

1. Consultation Questionnaire

Hayle Neighbourhood Plan Aims and Objectives Consultation Questionnaire

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

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

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

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

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

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

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

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

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

Be part of the process – have your say!

Your response is confidential

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2. The Hayle Vision

A highly connected community:

- connected by road, rail, cycle-way, sea port, National Grid and high speed broadband;
- serving as a centre for renewable energy technology, business and tourism, and as a gateway to West Cornwall;
- celebrating a unique heritage of industry and innovation, whilst embracing the outstanding coastal and inland waterways of our cherished natural environment, in a favoured location which provides for high-quality living, work and recreation;
- supporting individuals to develop and families to have the opportunity to stay together for their whole lives.

1. Do you agree with this Vision?

Yes

No

2. Comments (if any)

3. Instructions

Next we will ask for your views on our **Aims** and **Objectives**.

These are grouped into **Themes**:

1. **Sustainable Development**: We will grow the town in the most sustainable way we can.
2. **Natural Environment and Landscape Setting**: We will preserve and enhance the landscape setting of the town, coast and surrounding countryside
3. **People and Housing**: We will meet the housing needs of the local community
4. **Business, Enterprise and Economy**: We will encourage and stimulate business development and improve employment opportunities and prospects
5. **Traffic & Transport**: We will encourage non-car travel and reduce the impact of motor vehicles within the town
6. **Community Wellbeing**: We will sustain the vitality, health and safety of all groups of the community
7. **Heritage, Culture and the Built Environment**: We will respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook
8. **Sustainable Tourism**: We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment

Within each **Theme** we will start with the **Aims** and then follow these with the **Objectives**.

Instructions

- You can skip any question
- You can stop at any time and, if you are using the same computer, return to where you left off later. We estimate that it will take about 30 minutes to complete this survey.
- You can enter a comment for the **Aims** and **Objectives** under each **Theme** – but this is optional
- Please tell us a small amount about yourself. Most of this is optional but we would appreciate as much information as possible.

4. Sustainable Development - Aims

Sustainable Development: We will grow the town in the most sustainable way we can.

Sustainable development means leaving our children an environment that is no worse and, preferably, better than it is today. We must avoid depleting the planet's resources and use renewable materials whenever possible.

Aims

1. Develop in the right places at the right time.
2. Set high standards of design, layout and building quality for sustainability, energy and resource efficiency of new developments.
3. Reduce the risk of flooding from river, rainfall and the sea.

3. Do you agree with these Aims?

- Yes
- No

4. Comments (if any):

5. Sustainable Development - Objectives

This **Objective** would require high quality housing suitable for all phases of life from young families to retirement.

5. Ensure that new housing is high-quality in plan, size and materials, adapted to the expected results of climate change and suitable for the whole life needs of residents

Do you support this Objective?

- Yes
 No

In order to have a realistic assessment of the sustainability of a development, we would require an assessment (model) of the costs and environmental impact that includes all phases from construction, occupation and maintenance to demolition and removal.

6. Require modelling of life-cycle costs and whole life environmental impact for new developments

Do you support this Objective?

- Yes
 No

It is important that contractors minimise impacts such as noise and pollution during construction.

7. Require construction practices that minimise environmental impact and pollution

Do you support this Objective?

- Yes
 No

If an application includes improving the quality of existing dwellings, it will be supported.

8. Support development proposals that increase the energy efficiency, sustainability and habitability of the existing housing stock

Do you support this Objective?

- Yes
 No

We will support new ideas in both visual and technical design areas.

9. Encourage innovative design.

Do you support this Objective?

Yes

No

We will require adequate provision of facilities for foot and bicycle travellers.

10. Require that new developments are designed with safety in mind and provide adequate footpaths, cycle-ways and bicycle parking

Do you support this Objective?

Yes

No

Infrastructure needs must be considered before significant new developments take place. These include: medical facilities, schools, play areas, green space, water, sewage, communications and transport.

11. Ensure adequate infrastructure is available to meet the needs of existing and new communities

Do you support this Objective?

Yes

No

New developments must take potential flooding into account and consider drainage, surface water and other factors to ensure no negative impact to themselves or others.

12. Require that new developments have a positive or no detrimental impact on flood risk for themselves or others

Do you support this Objective?

Yes

No

On-site or community production of energy from sustainable sources will be supported.

13. Encourage on-site or local energy production

Do you support this Objective?

Yes

No

14. Comments (if any):

6. Natural Environment and Landscape Setting - Aims

Natural Environment and Landscape Setting: We will preserve and enhance the landscape setting of the town, coast and surrounding countryside.

Hayle's natural environment is outstanding and perhaps the area's greatest asset. Planning policies will support necessary development if designed to integrate with the environment and improve public access to the beach and open spaces. The Towans will be preserved through reinforcing existing controls. Landscape policies will seek native planting and protection of valued trees and ornamental landscapes. Hayle's landscape is diverse including coast, dunes, countryside, estuary and townscape. To protect the landscape, settlement areas will be defined and protections put in place.

Aims

1. Protect and improve the natural setting of the beaches and the Towans and resist all unnecessary development
2. Protect and improve our countryside and green spaces
3. Maintain distinctiveness of individual settlements

15. Do you agree with these Aims?

Yes

No

16. Comments (if any):

7. Natural Environment and Landscape Setting - Objectives

We will support activities that protect or enhance areas of natural beauty.

17. Support measures that protect and or enhance the unspoilt and undeveloped coastal environment

Do you support this Objective?

Yes

No

We will support activities that improve public amenities and access to areas of natural beauty and recreation.

18. Provide better public amenities and access to recreational areas where they are required

Do you support this Objective?

Yes

No

We will reject development that is unneeded or which is visually obtrusive.

19. Support development only where it is in keeping with its setting and where it:

- is needed
- is visually unobtrusive

Do you support this Objective?

Yes

No

Developments that improve public access to the beach and which do not conflict with other policies will be supported.

20. Support development that enables improved public access to the beach

Do you support this **Objective**?

- Yes
 No

Current planning policies restrict commercial and chalet development on the Towans. We propose continuing these restrictions.

21. Preserve the character of the Towans by upholding existing controls and restrictions:

- Within the Towans area, between Hayle and the eastern boundary of Hayle Parish, the provision of new, or the extension or intensification of existing, holiday accommodation sites will not be permitted.
- Within Riviere Towans chalet site proposals for replacement chalets, extensions, or other structures will be permitted where they are of a single storey design which is in keeping with the overall character of the site.
- Chalets shall not be for full-time residential occupancy.
- On Harvey's Towans an increase in the number of residential or holiday units will not be permitted. Proposals for the replacement or extension of chalets must be of single storey construction and of a design commensurate with the traditional character of the site. Proposals for environmental improvements and the management of visitor pressure will be acceptable subject to their being in keeping with the character and prominence of the site.

Do you support this **Objective**?

- Yes
 No

Developments will not be approved if they impact negatively on the town's green and ornamental landscapes. Developers will be encouraged to add to or improve this infrastructure and provide linkages between these areas.

22. The town's green infrastructure/ornamental landscape should be protected, enhanced and better linked

Do you support this **Objective**?

- Yes
 No

Developments will be refused where safe access to play areas is not provided.

23. Every child should have access to a play area by foot without having to cross any uncontrolled crossings

Do you support this Objective?

- Yes
- No

Existing trees shall be incorporated into the design of new developments. Where impossible, compensating plantings shall be required.

24. Existing trees should be protected from loss through development

Do you support this Objective?

- Yes
- No

All developments should include the planting of native tree species. Cornwall Council's web site includes a list of native trees and shrubs.

25. Landscaping requirements for new developments must include the planting of native tree species

Do you support this Objective?

- Yes
- No

Hayle has a number of identifiable settlement areas such as Foundry, Copperhouse, Phillack, Angarrack and the Towans. Developments should respect, maintain and enhance the distinctiveness of these areas.

26. Ensure development contributes positively to maintaining the distinctiveness of the area's different settlement areas.

Do you support this Objective?

- Yes
- No

27. Comments (if any):

8. People and Housing - Aims

People and Housing: We will meet the housing needs of the local community

Planning Policies will allow new homes where the broad needs of the community are met and where there is adequate infrastructure. In meeting the demand for new homes, the assessments made by Cornwall Council will set the strategic requirements for the town. The community knows the local issues and are well placed to select the most suitable sites. Priority will be given to sites previously developed. Policies will encourage exceptions sites for affordable housing development, self-build homes, older person's housing and live/work units. A high design standard will be set and ensure homes are well integrated, suitable for all generations including high quality amenity and parking provision.

Aims

1. Increase the supply of dwellings so as to meet the various needs of the local community
2. Increase choice and flexibility in housing supply
3. Make the quality of new housing developments a source of local pride
4. Achieve social and environmental integration

28. Do you agree with these Aims?

- Yes
- No

29. Comments (if any):

9. People and Housing - Objectives

We are required to allocate sufficient sites for the housing allocation specified in the Cornwall Local Plan. We are working with Cornwall Council to provide a Town Framework that will allocate sufficient land for this purpose. Since a number of sites already have planning consent for housing (e.g. 800 dwellings on the harbour) we do not have a large remaining allocation to fulfil.

30. Facilitate the outstanding [strategic] requirements of the Local Plan for dwellings constructed over the plan period, on those sites preferred by the community of Hayle.

Do you support this Objective?

Yes

No

Any housing developments over and above the allocation by the Cornwall Local Plan can be controlled by us according to our own rules. This Objective will allow large developments to occur according to a phased schedule. For example, only 100 dwellings might be built in a year. This would allow infrastructure to catch up with construction.

31. New housing sites should be released for development in an ordered and phased manner.

Do you support this Objective?

Yes

No

Wherever possible, brownfield sites (those already used for development in the past) should be used in preference to greenfield sites (undeveloped land).

32. Prioritise development on brownfield sites.

Do you support this Objective?

Yes

No

Since the supply of affordable housing is a priority, we will consider allowing development even on greenfield sites where all of the housing is affordable and meets the needs of the community. These are called 'exception sites'.

33. In the interests of increasing the supply of affordable housing, consider allocating exception sites that provide:

- a mix of housing types and tenures that meet an identifiable need and support community integration
- dwellings suitable for the elderly and disabled

Do you support this Objective?

- Yes
- No

Other forms of housing provision, such as self-build and live/work units, can fulfil a need in the community. We will consider allocating sites for this kind of development and also encourage developers to make a provision for this.

34. Consider allocating additional housing development sites suitable for new and/or innovative forms of housing provision such as self-build, live/work units.

Do you support this Objective?

- Yes
- No

Some brownfield sites have substantial additional costs for developers due to pollution or heritage considerations. Where it is in the interest of the town to clean up and develop these sites, we could consider a lower percentage of affordable housing.

35. Support, if necessary, a lower affordable housing quotient for brownfield sites that have substantial remediation or heritage considerations

Do you support this Objective?

- Yes
- No

Cornwall Council has prepared a design guide for the whole of Cornwall. We could prepare a Design Guide specifically for Hayle taking into account our own requirements.

36. Consider adopting a design guide to help ensure housing construction is appropriate and sustainable.

Do you support this Objective?

- Yes
- No

We want developers to ensure that proper communications infrastructure is installed during construction.

37. Ensure new housing developments make provision for high speed broadband and other communication networks.

Do you support this Objective?

Yes

No

While we wish to support sustainable forms of transport, it is unrealistic to expect cars to disappear overnight. New developments should make appropriate off-road parking provision.

38. Adequate off-road parking provision should be provided for all new housing developments.

Do you support this Objective?

Yes

No

Developments will be subject to an infrastructure assessment and will not be able to proceed while there is a shortage. Once the Cornwall Council allocation of housing has been met, further development will be subject to there being benefits for the community.

39. Development on housing sites will be subject to adequate infrastructure being in place and sufficient community benefits accruing.

Do you support this Objective?

Yes

No

40. Comments (if any):

10. Business, Enterprise and Economy - Aims

Business, Enterprise and Economy: We will encourage and stimulate business development and improve employment opportunities and prospects

Supporting the creation of local jobs is vital if our families are to stay together and not be in poverty. Our policies should support development where good quality, full-time jobs are created and when training, education and apprenticeships are provided.

Aims

1. Allocate employment land and space to reflect demand
2. Improve local employment opportunities
3. Meet the job needs of local people
4. Encourage more training and education opportunities
5. Support local enterprise, especially eco- and sustainability related
6. Encourage micro and small and medium-sized businesses – provide affordable incubation units

41. Do you agree with these Aims?

- Yes
- No

42. Comments (if any):

11. Business, Enterprise and Economy - Objectives

Although we cannot force companies to create jobs we can encourage them by providing allocations of land.

43. Allocate land for office accommodation and industrial use so as to create more jobs that meet local employment needs.

Do you support this Objective?

- Yes
 No

When small companies are successful they need to move into larger premises. We would like to support facilities for local companies to grow.

44. Provide opportunity, especially for micro, small and medium-sized businesses, to develop and expand without having to move out of Hayle.

Do you support this Objective?

- Yes
 No

We would like to encourage further education opportunities within Hayle.

45. Support measures to increase over-16 education and skills provision in Hayle.

Do you support this Objective?

- Yes
 No

We would like to introduce policies that will support our unique high streets.

46. Maintain and enhance the vibrancy of high street shopping at both Copperhouse and Foundry whilst protecting the historic fabric of these shopping areas.

Do you support this Objective?

- Yes
 No

We support out-of-town-centre retail development that does not conflict with existing provision. However, we would like to restrict out-of-town-centre food retail, such as supermarkets, because of the potential damage to our town centres.

47. Oppose out-of-town-centre food retail development proposals that are likely to impact unfavourably on town centre businesses.

Do you support this Objective?

- Yes
- No

To ensure accessibility for all we wish to ensure DDA-compliant infrastructure is available for businesses – as well as communications and other infrastructure.

48. Ensure that DDA compliance, accessibility, high-speed broadband and other necessary infrastructure is in place to support business.

Do you support this Objective?

- Yes
- No

49. Comments (if any):

12. Traffic & Transport - Aims

Traffic & Transport: We will encourage non-car travel and reduce the impact of motor vehicles within the town.

We will encourage improved pedestrian and cycle links and the provision of good public transport services. At the same time we will plan for appropriate road links to reduce the impact of vehicles on the town.

Aims

1. Reduce the need to use private motor vehicles
2. Reduce impact of motor vehicles in the built up areas
3. Increase the number of safe pedestrian and cycle routes
4. Maintain and enhance Hayle's transport links

50. Do you agree with these Aims?

- Yes
- No

51. Comments (if any):

13. Traffic & Transport - Objectives

We will encourage new developments to make provision for linking areas by foot and bicycle to make it easier to get around without a car.

52. Improve the linkages between the various neighbourhood areas by means other than the private motor car.

Do you support this Objective?

- Yes
 No

We will seek to provide lighting and signposts for pedestrian and cycle ways.

53. Ensure route-ways are adequately lit and sign-posted.

Do you support this Objective?

- Yes
 No

Through traffic, particularly for heavy vehicles, is becoming a problem in Hayle. We will seek to discourage through traffic.

54. Encourage local traffic to each town centre while discouraging the use of the town for through traffic.

Do you support this Objective?

- Yes
 No

We will encourage the creation of safe walking and cycling routes and improved public transport links.

55. Encourage alternative means of travel to the private motor car.

Do you support this Objective?

- Yes
 No

We will support the provision of additional secure parking to encourage increased use of bicycles.

56. Provide additional secure bicycle parking in suitable locations.

Do you support this Objective?

Yes

No

We will support local rental of bicycles and mobility scooters and seek to ensure dropped kerbs are available wherever possible.

57. Promote community bicycle and mobility scooters rental (and drop curbs where necessary).

Do you support this Objective?

Yes

No

Support the provision of electric charging points for cars and electric bicycles especially in council car parks.

58. Provide electric charging points in suitable locations.

Do you support this Objective?

Yes

No

Promote the improvement and integration of public transportation services.

59. Support improvements to and better integration of public transport services.

Do you support this Objective?

Yes

No

Because the current Hayle bypass does not provide access to the B3302 Helston Road, cars, tractors and heavy vehicles needing to use that road must pass through Hayle. We strongly support a new junction in the Tolroy area that would relieve this problem.

60. Promote a new junction on the A30 at or near Tolroy.

Do you support this Objective?

Yes

No

Previous work under the Townscape Heritage Initiative had proposed pedestrian priority at major locations in the town. We support reviving these.

61. Revive the proposals to improve pedestrian-priority at Foundry Square, War Memorial and Copperhouse.

Do you support this Objective?

Yes

No

On street car parking is becoming a problem in a number of areas of town. We propose improving off-street car parking.

62. Extend and improve off-street car parking arrangements.

Do you support this Objective?

Yes

No

63. Comments (if any):

14. Community Wellbeing - Aims

Community Wellbeing: We will sustain the vitality, health and safety of all groups of the community

Development should enhance everybody's wellbeing. The plan will support development where it improves public amenity and safety; where it reduces the risk of crime and improves the provision of community buildings and recreational space. Planning policies will encourage the development of facilities for young people based on their needs and aspirations and ensure that all children have safe access to play areas. The protection and development of all types of community facility, including medical services, will be provided for within the Plan.

Aims

1. Improve, promote and maintain recreation and leisure opportunities and adapt to changing needs
2. Ensure social integration and inclusion of all groups of the community
3. Protect local services
4. Ensure services and facilities grow and evolve to meet future needs and demands
5. Consider what young people want

64. Do you agree with these Aims?

Yes

No

65. Comments (if any):

15. Community Wellbeing - Objectives

We will seek to improve leisure and recreation facilities available to Hayle residents.

66. Ensure all residents have opportunities to take part in leisure and recreation activities.

Do you support this Objective?

- Yes
 No

We will consult with young people and seek to provide the facilities they require.

67. Encourage the development of facilities for young people based on their needs and aspirations..

Do you support this Objective?

- Yes
 No

We will play a strong role in supporting our excellent hospital, hospice and medical facilities and ensuring that they are not closed through neglect or under-investment.

68. Support the retention and development of local hospital, hospice and medical facilities and services.

Do you support this Objective?

- Yes
 No

We will actively pursue ensuring that public buildings and open spaces are accessible to all whether young or old, mobile or disabled. We will also encourage shops and businesses to achieve the same goal.

69. Maintain and improve access to public buildings and open spaces.

Do you support this Objective?

- Yes
 No

We will encourage development that improves public safety and reduces crime. This will include the provision of lighting, CCTV and appropriate design.

70. Encourage development that improves public safety and reduces the risk of crime.

Do you support this Objective?

Yes

No

71. Comments (if any):

16. Heritage, Culture and the Built Environment - Aims

Heritage, Culture and the Built Environment: We will respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook.

To make sure that new development protects the town's outstanding heritage, planning policies will make sure that cultural sites are properly understood and revealed during the preparation of a planning application. Particularly with Hayle's industrial heritage, the authenticity of the heritage is rooted in local people's living memory. Therefore policies will ensure the local community is involved in heritage assessments. These assessment should be used to inform how best to preserve heritage and mitigate harmful impacts. Within the World Heritage Site, policies will ensure that development conserves and presents the inscribed Outstanding Universal Value, and also focuses on job creation and leisure and tourism activities. Development will have to acknowledge the needs of local cultural groups and events. Loss of traditional shop fronts and the use of internally illuminated signs in heritage areas will be resisted. The heritage values of Hayle's ornamental landscapes are to be protected and enhanced while public access is improved.

Aims

1. Increase respect and local pride in where we live.
2. Protect the area's status and heritage
3. Improve education and interpretation facilities
4. Encourage the growth in local arts and cultural activity

72. Do you agree with these Aims?

- Yes
- No

73. Comments (if any):

Hayle Neighbourhood Plan - Aims and Objectives

17. Heritage, Culture and the Built Environment - Objectives

A large percentage of Hayle is within the Cornwall and West Devon Mining Landscape World Heritage Site (WHS). We also have a number of Conservation Areas. It is important to protect these areas which can often be done using thoughtful design rather than costly methods.

74. Development should be sensitive to local context and contribute to protecting and enhancing the area's heritage assets including the town's World Heritage Site, Conservation Areas, Listed Buildings and Scheduled Monuments.

Do you support this **Objective**?

Yes

No

Where development will affect heritage assets, it is important that professional assessments are used and that the views of local people are represented.

75. Proposals that impact heritage assets, or their setting, shall only be accepted where the heritage has been assessed and understood using methods of best practice (we would expect to see a methodology such as the ICOMOS Heritage Impact Assessment Guidance and EH guidance on Setting "History in Review") and where local people have been proportionately involved in the assessment process.

Do you support this **Objective**?

Yes

No

Heritage assessments will be used to both preserve and enhance heritage assets.

76. The assessment and shared understanding of heritage assets shall be used to inform how to preserve heritage and mitigate against harmful impacts while enhancing and revealing heritage values.

Do you support this **Objective**?

Yes

No

Where development takes place within the WHS, it should be focussed on producing jobs. We will also support projects which protect and enhance the heritage assets – and we would support the creation of leisure facilities connected with the harbour.

77. Developments within the World Heritage Site boundary shall not only protect and enhance the inscribed Outstanding Universal Value, but shall also be primarily focussed on job creation, heritage and leisure activities.

Do you support this Objective?

- Yes
 No

Any development shall support the needs of local community groups and events.

78. Development shall acknowledge the needs of all local cultural groups and events (including local carnivals, fetes and fairs, Hayle in Bloom, town bands, youth organisations, gig rowers and surf clubs...)

Do you support this Objective?

- Yes
 No

We would like to protect Hayle's existing parks, gardens and recreational space – such as the King George V Memorial Walk, the Millpond and the Recreation Ground. Developments shall protect or enhance these and, where possible, interlink them.

79. The heritage values of Hayle's green infrastructure and ornamental landscapes shall be protected and enhanced while public access shall be interlinked.

Do you support this Objective?

- Yes
 No

We support the protection of our unique shop fronts. We will resist the use of internally illuminated signs in heritage areas.

80. Development shall maintain and improve traditional shop fronts and internally illuminated signs in heritage areas shall be resisted.

Do you support this Objective?

- Yes
 No

81. Comments (if any):

18. Sustainable Tourism - Aims

Sustainable Tourism: We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment.

Tourism provides employment in the town. We will support the growth of tourism-related businesses where good quality full-time jobs are created and where the environment is protected or enhanced.

Aims

1. Realise Hayle's tourism potential where it brings net benefits to the local area and community
2. Encourage appropriate and sustainable tourism development

82. Do you agree with these Aims?

- Yes
- No

83. Comments (if any):

19. Sustainable Tourism - Objectives

Subject to the need to benefit Hayle's economy and not harm the environment, we would welcome further tourism developments.

84. Welcome developments that extend or broaden the area's tourism offer.

Do you support this Objective?

- Yes
 No

Some tourism activities are part-time and do not offer good-quality, full-time jobs. We would encourage the development of year-round tourism that addresses these issues.

85. Encourage year-round tourism activity especially where it helps provide good quality, full-time jobs.

Do you support this Objective?

- Yes
 No

Good hotels with conference facilities provide the opportunity for businesses to hold events and exhibitions, especially out of the normal tourist season. We would encourage such facilities.

86. Support proposals for a good quality hotels with conference and exhibition facilities.

Do you support this Objective?

- Yes
 No

Some tourist facilities do not contribute much to the local economy by encouraging their visitors to remain on-site for food and entertainment. We would like to limit any such developments unless there are clear benefits to Hayle.

87. Resist the development of new tourist accommodation and facilities that are unlikely to benefit the town's economy.

Do you support this Objective?

- Yes
- No

We would support developments that help to promote or improve Hayle's part of the WHS.

88. Promote the development of tourism that relates to, and benefits, the World Heritage Site.

Do you support this Objective?

- Yes
- No

We will support developments that promote eco-tourism and environmental education.

89. Support accommodation for eco-tourism and environmental education activities.

Do you support this Objective?

- Yes
- No

Developments that promote vehicle-free tourism will be supported.

90. Support developments that encourage vehicle-free tourism.

Do you support this Objective?

- Yes
- No

We will encourage and support facilities that target outdoor and sporting activities.

91. Encourage the provision of facilities that promote and support outdoor pursuits such as surfing, walking, canoeing etc.

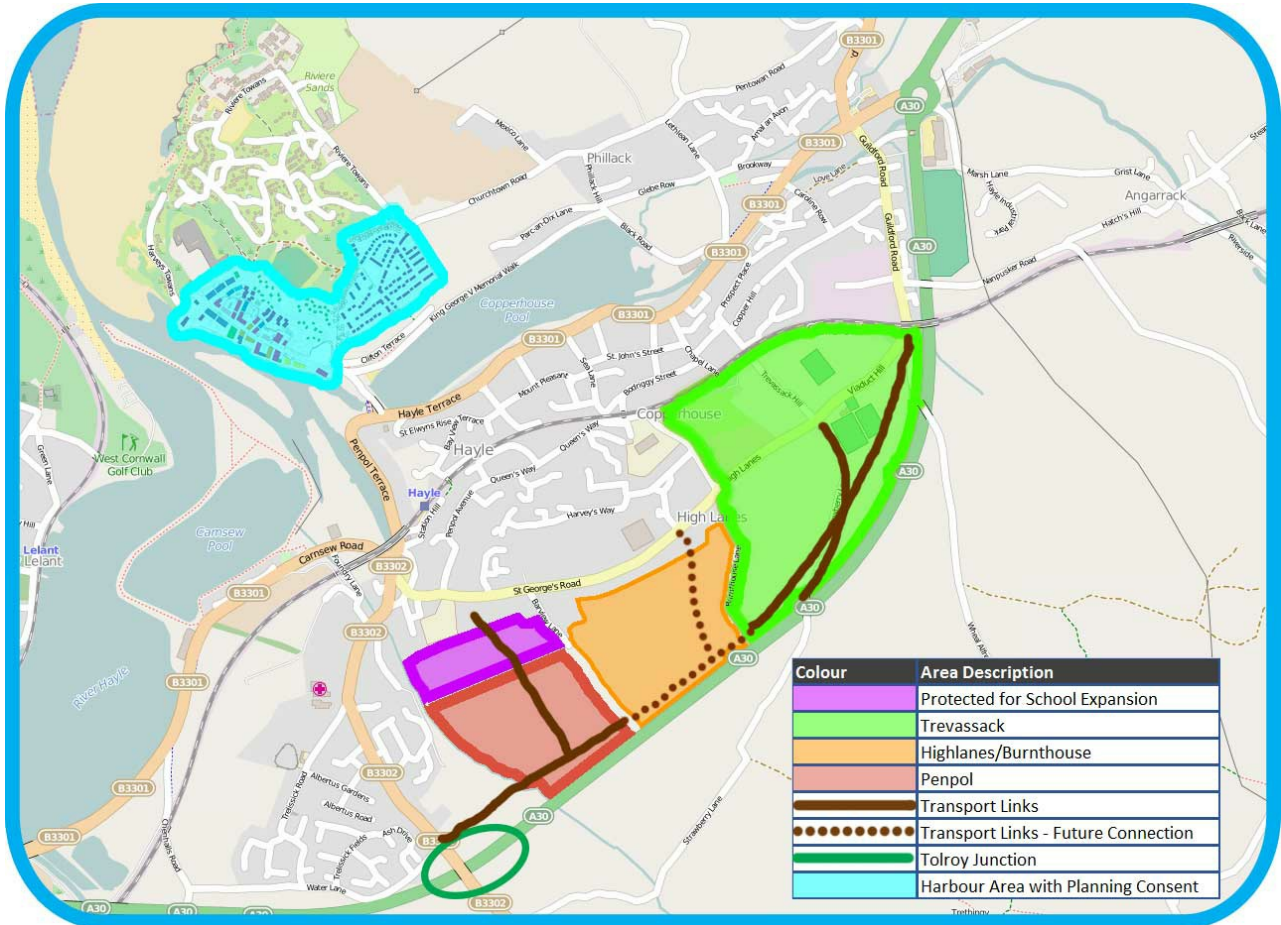
Do you support this Objective?

- Yes
- No

92. Comments (if any):

Hayle Neighbourhood Plan - Aims and Objectives

20. LAND USE



Under the Cornwall Local Plan, Hayle is required to provide space for 1400 new dwellings up to the year 2030. Because there are already outstanding planning consents for a large number, including over 800 in the harbour area, the additional land allocation requirement is for between 200 and 400 dwellings.

Within Hayle's parish boundaries, the largest areas of land for expansion are the fields between the A30 and St George's Road. Previous work by Cornwall Council under the Hayle Town Framework has already identified these areas.

There are, however, problems with traffic bottlenecks within Hayle, particularly around Penpol Road and Foundry Square and the Town Council has expressed a desire to prioritise which areas are developed first.

The map above shows several areas which are meant to indicate approximate locations. They are not accurate, the boundaries will change and some parts will be excluded from development. They are:

- Trevassack - which can be developed soon
- Penpol - which could be developed but which the Town Council wishes to delay until new road infrastructure is available
- Highlanes/Burnthouse Lane - which is unlikely to be available for development in the short term
- School Expansion - an area that should be protected for school expansion
- Transport Links - these lines show a very approximate alignment of a new road that would link from Mellanear Road on the west to Guildford Road on the east and provide improved links for any new developments in these areas.

The recommended priorities are:

- School Expansion - this area shall be designated for the expansion or rebuilding of Penpol School.
- Trevassack - ensuring that existing sports facilities are maintained or improved and that any land needed for expansion at Bodriggy Academy is protected.
- Barview/Burnthouse Lane - this area can be developed when it is available.
- Penpol - this area **should not be developed** until an access road is available that does not require entry onto Penpol Road.

93. Given that Hayle must provide an area for between 200 and 400 dwellings, do you support the growth of Hayle in the areas shown?

- Yes
- No

94. Do you agree with the recommended priorities for the development area?

- Yes
- No

95. Do you agree with protecting land for school expansion?

- Yes
- No

96. Do you agree with the requirement for improved transport links in the development area along the lines of those shown?

Yes

No

97. Comments (if any):

21. About You

*** 98. Name (Required)**

99. Address

Address1

Address2

*** 100. Postcode (Required)**

101. Email

*** 102. Age**

- Under 18
- 18-29
- 30-39
- 40-49
- 50-65
- Over 65

*** 103. Employment**

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

*** 104. Gender**

- Female
- Male
- Prefer not to say

105. Any other comments

Thank you for contributing your thoughts to Hayle's future.

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