategic Partnership	2008
Socio Economics, Environment Statement, Hayle Harbour	Buro Happold Ltd	2007
Spatial Planning for Sport and Active Recreation	Sport England,	2005
Sport, Recreation & Open Space Issues Paper	Cornwall Council	2012
Strategic Economic Plan	Cornwall and Isles of Scilly LEP	2013
Strategy to Reduce Health Inequalities 2011 – 2016	Cornwall NHS	2011
The Housing Market in England, Home Truths 2013/14	National Housing Federation	2014
Tourism Issues Paper	Cornwall Council	2011
Towards 2015 Shaping Tomorrow's Tourism	SW Tourism	2005
Town Transport Strategies	Cornwall Council	2013
Trajectories by CNAs'	Cornwall Council	2013
Travel Plan for Proposed Relocation of Hayle RFC to Carwin Rise	Hydrock Byways & Highways	2010
Turning Integrated Strategy into Action using the Total Place Framework	Cornwall Council	2010
Value of Tourism 2011	Cornwall, Visit Cornwall	2011
West Cornwall Business Survey	Penwith Council	2006
West Cornwall Catchment Flood Management Plan	Environment Agency	2012
Working Futures, 2010-2020	UK Commission for Employment and Skills	2012

Appendix B

Listed buildings in Hayle, taken from the British Listed Buildings website.⁸⁶

Grade II* Listed

Bodriggy House, Including Front Garden Walls	Sea Lane, Hayle
Church of St Elwyn	St Elwyns Rise, Hayle
Church of St Phillack (St Felicitas)	Lethlean Lane, Hayle
Downs (Roman Catholic Convent, Part of St Michaels Hospital)	1 Trelissick Road, Hayle
Former Offices and Remains of Foundry of Harvey and Company	Hayle
Glanmor House	Trelissick Road, Hayle
Summerhouse at Approx. 120M N of the Downs	Plantation Lane, Hayle
Summerhouse at Approx. 20MNE of the Downs	1 Trelissick Road, Hayle
Terrace Walls at Approx. 40M N of the Downs	12 Trelissick Road, Hayle
Terrace Walls Immediately N of the Downs	12 Trelissick Road, Hayle
The White Hart Hotel	Foundry Square, Hayle

Grade II Listed

1, Market Square	Market Square, Hayle
31 and 33, Commercial Road	Commercial Road, Hayle
44 and 46, Commercial Road	Commercial Road, Hayle
50, Commercial Road	Commercial Road, Hayle
61 and 63, Fore Street	Fore Street, Hayle
65 and 67, Fore Street	Fore Street, Hayle
7, Foundry Hill	B3302, Hayle
7, Foundry Square	Foundry Square, Hayle
7,8 and 9, Mill Pond Avenue	Millpond Avenue, Hayle
Ansley Villa	Hayle
Barclays Bank	B3302, Hayle
Biggleston	Penpol Terrace, Hayle
Black Bridge	Black Road, Hayle
Bodriggy Villa incl. Front Garden Walls and Gate Piers	Queen's Way, Hayle
Brazilly Tombs at approx. 30M N of Ch. of St Phillack	Lethlean Lane, Hayle
Bridge and Boundary Stone at SW56873830	Lethlean Lane, Hayle
Bridge at approx. 50M NW of the Custom House	King George V Memorial Walk, Hayle
Bridge House	Penpol Terrace, Hayle
Bridge of Mellanvrane	2 Steamers Hill, Hayle
Bridge over Railway Line and Safety Ramp	St Elwyns Rise, Hayle
Brook Dale incl. Gate Piers and Flanking Walls adjoining Road 6	Commercial Road, Hayle
Building at approx. 100M NW of the Custom House	4 N Quay, Hayle
Building at Harveys Foundry at SW5578 3706	Trevoarn, Hayle
Carne Tomb and 1 other Chest Tomb at approx. 30M N of Ch. of St Phillack	15 Lethlean Lane, Hayle
Carnsew Gallery	Penpol Terrace, Hayle
Carnsew Quay	Penpol Terrace, Hayle
Charlotte House	Foundry Hill, Hayle
Chawner Tomb at approx. 10M NE of Ch. of St Phillack	Lethlean Lane, Hayle
Copperhouse Dock	Copper Terrace, Hayle
Count House Farmhouse	Hayle
Cross at approx. 4M SW of Tower	Lethlean Lane, Hayle
Custom House	1 N Quay, Hayle
East Quay	4 N Quay, Hayle
Eastleigh, incl. Front Garden and Opeway Walls	Hayle Terrace, Hayle
Farm Building at approx. 75M W of Riviere Farmhouse	26 Churchtown Road, Hayle
Farm Buildings Immediately W of Riviere Farmhouse	26 Churchtown Road, Hayle
Former Foundry at SW557370	Foundry Lane, Hayle
Former Foundry School	5 B3302, Hayle
Former Harveys Timber Store and Drying Shed (Jewsons Builders)	4 B3301, Hayle
Former Hayle Brewery Office	1 Sea Lane, Hayle
Former Pattern Shop at SW557371	Foundry Lane, Hayle
Freemasons' Hall	Foundry Square, Hayle

⁸⁶ www.britishlistedbuildings.co.uk

Gate Piers and Flanking Walls at approx. 30M and 130M E of Vicarage	Lethlean Lane, Hayle
Gate Piers and Stile at approx.100M NNW of Treglistian Farmhouse	Hayle
Gate-Piers, Gates and Flanking Walls at approx. 60M N of the Beeches	St George's Road, Hayle
Gate-Piers, Walls and Railings at approx. 60M SE of Glanmor House	Trelissick Road, Hayle
House at Approximately 8M N of the Angarrack Inn, incl Front Garden Walls Gate Piers	Steamers Hill, Hayle
J and F Pool Ltd	2 Pond Walk, Hayle
King, Huthance and One Other Chest Tomb at approx. 30 M N of Ch of St Phillack	Lethlean Lane, Hayle
Ladbroke House, incl. Garden Walls and Gate Piers at Approx. 25M NE	Millpond Avenue, Hayle
Lane End	22 Millpond Avenue, Hayle
Le Sage and Thomas Tombs at approx. 15 M N E End of Ch. of St Phillack	Lethlean Lane, Hayle
Lloyds Bank	Foundry Square, Hayle
Loggan's Mill	Melyn Close, Hayle
Lych Gate, Churchyard Walls, Gate-Piers and Gate on S Side of Ch. of St Phillack	Lethlean Lane, Hayle
Market Place	12 Market Street, Hayle
Market Place	Prospect Place, Hayle
Meadowside Cottage	Trelissick Road, Hayle
Meadowside House	52 Trelissick Road, Hayle
Memorial Arch	4 B3301, Hayle
Merchant Curnow's Quay	Hayle Terrace, Hayle
Milestone at SW5733937649	Hayle
Milestone at SW504371	B3301, Hayle
Milestone at SW564378	Fore Street, Hayle
Milestone at SW577386	Carwin Rise, Hayle
Milestone at SW587384	40 Steamers Hill, Hayle
Milestone of SW559370 in Garden Wall of No.3	Hayle
Millbrook House incl. Front Garden Area Walls and Gate-Piers	Hatch's Hill, Hayle
Millet Tomb at approx. 51M E of Ch. of St Phillack	Lethlean Lane, Hayle
Netherliegh	16 St George's Road, Hayle
No 8,incl. Front Garden Walls and Gate Piers	Station Hill, Hayle
Nos 2 and 4 incl. Front Garden Walls and Gate Piers	Mt Pleasant, Hayle
Nos 25, 27 and 29 and Wall at the Front	Commercial Road, Hayle
Nos 34 and 36 Incl. Garden Wall in Front of No 34	Hayle Terrace, Hayle
Pascoe Tomb at approx. 20M E of S Aisle of Ch. of St Phillack	Lethlean Lane, Hayle
Penmeneth House incl. Front Garden Walls and Gateway	Penpol Avenue, Hayle
Penpol House Incl. Garden Walls and Gate Piers and Gates to SW and those to N	Penpol Avenue, Hayle
Polglaze Tomb at approx. 30M N of E of Ch. of St Phillack	Lethlean Lane, Hayle
Pratt's Hayle Market	Chapel Terrace, Hayle
Premises occupied by Homestead and Cornish Linen Service	1 B3302, Hayle
Premises occupied by R.M. Munday	1 B3302, Hayle
Premises occupied by Whites	B3301, Hayle
Railway Bridge at SW556371	2 Foundry Lane, Hayle
Railway Bridge at SW566382	Glebe Row, Hayle
Railway Carriage at SW5800 3646	Wheal Alfred Road, Hayle
Riviere Cottage	King George V Memorial Walk, Hayle
Riviere House	20 Parc-an-Dix Lane, Hayle
Roddfield House	1 Trelissick Road, Hayle
Rogers Tomb at approx. 51M E of Ch. of St Phillack	15 Lethlean Lane, Hayle
Sandhill Cottage	Gwel-Tek, Hayle
South Quay, Including South East Side of Carnsew Dock	4 N Quay, Hayle
Statue of St Michael at approx. 100M E of the Downs	12 Trelissick Road, Hayle
Terrace Walls at approx. 10M from the Vicarage	Lethlean Lane, Hayle
The Angarrack Inn	Steamers Hill, Hayle
The Beeches	4 Barview Lane, Hayle
The Bird in Hand	1 Trelissick Road, Hayle
The Bucket of Blood	Churchtown Road, Hayle
The Church Hall	St Elwyns Rise, Hayle
The Copperhouse Gift Shop	Fore Street, Hayle
The Copperhouse Inn	Fore Street, Hayle
The Cornish Arms	1 Sea Lane, Hayle
The Cornubia Tavern	Lower Church Street, Hayle
The Cunaide Memorial	2 Foundry Lane, Hayle
The Glade	Millpond Avenue, Hayle

The Hayle Brewery	1 Sea Lane, Hayle
The Laurels	9 B3302, Hayle
The Old Vestry at approx. 35M E of Ch. of St Phillack	15 Lethlean Lane, Hayle
The Passmore Edwards Institute	Hayle Terrace, Hayle
The Royal Standard Inn, incl. adjoining Boundary Stone	Penpol Terrace, Hayle
The Swing Bridge incl. adjoining Walls and Engine House	1 N Quay, Hayle
The Viaduct at SW58353801	Riverside, Hayle
The Vicarage	Lethlean Lane, Hayle
The Village Pump	12 Grist Lane, Hayle
The War Memorial	Chapel Hill, Hayle
Treglistian Farmhouse	Hayle
Trepenpol	Hayle
Trethingey Farmhouse, Front Garden Walls, Gate Piers and Gate	Hayle
Triumphal Arch	9 Foundry Lane, Hayle
Walls and Foundary Remains at SW557370	6 Foundry Lane, Hayle
Wesley House incl. Front Garden Walls, Gate Piers and Gate	Prospect Place, Hayle
Wheal Alfred Farmhouse	Wheal Alfred Road, Hayle