

Hayle Neighbourhood Plan

Moving from draft objectives to policies

Introduction

This report focuses on the following:

In Part 1:

- 1) Analysis of the aims and objectives consultation responses and recommending minor changes as a result;
- 2) Identifying the 'direction of travel' or policy 'gist', formed from the revised set of aims and objectives;
- 3) Identifying where a Community Action might be relevant rather than or in addition to a planning policy; and,

In Part 2:

- 4) A brief analysis of the degree of fit with both the Penwith Saved Local Plan policies (utilising analysis previously done for the Steering Group – the "Policy Context Report" dated July 2014) and the submission version of the St Ives Neighbourhood Plan. Further, more detailed, analysis of these policies and their alignment or commonality with the Hayle neighbourhood plan would be required as the policies are developed further.

Notes

- The number of responses to the aims and objectives consultation must be noted. A review has been triggered by “no” responses of greater than 10% (indicated by “R”). However, a “no” of 10% only represents around 37 people and the degree of change merited has been considered in the context of this number and the number of similar critical comments received on the content of the aim or objective in question.
- Where a review has been triggered, the suggested change or recommendation of no change (and reasons why) is identified.
- The low percentages of “nos” suggest that only minor changes need to be made to the aims and objectives which have received critical comments.
- One of the reasons we have suggested minor revisions to some objectives is to help ensure that the minority view has been heard, and where possible and reasonable, taken into account.
- Many of the comments made cannot be applied to a single aim or objective and so have been considered “in the round” against the breadth of aims and objectives set out in the consultation.
- Some of the comments made relate, as some respondents observed, to the detail of the policies and plan which will follow-on from the aims and objectives consultation and therefore result in no changes to aims and objectives but highlight issues which need to be revisited as policies are drafted / developed.
- Some of the comments and ‘asks’ are not achievable in the neighbourhood plan (or the planning system as a whole) due to requirements or constraints placed on the planning system by national or Local Plan policies.
- Some comments and yes / no responses have triggered a suggestion of minor clarification in wording and / or additional text to help better define (strengthen) aims and objectives where more than 90% “yeses” have been achieved. In addition, where we have identified that an aim or objective could be strengthened to better reflect the theme and what the draft aims are seeking to achieve, we have made recommendations for changes. In both of these instances, “R(C)” is used to identify where this has been the case.
- The result of these observations is that the focus has been on trying to understand the ‘flavour’ of comments made and seeking minor changes to wording to ameliorate or accommodate concerns and comments made.
- Policy reference numbers for the policy gists for the Hayle plan are for reference purposes only and do not relate to a specific order that policies should be presented. This will be determined at a later stage of policy development.

- The suggested policy wording are not final proposals, but simply sketch what a policy could look like and / or include. They will need further development.
- Final policies will need to ensure that they are bespoke to Hayle and do not simply repeat wording in the emerging Local Plan.
- Policy gists have taken some note of the policies in the emerging Cornwall Local Plan and of the National Planning Policy Framework, but a full compliance check has not been undertaken at this stage.

Part 1: moving from draft objectives to policy gists

| | |
|-----------------|---|
| Topic 1. | Sustainable Development |
| Theme 1: | We will grow the town in the most sustainable way we can |

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|---|------|-----|-----------------|-----------------------------------|
| <ul style="list-style-type: none"> Develop in the right places at the right time Set high standards of design, layout and building quality for sustainability, energy and resource efficiency of new developments Reduce the risk of flooding from river, rainfall and the sea | 96.7 | 3.3 | None triggered. | No revision. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|--|
| 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 | 95.3 | 4.7 | None triggered. | No revision. | <p>SD1</p> <p>Proposals for housing development will only be supported where they provide sustainable development solutions, demonstrate high quality design and meet the requirements set out in the Hayle Design Guide.</p> <p>Particular attention should be paid to:</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|--|
| | | | | | <ul style="list-style-type: none"> i) Demonstrating that the proposal’s design and construction include measures (to the highest required standards) to mitigate against and adapt to the impacts of climate change; ii) Demonstrating that they are adaptable o the whole-life needs of the household, for example, through the adoption of the Lifetime Homes Standard; iii) The safety and security of residents; iv) Safe access to and through the development by provision of footpaths, cycle paths and cycle parking to up-to-date standards of design; v) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding built environment; vi) ensuring that materials and design of the development are in-keeping with the character of the surrounding built environment; vii) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment..... |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|-------------|------------|-----------------|---|---|
| | | | | | |
| Require modelling of life-cycle costs and whole life environmental impact for new developments | 91.1 | 8.9 | None triggered. | No revision. | SD2 |
| Require construction practices to minimise environmental impact and pollution | 96.8 | 3.2 | None triggered. | No revision. | <p>Proposals for development will be required to demonstrate how they contribute to the aims of achieving sustainable development including through:</p> <ul style="list-style-type: none"> i) an assessment of the Life Cycle (Whole Life) Costings of the development; ii) submission of an Environmental Impact Assessment (where required) to ensure that the impact on the environment from construction to completion is minimised and mitigated where necessary; iii) demonstrating how the proposal has maximised any opportunities on-site to utilise previously developed land; iv) demonstrating how the proposal contributes to the increased use of public transport and provides access to public transport routes; v) demonstrating how the proposal improves opportunities for safe cycling and walking (connectivity) through the development and |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|--------------------|--------------------|------------------------|---|--|
| | | | | | <p>between the new development and other parts of Hayle (neighbourhoods and the town centre);</p> <p>vi) consideration of the provision of electric vehicle charge points for public access in appropriate locations....</p> |
| <p>Support development proposals that increase the sustainability and habitability of the existing housing stock</p> | <p>96.5</p> | <p>3.5</p> | <p>None triggered.</p> | <p>No revision.</p> | <p>SD3</p> <p>Proposals for development, redevelopment and conversion which improve and enhance the sustainability and habitability of existing housing stock will be supported where it demonstrates that:</p> <p>[insert criteria based numbered list].....</p> |
| <p>Encourage innovative design</p> | <p>89.2</p> | <p>10.8</p> | <p>R</p> | <p>Encourage innovative design which does not compromise the quality and heritage of Hayle’s built character.</p> <p>[Consultant comment – suggest qualifying this – the “nos” may have been a result of interpretation of what “innovative” is and / or reaction to that meaning “modern and not in-keeping</p> | <p>SD4</p> <p>Innovative design in development proposals will be supported where their design:</p> <p>i) does not compromise or dos not have adverse impact on the character or overall quality of Hayle’s built environment, heritage assets, World Heritage status or is unspoilt coastline; and,</p> <p>ii) meets the requirements set out in the Hayle Design Guide.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|-------------|------------|-----------------|---|---|
| | | | | with the heritage of Hayle”.] | |
| Require that new developments are designed with safety in mind and provide adequate footpaths, cycle-ways and bicycle parking | 97.6 | 2.4 | None triggered. | No revision. | See SD1. |
| Ensure adequate infrastructure is available to meet the needs of existing and new communities | 98.8 | 1.2 | None triggered. | No revision. | SD5 All proposals for development will provide adequate infrastructure related to the development, based on an up-to-date objectively based assessment of need and demand. Proposals for development will be supported where infrastructure required as a result of the proposal are provided in a timely manner to meet the needs of new and existing residents. |
| Require that new developments have a positive or detrimental impact on flood risk for themselves or others | 97.6 | 2.4 | R(C) | Require that new developments have a positive or no detrimental impact on flood risk for themselves or others [Consultant comment - Minor | SD6 Proposals for development will be supported where they do not exacerbate existing flood risk (fluvial and / or surface water run-off) both on-site and elsewhere as a consequence of the development. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| | | | | clarification introduced.] | Where adverse impact is unavoidable, appropriate measures must be taken to fully mitigate the impact. |
| Encourage on-site or local energy production | 91.1 | 8.9 | None triggered. | No revision. | SD7 Proposals for development which include on-site or local scale community low carbon energy generation will be supported. Also, a Community Action could be put in place. |

Topic 2. Natural Environment and Landscape Setting

Theme 2: We will preserve and enhance the landscape setting of the town, coast and surrounding countryside

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|--|------|-----|-----------------|-----------------------------------|
| <ul style="list-style-type: none"> Protect and improve the natural setting of the beaches and the Towans and resist all unnecessary development Protect and improve our countryside and green spaces Maintain distinctiveness of individual settlements | 98.1 | 1.9 | None triggered. | No changes. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|---|
| Support measures that protect and or enhance the unspoilt and undeveloped coastal environment | 98.4 | 1.6 | None triggered. | No revision. | <p>NEL1</p> <p>The following areas, identified on inset map X, are designated as locally important to the natural setting of the beaches:</p> <p>[list]</p> <p>NEL2</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| | | | | | Proposals for development that seek to protect and / or enhance the natural and undeveloped coast will be supported. |
| Provide better public amenities and access where they are required | 97.2 | 2.8 | None triggered. | No revision. | <p>NEL3</p> <p>Proposals which improve the quantity, quality and accessibility of and to public amenities will be supported where they:</p> <p>[criteria list]</p> <p>NEL4</p> <p>Proposals for development of or affecting rights of way and other access ways will be supported where they:</p> <p>i) promote, protect, maintain and enhance the existing public rights of way network and other access ways; and,</p> <p>ii) improve and enhance the existing network of access routes through the provision of upgraded, new or extended routes.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|---|
| | | | | | |
| Support development only where it is in keeping with its setting and where it is needed; and is visually unobtrusive | 93.4 | 6.6 | None triggered. | No revision. | <p>NEL5</p> <p>The built-up area boundary for Hayle is defined on inset map XX.</p> <p>This area, together with sites allocated in this plan for development, sets the preferred location for development.</p> <p>Proposals for development will be supported within the built-up area boundary, subject to the other policies in this plan.</p> <p>Outside of the built-up area boundary, proposals for development will only be permitted where:</p> <p>[insert criteria list, which could include criteria for need, use or area specific development and / or specific policies in this plan, for example, NEL7 below.]</p> <p>[Consultant comment - This policy could arguably be the first under the sustainable development topic / theme above, although it is in this section for the time being as there is no direct objective which could</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | | <p>contain it under Topic / Theme 1. The policy aims to set the direction of travel for the local spatial strategy from which all other policies can ‘flow’. At the moment, there is no single objective which sets the overall framework to enable delivery of part of the very first aim ‘to develop in the right places...’ or directly respond to the theme of growing the town in the most sustainable way – the first question the plan’s strategy should answer is (in broad terms) where is development best located – for example, dispersed across the parish or as extension(s) to Hayle’s existing built-up area (i.e. contiguous)? We suggest either introducing a new objective under topic / theme 1 to better set this policy context which refers to setting a built-up area boundary around Hayle (which would include site allocations within it), or, if the steering group does not wish to introduce a new objective on this following consultation, to introduce this policy here under topic / theme 2. At the current time, the emerging Local Plan refers to built-up areas and “the countryside” but there is no definition of what those areas are – this would suggest that where neighbourhood plans are produced, that they define</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | | <p>these areas to be clear and unambiguous about the spatial plan for Hayle and preferred locations for development. A short built-up area boundary assessment may be required to justify the boundary.]</p> <p>NEL6</p> <p>The quality of Hayle’s natural environment, landscape character and setting should not be compromised. The following natural environment assets and designations will be protected from inappropriate development:</p> <p>[list – could include nationally and European recognised sites plus locally identified areas where there is justification for the local sites to be designated as locally important in the plan]</p> <p>Development proposals will only be supported where they:</p> <p>i) have demonstrated that there are no adverse impacts on the natural environment (landscape,</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|-------------|------------|-----------------|---|---|
| | | | | | <p>biodiversity and habitats) or are satisfactorily mitigated; and,</p> <p>ii) enhance the natural environment where there is the opportunity to do so.</p> <p>Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development. Such measures should include the use of appropriate planting which can enrich the biodiversity of the area such as trees and other planting native to the local area.</p> <p>[Consultant comment – “native” will need to be defined in the supporting text.]</p> |
| Support development that enables improved public access to the beach | 93.0 | 7.0 | None triggered. | No revision. | <p>NEL7</p> <p>Proposals for development which provide and / or enable improved access to the beach will be supported.</p> |
| Preserve the character of the Riviere | 93.5 | 6.5 | None | No revision. | NEL8 |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|---|
| Towans Chalet Site by upholding existing controls and restrictions: | | | triggered. | | <p>The character of the Riviere Towans Chalet site (identified on inset map Y) will be maintained.</p> <p>Proposals for development will only be supported where they:</p> <ul style="list-style-type: none"> i) Have no negative impact on the existing and essential character of the site.... ii) <p>[Consultant comment – need to clarify what the “existing controls and conditions” are to develop policy further.]</p> |
| The town’s green infrastructure/ornamental landscape should be protected, enhanced and better linked | 97.5 | 2.5 | None triggered. | No revision. | <p>NEL9</p> <p>The locally valued areas of green infrastructure in Hayle (identified on inset map XX) are:</p> <p>[list]</p> <p>These areas will be protected from inappropriate development.</p> <p>Proposals for development on or adjacent to these areas will only be supported where they help to maintain or enhance access to the area.</p> <p>Proposals for development which seek to improve</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|---|
| | | | | | pedestrian and cycling links between the areas will be supported. |
| Every child should have access to a play area by foot without having to cross any uncontrolled crossings | 91.7 | 8.3 | None triggered. | No revision. | <p>NEL10</p> <p>Proposals for the improvement of existing play areas and the provision of additional play areas will be supported where such proposals:</p> <ul style="list-style-type: none"> i) do not reduce the quality or capacity of existing provision; ii) do not reduce the proximity of provision to existing residential areas; iii) maintain or enhance safe access to the area (avoiding uncontrolled pedestrian crossings) to children and parents by foot; iv) do not reduce the quantity of areas provided unless replacement provision is unavoidable, enhances the quality of provision overall and meets the above criteria; v) a programme of ongoing maintenance is put in place; and, vi) meet the requirements for provision set out in Cornwall Council’s Housing Standards SPD and |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| | | | | | <p>Policy 14 of the Local Plan...</p> <p>vii) [local or national standards of distance away from a play area could be explored]</p> <p>NEL11</p> <p>Proposals for development should make the required provision for play areas. They should:</p> <p>viii) meet the requirements for open space and play provision set out in Cornwall Council’s Housing Standards SPD and Policy 14 of the Local Plan;</p> <p>ix) [local or national standards of distance away from a play area could be explored]; and,</p> <p>x) demonstrate how residents (particularly children) will safely access local play provision (avoiding uncontrolled pedestrian crossings).</p> |
| Existing trees should be protected from loss through development | 92.2 | 7.8 | None triggered. | No revision. | <p>NEL12</p> <p>Proposals for development should avoid loss of existing trees. Where unavoidable, proposals should demonstrate how the loss of trees will be mitigated,</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|---|
| | | | | | through replacement planting. |
| Landscaping requirements for new developments must include the planting of native species trees | 95.5 | 4.5 | None triggered. | No revision. | See NEL5. |
| Ensure development contributes positively to maintaining the distinctiveness of the area's different settlement areas | 92.2 | 7.8 | None triggered. | No revision. | NEL13 Proposals for development will be supported where they contribute positively to maintaining the distinctiveness of the landscape setting and character of the part of Hayle to which the proposal relates. |

| | |
|-----------------|--|
| Topic 3. | Housing |
| Theme 3: | We will meet the housing needs of the local community |

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|--|-------------|-------------|----------|--|
| <ul style="list-style-type: none"> • Increase the supply of dwellings so as to meet the various needs of the local community • Increase choice and flexibility in housing supply • Make the quality of new housing developments a source of local pride • Achieve social and environmental integration | 84.9 | 15.1 | R | <ul style="list-style-type: none"> • Increase the supply, <i>choice and flexibility of housing</i> of dwellings so as to meet the various <i>housing and socio-economic</i> needs of the local community • Increase choice and flexibility in housing supply • Make <i>Ensure that</i> the quality of new housing developments <i>does not spoil the character of Hayle and is</i> a source of local pride • Achieve social, <i>physical</i> and environmental integration <i>of new housing</i> <p>[Consultant comment – we have suggested merging the first two bullets given repetition and the commonality / links between supply, choice and flexibility. The supply of housing is very closely linked to the socio-economic conditions, nature of employment and affordability (or not) enabled by wages. This relationship between jobs and homes was picked up in a number of comments. We have therefore suggested strengthening the objective by introducing the words “housing and socio-economic”, even though it can be argued that the objective as drafted already implied that by not defining “needs”.</p> |

| | | | | |
|--|--|--|--|--|
| | | | | <p>“Ensure” has been introduced for reasons of consistency (it is used elsewhere in the objectives).</p> <p>Reference to not spoiling the character of Hayle has been introduced as this is a theme which came through strongly from comments and “yes” answers to other questions.</p> <p>There were several references to the “physical” integration of housing in comments and as already noted, much was made of the importance of the town’s character. Physical integration may of course be part of the draft aim’s intent of and reference to “environmental” integration, but it would be worth adding the word “physical” for the avoidance of doubt.</p> <p>The words “of new housing” have been introduced to avoid doubt and strengthen the link between the aim and topic / theme.]]</p> |
|--|--|--|--|--|

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|------|---------|---|---|
| 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 | 87.7 | 12.3 | R | [Consultant comment – No change suggested. It is considered that the level of “nos” is likely to be due to people wanting to oppose the levels of development set by the Local Plan, rather than objecting to the | H1 The following development sites are allocated for housing and associated development and / or mixed use to satisfy and deliver the strategic housing requirements for Hayle in the Cornwall Local Plan: [list sites] |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | <p>neighbourhood plan playing the role of facilitating the development or for delivery to take place in an ordered and phased manner. There will, of course, be further opportunities to test the detail of the delivery of this objective as the plan's development progresses.]</p> | <p>These sites are defined on inset maps YY to YY.</p> <p>HXX – HXX</p> <p>[policy wording repeated for each site allocated]</p> <p>To enable the delivery of the scale of housing identified in the Cornwall Local Plan in sustainable locations in Hayle, land at XXXXXXXX is allocated for the development of XXX dwellings, including affordable and local needs housing.</p> <p>Proposals for development will be expected to deliver:</p> <ul style="list-style-type: none"> i) at least XX affordable housing dwellings [or a percentage of the total] to satisfy locally identified need for affordable housing; ii) a number of dwellings which meet a demonstrable local need for other low cost 'intermediate' sector housing, to help maintain an adequate supply of appropriate types, sizes and tenures of housing to satisfy local need and help maintain a balanced and sustainable local community; iii) be developed in consultation with the Parish |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|--------------------|--------------------|------------------------|---|--|
| | | | | | <p>Council and local community;</p> <p>iv) ...other criteria as necessary, such as, CIL / s106 requirements, provision of specific infrastructure or requirement to deliver infrastructure which responds to specific needs from development, transport requirements, density, dwelling type, compliance with specific LP and / or NP policies, phasing, etc....</p> |
| <p>New housing sites should be released for development in an ordered and phased manner</p> | <p>90.0</p> | <p>10.0</p> | <p>R</p> | | <p>See above – each site could be phased or the plan could just identify a number of dwellings to be delivered per phase and leave allocations to come forward within that context – an example policy is set out below. The Cornwall SHLAA should help to identify appropriate phasing of sites.</p> <p>H1a</p> <p>To deliver the housing scale identified in this plan at a rate commensurate with need and demand, delivery will be phased in the following periods:</p> <p>[insert phases and numbers]</p> |
| <p>Prioritise the redevelopment on brownfield sites</p> | <p>94.6</p> | <p>5.4</p> | <p>None triggered.</p> | <p>No revision.</p> | <p>H2</p> <p>Within the Hayle built-up area boundary and outside</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|---------|---|--|
| | | | | | of the sites allocated for development in this plan, preference will be given to the delivery of housing and mixed use schemes on previously developed land. |
| <p>In the interests of increasing the supply of affordable housing, consider allocating exception sites that provide:</p> <p>a mix of housing types and tenures that meet an identifiable need and support community integration</p> <p>dwellings suitable for the elderly and disabled</p> | 75.7 | 24.3 | R | <p>In the interests of increasing the supply of affordable housing, consider allocating exception sites that provide:</p> <ul style="list-style-type: none"> a mix of housing types and tenures that meet an identifiable local need and support community integration dwellings suitable for the elderly and disabled <p>[Consultant comment - minor wording introduced for clarification, qualifying and re-asserting the point about local needs.]</p> | <p>H3</p> <p>Outside of the Hayle built-up area boundary, exception sites for the delivery of local needs housing will be supported where they:</p> <p>[list criteria]</p> |
| <p>Consider allocating additional housing development sites suitable for new and/or innovative forms of housing provision such as self-build, live/work</p> | 77.0 | 23.0 | R | <p>Consider allocating additional housing development sites suitable for new and/or innovative forms of housing provision such as self-build, live/work</p> | <p>H4</p> <p>Proposals for self-build housing will be supported where they demonstrate that:</p> <p>[list criteria]</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| units | | | | <p>units</p> <p>[Consultant comment – the numbers of “nos”, although still not high, together with the types of comments received about housing numbers suggest a negative response to the word “additional”. Suggest removing the word, thus retaining the desire for the types of housing identified but within the context of the Cornwall Local Plan allocation. The scale can be tested further as the plan develops.]</p> | <p>[Consultant comment- if self-build sites and / or live-work sites are allocated, an additional policy (or a policy which is specific to each) such as the following could be introduced here or as part of the housing allocation sites if the quantum is within the scale in the Local Plan.]</p> <p>HX</p> <p>To facilitate the delivery of innovative small scale self-build and live-work housing in Hayle, land at XXXXXXXX is allocated for the development of XX self-build dwellings and XX live-work units.</p> <p>Proposals for development will be expected to meet the requirements set out in Policy H4 and / or H5 of this plan.</p> <p>H5</p> <p>Proposals for development which enable or facilitate working and living in the same building or site will be</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | | <p>supported where they are well-related to the surrounding land and building uses, the uses do not cause unacceptable nuisance to neighbouring premises / properties, the proposal provides satisfactory living conditions for future occupants, and there is no adverse impact on:</p> <ul style="list-style-type: none"> i) the character of the built environment; ii) the character of the natural environment and setting; iii) residential amenity; iv) traffic generation; v) noise; and, vi) light pollution. <p>Proposals which seek the change of use of existing employment space to form accommodation must demonstrate that such changes do not result in an unacceptable loss of existing employment space to the detriment of the local economy. Proposals should</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|------|---------|--|--|
| | | | | | <p>retain existing ground floor employment space.</p> <p>To ensure that the supply of live-work employment premises are retained for the benefit of the local economy, and to prevent the use of this policy to achieve wholly residential use through conversion of live-work units in the future, new additional development of live-work units permitted under this policy must remain as their proposed use in perpetuity to support the local economy unless it can be demonstrated, through a robust local economic assessment, that there is no demand or need for the live-work unit to remain as such for 3 years from the point of assessment.</p> |
| Support, if necessary, a lower affordable housing quotient for brownfield sites that have substantial remediation or heritage considerations | 72.4 | 27.6 | R | <p>Delete and encapsulate within suggested new additional objective on affordable and local needs housing below.</p> <p>[Consultant comment – without context, it can be difficult to get such</p> | See last policy in topic |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|--------------------|-------------------|------------------------|---|--|
| | | | | <p>messages across, that the cost of remediation of a brownfield site can mean that the scale of affordable units or other infrastructure associated with the site cannot be brought forward. This is a point of fact and not necessarily something that requires its own objective. Sometimes, the point is that if such proposals are not supported, the site will simply not be redeveloped. The objective could be covered by a policy which sets out the parameters for affordable housing requirements rather than having a distinct objective, for example, that which we have suggested is added below. This way, the “yeses” are satisfied and the “nos” respected.]</p> | |
| <p>Consider adopting a design guide to help ensure housing construction is appropriate and sustainable</p> | <p>91.9</p> | <p>8.1</p> | <p>None triggered.</p> | <p>No revision.</p> | <p>Community Action. Also see SD1.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|--|---|
| Ensure new housing developments make provision for high speed broadband and other communication networks | 95.9 | 4.1 | None triggered. | No revision. | H6 Proposals for all new residential development will be required to make provision for high speed broadband and other communication networks to be accommodated. |
| Adequate off-road parking provision should be provided for all new housing developments | 99.1 | 0.9 | None triggered. | No revision. | H7 Proposals for development should demonstrate how they will make provision for adequate off-road parking to help ensure that access into, out of and within a development is not compromised and on-street parking does not impede access by emergency service vehicles and other service vehicles such as those used for refuse collection. |
| Development on housing sites will be subject to adequate infrastructure being in place and sufficient community benefits accruing | 96.0 | 4.0 | R(C) | Development on housing sites will be subject to adequate physical, social and community infrastructure being provided in a timely manner place and sufficient community benefits accruing [Consultant comment – the first | H8 Proposals for development will be supported where they demonstrate that they will provide appropriate and adequate social, physical and community infrastructure related to the development in a timely manner, and based on an up-to-date assessment of need. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|--------------------|---|---|
| | | | | <p>suggested minor changes have been introduced to qualify what is meant by infrastructure. The term means different things to different people, which was apparent in the comments received. It also ties it better to the revised aims.</p> <p>Reference to the provision in “a timely manner” reflects comments made about the need for infrastructure to be in place as development is built and not as an after-thought. The revised wording here is considered to be flexible enough to allow for the reality that some infrastructure on some sites simply cannot be delivered before a certain threshold of housing is completed, due to the costs involved in delivery.]</p> | <p>[Consultant comment – the last qualifying part of the policy may not be needed if the neighbourhood plan can quantify (evidence) provision standards or requirements for specific infrastructure related to each allocation and set out as one of the criteria in the site allocation policies above.]</p> |
| | | | <p>R(C)</p> | <p>New objective:</p> | <p>See NEL6.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|--------------------|--|---|
| | | | | <p>Ensure that the impact of new housing developments on the environment is minimised and integration between new developments and the environment is achieved</p> <p>[Consultant comment – this additional objective has been introduced as none of the draft objectives seem to have addressed the provision of housing responding to local needs, although there is some coverage in the objectives on exceptions sites and brownfield sites. It will also help to respond positively to some of the comments received about the preference for local needs housing first.]</p> | |
| | | | <p>R(C)</p> | <p>New objective:</p> <p>Ensure that new housing developments comprise dwellings of a type, size and</p> | <p>H9</p> <p>Proposals for housing development of a scale within nationally set qualifying thresholds will provide affordable housing of up to XX% of total dwellings on-</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|--|--|
| | | | | <p>tenure which respond to and meet demonstrable local housing and socio-economic needs of Hayle's residents</p> <p>[Consultant comment – this additional objective has been introduced as none of the draft objectives seem to have addressed the last aim in this topic / theme.</p> | <p>site in response to meeting locally identified housing needs. Affordable housing should be provided in an integrated way with other types and tenures of housing on the site.</p> <p>Such proposals will need to demonstrate how the proposed mix of dwellings:</p> <ul style="list-style-type: none"> i) contributes to creating a balanced community and housing stock; ii) meets a demonstrable local housing <i>market</i> need in terms of dwelling size, type and tenure; and, iii) meets a demonstrable local affordable need for social rented and shared equity housing in terms of dwelling size, type and tenure. <p>Where delivery of required affordable housing proportions on a previously developed (brownfield) site compromises the delivery of the redevelopment as a whole and this can be demonstrated (and verified through independent viability assessment), a reduced proportion of affordable housing may be proposed.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|--|
| | | | | | <p>H10</p> <p>Proposals for community owned housing development initiatives (such as those delivered via Community Land Trusts) which respond to a local housing need will be supported.</p> |

| | |
|-----------------|--|
| Topic 4. | Business, Enterprise and Economy |
| Theme 4: | We will encourage and stimulate business development and improve employment opportunities and prospects |

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|---|-------------|------------|-------------|--|
| <ul style="list-style-type: none"> • <i>Allocate employment land and space to reflect demand</i> • <i>Improve local employment opportunities</i> • <i>Meet the job needs of local people</i> • <i>Encourage more training and education opportunities</i> • <i>Support local enterprise, especially eco- and sustainability related</i> • <i>Encourage micro and SME businesses – affordable incubation</i> | 97.8 | 2.2 | R(C) | <ul style="list-style-type: none"> • <i>Allocate employment land and space to reflect demand</i> • <i>Improve local employment opportunities</i> • <i>Meet the job needs of local people</i> • <i>Encourage more training and education opportunities</i> • <i>Support local enterprise, especially eco- and sustainability related</i> • <i>Encourage micro and small and medium sized enterprise (SME) businesses – affordable incubation</i> <p>[Consultant comment – we suggest including the meaning of the acronym for the avoidance of doubt.]</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|--------------------|--------------------|-----------------|---|---|
| <p>Allocate land for office accommodation and industrial use so as to create more jobs that meet local employment needs</p> | <p>88.9</p> | <p>11.1</p> | <p>R</p> | <p>Allocate land for office accommodation and industrial use, to meet local economic demand, so as to create more jobs that meet local employment needs</p> <p>[Consultant comment – we suggest the minor additional wording to relate the objective better to the first aim in this topic / theme.]</p> | <p>BEE1</p> <p>The following development sites are allocated for employment and associated development and / or mixed use to satisfy and deliver the strategic employment requirements for Hayle in the Cornwall Local Plan:</p> <p>[list sites]</p> <p>These sites are defined on inset maps YY to YY.</p> <p>BEEEX – BEEEX</p> <p>[policy wording repeated for each site allocated]</p> <p>To enable the delivery of the scale of employment land identified in the Cornwall Local Plan in sustainable locations in Hayle, land at XXXXXXXX is allocated for the development of XX ha of employment land.</p> <p>Proposals for development will be expected to deliver:</p> <p>[insert specifics of allocation requirements as necessary]</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|--|
| Provide opportunity, especially for micro and SME businesses, to develop and expand without having to move out of Hayle | 95.5 | 4.5 | R(C) | <p>Provide opportunity, especially for micro and small and medium sized enterprise (SME) businesses, to develop and expand without having to move out of Hayle</p> <p>[Consultant comment – we suggest including the meaning of the acronym for the avoidance of doubt.]</p> | <p>BEE2</p> <p>Proposals for development and extension of employment premises [specify use class if necessary] which enable existing businesses to expand and remain in Hayle will be supported where they demonstrate:</p> <p>[list criteria]</p> |
| Support measures to increase over-16 education and skills provision in Hayle | 96.4 | 3.6 | None triggered. | No revision. | <p>Community Action.</p> <p>...and...</p> <p>BEE3</p> <p>Proposals or development which facilitate and improve opportunities for education and improvement in skills will be supported where they demonstrate that:</p> <p>[list criteria]</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|-----------------|--|--|
| Maintain and enhance the vibrancy of high street shopping at both Copperhouse and Foundry whilst protecting the historic fabric of these shopping areas | 96.4 | 3.6 | None triggered. | No revision. | [Consultant comment –are policy 4 and PP2 of the emerging local Plan sufficient?] |
| Oppose out-of-town-centre retail development proposals that are likely to impact unfavourably on town centre businesses | 69.8 | 30.2 | R | <p>Control Oppose out-of-town-centre retail development proposals to minimise any adverse that are likely to impact unfavourably on town centre businesses</p> <p>[Consultant comment – we suggest introducing some better balance in light of comments and the number of “nos” that the objective received.]</p> | <p>BEE4</p> <p>Proposals for out of town retail development will only be supported where they demonstrate:</p> <p>[list of criteria]</p> |
| Ensure that DDA compliance, accessibility, high-speed broadband and other necessary infrastructure is in place to support business | 96.7 | 3.3 | R(C) | Ensure that Disability Discrimination Act (DDA) compliance, accessibility, high-speed broadband and other necessary infrastructure is in place to support business | <p>BEE5</p> <p>Proposals for all new employment and education developments will be required to make provision to accommodate high speed broadband and other communication infrastructure / networks.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|--|---|
| | | | | <p>[Consultant comment – we suggest including the acronym wording in full for the avoidance of doubt.]</p> | <p>[Consultant comment – accessibility and DDA issues are covered in law by Building Regulations and so a policy will not be necessary.</p> <p>Planning policy cannot improve broadband speeds or connectivity, which is the responsibility of service providers – instead the policy can only go as far as helping to ensure that the building provides for the opportunity for SFB and other future ICT physical requirements to be installed. This policy could be amended to require all development types to ensure that development can accommodate broadband and other types of ICT connectivity.]</p> |

Topic 5. Traffic & Transport

Theme 5: We will encourage non-car travel and reduce the impact of motor vehicles within the town

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|---|------|------|---------|---|
| <ul style="list-style-type: none"> • Reduce the need to use private motor vehicles • Reduce impact of motor vehicles in the built up areas • Increase the number of safe pedestrian and cycle routes • Maintain and enhance Hayle’s transport links | 87.8 | 12.2 | R | <ul style="list-style-type: none"> • Reduce the need to use private motor vehicles • Reduce <i>the negative</i> impacts of motor vehicles in the built up areas (<i>such as congestion and air pollution</i>) • Increase the number of safe pedestrian and cycle routes • Maintain and enhance Hayle’s transport links <p>[Consultant comment – we think it is worth adding the qualifying wording to try to reduce some of the negative comments received about the plan appearing to be anti-car – it is reasonable to introduce your reasoning.]</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|--|---|
| Improve the linkages between the various neighbourhood areas by means other than the private motor car | 90.2 | 9.8 | None triggered. | No revision. | <p>TT1</p> <p>Proposals for development which will improve interconnectivity between residential areas for pedestrians and cyclists will be supported.</p> <p>Such proposals should pay particular attention to:</p> <ul style="list-style-type: none"> i) Safe adequate lighting; ii) Appropriate signposting; iii) Cycle parking; iv) |
| Ensure route-ways are adequately lit and sign-posted | 94.4 | 5.6 | None triggered. | No revision. | <p>Community Action.</p> <p>Also see TT1.</p> |
| Encourage local traffic to each town centre while discouraging the use of the town for traffic | 93.0 | 7.0 | None triggered. | <p>Encourage Discourage through traffic whilst facilitating local traffic to each town centre while discouraging the use of the town for traffic access the two centres of Copperhouse and Foundry.</p> <p>[Consultant comment - The objective as drafted could be better worded, hence</p> | <p>TT2</p> <p>Proposals which discourage through traffic and / or which facilitate ease of access of local traffic into the two town centres of Copperhouse and Foundry will be supported.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|-----------------|---|---|
| | | | | the suggested change.] | |
| Encourage alternative means of travel to the private motor car | 87.3 | 12.7 | R | <p>Improve opportunities to use modes of transport other than the private motor car. Encourage alternative means of travel to the private motor car</p> <p>[Consultant comment – the objective has been amended in an attempt at reducing the number of “nos” without losing the intent. The word “encourage” could suggest to people that it’s going to be about sticks and not carrots.]</p> | Community Action. |
| Provide additional secure bicycle parking in suitable locations | 91.5 | 8.5 | None triggered. | No revision. | <p>Community Action.</p> <p>...and...</p> <p>TT3</p> <p>Proposals for development should demonstrate that they will provide cycle parking at key locations such as public spaces, public and community buildings, shops and other facilities.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|---------|--|--|
| | | | | | Safe and secure parking for cycles should be provided for residential flats. |
| Community bicycle and mobility scooters rental (and drop curbs where necessary) | 85.6 | 14.4 | R | <p>Improve accessibility by considering community Community bicycle and mobility scooters rental (and drop curbs where necessary)</p> <p>[Consultant comment – the word “considering” softens the objective a little, perhaps introducing some comfort for those who said “no”. Either way this is more likely to result in a community action than a neighbourhood plan policy.]</p> | Community Action. |
| Provide electric charging points in suitable locations | 83.7 | 16.3 | R | <p>Improve opportunities for the provision of Provide electric charging points in suitable locations</p> <p>[Consultant comment – the added words soften the objective without</p> | Community Action. Also see SD2. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|-------------|-------------|-----------------|---|---|
| | | | | losing the intent. Either way this is more likely to result in a community action than a neighbourhood plan policy although the requirement to provide electric charge points could be a criteria on certain types of development – there is likely to be a significant increase of the availability of hybrid and electric cars in the plan’s lifetime.] | |
| Support improvements to and better integration of public transport services | 97.2 | 2.8 | None triggered. | No revision. | Community Action. Also see SD2. |
| Provide a new junction on the A30 at or near Tolroy | 89.1 | 10.9 | R | Provide a new junction on the A30 at or near Tolroy if need and demand demonstrate it is a requirement. [Suggest adding some qualifying words to respond to “nos”.] | TT4 The provision of a new junction on the A30 at or near the Tolroy will be supported. [Consultant comment – if this is also part of an allocation or becomes an allocation or safeguarding of land in its own right, it should be referenced as part of the relevant policy too or this policy could be further defined.] |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|-----------------|--|---|
| Revive [the 'Streetscape'] proposals to improve pedestrian-priority at Foundry Square, War Memorial and Copperhouse | 82.8 | 17.2 | R | <p>Revive—Consider [the 'Streetscape'] proposals to improve pedestrian-priority at Foundry Square, War Memorial and Copperhouse (including their impact and benefits / dis-benefits)</p> <p>[Consultant comment – we suggest tempering this objective’s wording a little so that it does not appear to be a ‘fait accompli’. The qualifying wording will introduce some balance to the objective, while still retaining the intent.]</p> | <p>Community Action.</p> <p>...and...</p> <p>TT5</p> <p>Proposals for the improvement of pedestrian accessibility at Foundry Square, War Memorial and Copperhouse will be supported where their need and benefits (in terms of enhancing the existing public realm and local economy) are clearly demonstrated.</p> |
| Extend and improve off-street car parking arrangements | 94.9 | 5.1 | None triggered. | No revision. | <p>TT6</p> <p>The [name], [name] and [name] off-street public parking are important assets to the local community and economy, and are essential to the functionality of the town centre.</p> <p>Their use as car parks will be safeguarded and their capacity maintained.</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | | <p>Proposals for the development of additional off-street parking will be supported where there is no adverse impact on:</p> <p>[list criteria]</p> |

| | |
|-----------------|---|
| Topic 6. | Community Wellbeing |
| Theme 6: | We will sustain the vitality, health and safety of all groups of the community |

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|--|------|-----|-----------------|-----------------------------------|
| <ul style="list-style-type: none"> • <i>Improve, promote and maintain recreation and leisure opportunities and adapting to changing need</i> • <i>Social integration and inclusion of all groups of the community</i> • <i>Protect local services</i> • <i>Ensure services and facilities grow and evolve to meet future needs and demands</i> • <i>Consider what young people want</i> | 97.7 | 2.3 | None triggered. | No changes. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|---|
| Ensure all residents have opportunities to take part in leisure and recreation activities | 97.7 | 2.3 | None triggered. | No revision. | <p>CW1</p> <p>The following existing areas of public open space and leisure & recreation facilities are important to the local community and should be protected:</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | | <p data-bbox="1485 189 1541 220">[list]</p> <p data-bbox="1485 260 2141 341">Proposals to develop these spaces and facilities in part or whole will only be supported where:</p> <ul style="list-style-type: none"> <li data-bbox="1485 384 2141 628">i) An assessment has been undertaken which clearly shows that the open space (and any ancillary buildings essential to the use of that space) or facility to be surplus to local and strategic need and demand; or <li data-bbox="1485 655 2141 842">ii) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or <li data-bbox="1485 869 2141 1007">iii) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or, <li data-bbox="1485 1034 2141 1115">iv) The development is ancillary to the use of that land as recreational / open space; and, <li data-bbox="1485 1142 2141 1224">v) The proposal demonstrates that it has the support of the local community and Town Council. <p data-bbox="1485 1315 1559 1345">CW1a</p> <p data-bbox="1485 1385 2123 1415">Proposals for improved, new and / or additional play,</p> |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|--------------------|-------------------|------------------------|---|---|
| | | | | | <p>sports and recreation facilities and pitches will be supported where they:</p> <ul style="list-style-type: none"> i) respond to a demonstrable need and demand for the proposed facility; ii) provide community access; iii) have been developed in consultation with the community; and, iv) meet up-to-date standards of design set by the appropriate agency or governing body. |
| <p>Encourage the development of facilities for young people based on their needs and aspirations</p> | <p>94.8</p> | <p>5.2</p> | <p>None triggered.</p> | <p>No revision.</p> | <p>Community Action</p> <p>...and...</p> <p>CW2</p> <p>Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that:</p> <ul style="list-style-type: none"> i) the proposal is based on an up-to-date understanding of needs and demand for the proposed facility; ii) local young people have been consulted and involved in developing the proposal; iii) local residents have been consulted; and, |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| | | | | | iv) there are no adverse impacts on local amenity, such as noise, landscape or lighting. |
| Support the retention and development of local hospital, hospice and medical facilities and services | 98.6 | 1.4 | None triggered. | No revision. | CW3 Proposals for development which help to retain and enhance medical facilities (and therefore support the services they provide) such as the hospital, hospice and GP surgeries will be supported. |
| Maintain and improve access to public buildings and open spaces | 99.1 | 0.9 | None triggered. | No revision. | Community Action. ...and... CW4 Proposals which provide or enable improved access to public and community buildings and open space will be supported. |
| Encourage development that improves safety and reduces the risk of crime | 95.4 | 4.6 | None triggered. | No revision. | See SD1. |
| | | | R(C) | Support the safeguarding (protection) of land adjacent to schools where there is a need for future possible expansion [Consultant comment - This objective | CW5 The following schools are likely to be impacted by the future scale of development in Hayle during the plan |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|------------------|-----|----|---------|---|---|
| | | | | <p>has been added in response to the consultation response to Q95 – no draft objective covers the issue.]</p> | <p>period:</p> <p>[list]</p> <p>Therefore, land within their curtilage and areas of undeveloped and previously developed (brownfield) land in immediate proximity of each school will be safeguarded for future potential school expansion.</p> <p>Such proposals for the expansion of existing schools will be supported where there no adverse impacts on:</p> <p>[list criteria]</p> |

Topic 7. Heritage, Culture and the Built Environment

Theme 7: We will respect the town’s historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|--|------|-----|-----------------|-----------------------------------|
| <ul style="list-style-type: none"> • Increase respect and local pride in where we live • Protect the area’s status and heritage • Improve education and interpretation facilities • Encourage the growth in local arts and cultural activity | 97.6 | 2.4 | None triggered. | No changes. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| 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. | 95.6 | 4.4 | None triggered. | No revision. | HCB1 The heritage landscape, assets and historic buildings are particularly important to Hayle. The World Heritage Site, Conservation Areas [name], Listed Buildings and Scheduled Monuments will be protected from inappropriate development and adverse impact which could arise from development proposals. |
| Proposals that impact heritage assets, or their setting, shall only be accepted | 94.6 | 5.4 | | No revision. | |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|-----|----|---------|---|--|
| <p>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.</p> | | | | | <p>Proposals for development, redevelopment or conversion within and / or affecting these areas and designations will only be supported where they provide sustainable development solutions, demonstrate high quality design and meet the requirements set out in the Hayle Design Guide.</p> <p>Particular attention should be paid to:</p> <ul style="list-style-type: none"> i) demonstrating that impact on heritage assets has been assessed and understood using methods of best practice (such as the International Council on Monuments and Sites Heritage Impact Assessment Guidance and Historic England’s latest impact guidance); ii) demonstrating that the proposal’s design and construction include measures (to the highest required standards) to mitigate against and adapt to the impacts of climate change; iii) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding heritage assets and built environment; iv) ensuring that materials and design of the |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|-----|-----------------|---|--|
| | | | | | <p>development are in-keeping with the character of the surrounding heritage assets and built environment;</p> <p>v) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment;</p> <p>vi) within the World Heritage Site, protecting, conserving and presenting the inscribed Outstanding Universal Value, and principally be for employment, heritage and / or leisure uses; and,</p> <p>vii) ensuring that the local community has been consulted as the proposal is developed.</p> <p>[Consultant comment – this policy’s wording is designed to align with SD1.]</p> |
| <p>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</p> | 96.0 | 4.0 | None triggered. | No revision. | Community Action. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|-----|-----------------|---|---|
| values. | | | | | |
| Developments within the World Heritage Site boundary shall not only protect, conserve and present the inscribed Outstanding Universal Value, but shall also be primarily focussed on job creation, heritage and leisure | 96.0 | 4.0 | None triggered. | No revision. | See HCB1. |
| 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...) | 96.1 | 3.9 | None triggered. | No revision. | HCB2 Proposals for development [in the town centres?] should demonstrate how they have taken into account the potential impact on nearby local cultural facilities and activities, and where relevant, mitigated any adverse impact. |
| The heritage values of Hayle's green infrastructure and ornamental landscapes shall be protected and enhanced while public access shall be interlinked. | 98.1 | 1.9 | None triggered. | No revision. | HCB3 The following areas of open space and green infrastructure (identified on inset map XY) are valued locally for their contribution and role in the heritage 'offer' of Hayle. [list] |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|-------------|------------|------------------------|---|--|
| | | | | | <p>These areas will be protected from loss and inappropriate development.</p> <p>Opportunities to enhance their cultural and historic value, and access to and between them and their setting will be supported.</p> |
| <p>Development shall maintain and improve traditional shop fronts and internally illuminated signs in heritage areas shall be resisted.</p> | <p>93.2</p> | <p>6.8</p> | <p>None triggered.</p> | <p>No revision.</p> | <p>HCB4</p> <p>Proposals for development of and alteration to traditional shop frontages in the town centres (defined on inset map XZ) [as defined in the Local Plan] will only be supported where:</p> <ul style="list-style-type: none"> i) there is no adverse impact on and they are sympathetic and in-keeping with the character of the frontage and built form of their setting; ii) they do not introduce internally illuminated signage; and, iii) they meet the requirements set out in the Hayle Design Guide. |

| | |
|-----------------|--|
| Topic 8. | Sustainable Tourism |
| Theme 8: | We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment |

| Draft Aims | Yes | No | Review? | Revised aims in light of analysis |
|---|------|-----|-----------------|-----------------------------------|
| <ul style="list-style-type: none"> Realise Hayle’s tourism potential where it brings net benefits to the local area and community Encourage appropriate and sustainable tourism development | 97.1 | 2.9 | None triggered. | No changes. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|------|---------|---|---|
| Welcome developments that extend or broaden the area’s tourism offer | 87.4 | 12.6 | R | <p>Welcome developments that extend or broaden the area’s tourism offer where they do not compromise the area’s environmental quality or built character</p> <p>[Consultant comment – this has been introduced to qualify the objective in response to some comments but more so because of the opportunity that</p> | <p>ST1</p> <p>Proposals for tourism related development will be supported where they demonstrate that they:</p> <ul style="list-style-type: none"> i) extend or broaden the tourism ‘offer’; ii) do not compromise the environmental value of the area; and, iii) have no adverse impact on the built character and heritage assets of the area. |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|--|------|------|-----------------|--|--|
| | | | | should be taken to better link with the aims of the topic / theme and complement the direction of travel running through the plan's aims and objectives.] | |
| Encourage year-round tourism activity especially where it helps provide good quality, full-time jobs | 94.7 | 5.3 | None triggered. | | Community Action. |
| Support proposals for a good quality hotels with conference and exhibition facilities | 81.3 | 18.7 | R | Support proposals for a good quality hotels with conference and exhibition facilities where demand is demonstrated [Consultant comment – we would suggest qualifying this objective, given the number of “nos” in response. As originally drafted it is a little open to interpretation.] | ST2 Proposals for the development of hotel accommodation (for tourist and business / overnight use) will be supported where they: i) provide good quality accommodation; ii) demonstrate that they will benefit the local economy; iii) include conference and exhibition facilities which meet a demonstrable demand for the size, scale and type proposed; |
| Resist the development of new tourist accommodation and facilities that are | 90.3 | 9.7 | None triggered. | No revision. | iv) demonstrate no adverse impact on the built or natural environment; and, v) meet the requirements set out in the Hayle Design |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|------|------|-----------------|---|--|
| unlikely to benefit the town's economy | | | | | Guide. |
| Promote the development of tourism that relates to, and benefits, the World Heritage Site | 94.6 | 5.4 | None triggered. | No revision. | Community Action. |
| Support accommodation for eco-tourism and environmental education activities | 92.2 | 7.8 | None triggered. | No revision. | ST3 Proposals for the development of accommodation which relates directly to and caters for the needs of eco-tourism and environmental education activities will be supported where: [list criteria] |
| Support developments that encourage vehicle-free tourism | 87.0 | 13.0 | R | Support developments that enable and facilitate encourage vehicle-free tourism [Consultant comment - Some comments received seemed to suggest that the interpretation of this was to support development of vehicle free tourism] | ST4 Proposals for development that enable and facilitate vehicle-free tourism will be supported where: [list criteria] |

| Draft objectives | Yes | No | Review? | Revised objectives in light of analysis | Policy gist |
|---|-------------|------------|-----------------|---|--|
| | | | | <i>only. Hence two clarifying words have been introduced in an attempt to reduce this mis-reading.]</i> | |
| Encourage the provision of facilities that promote and support outdoor pursuits such as surfing, walking, canoeing etc. | 98.6 | 1.4 | None triggered. | No revision. | Community Action. ...and... Proposals for development of facilities which are essential to outdoor sports and leisure activities will be supported where: [list criteria] |

LAND USE

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?

72.8% Yes 27.2% No

Consultant comment – this response can inform the detail of the policy development on allocations.

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

76.4% Yes 23.6% No

Consultant comment – this response can inform the detail of the policy development on allocations.

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

98.0% Yes 2.0% No

An additional objective and a policy suggestion has been introduced due to the level of support for this.

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

84.4% Yes 15.6% No

Consultant comment – this response can inform the detail of the policy development. It may also result in the development of a Transport Strategy alongside or as an integral part of the Neighbourhood Plan.

Part 2: brief analysis of the degree of fit with both the Penwith Saved Local Plan policies and the submission version of the St Ives Neighbourhood Plan

| | |
|-----------------|---|
| Topic 1. | Sustainable Development |
| Theme 1: | We will grow the town in the most sustainable way we can |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>SD1</p> <p>Proposals for housing development will only be supported where they provide sustainable development solutions, demonstrate high quality design and meet the requirements set out in the Hayle Design Guide.</p> <p>Particular attention should be paid to:</p> <ul style="list-style-type: none"> i) Demonstrating that the proposal’s design and construction include measures (to the highest required standards) to mitigate against and adapt to the impacts of climate change; ii) Demonstrating that they are adaptable to the whole-life needs of the household, for example, through the adoption of the Lifetime Homes Standard; iii) The safety and security of residents; iv) Safe access to and through the development by provision of footpaths, cycle paths and cycle parking to up-to-date standards of design; v) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding built environment; vi) ensuring that materials and design of the development are in-keeping with the character of the surrounding built environment; vii) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the | <p>GD1 – Integration of development with surroundings</p> <p>GD2 – Design and layout of development</p> <p>GD3 – Incorporation of landscaping and planting within development</p> <p>CC13 – Control / management of tree planting and hedgerow schemes</p> <p>TV5 – Tree planting</p> | <p>T1 – Sustainable transport</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| surrounding landscape, on views of the proposed development and on the natural environment..... | schemes H18 – Design and layout of residential development | |
| <p>SD2</p> <p>Proposals for development will be required to demonstrate how they contribute to the aims of achieving sustainable development including through:</p> <ul style="list-style-type: none"> i) an assessment of the Life Cycle (Whole Life) Costings of the development; ii) submission of an Environmental Impact Assessment (where required) to ensure that the impact on the environment from construction to completion is minimised and mitigated where necessary; iii) demonstrating how the proposal has maximised any opportunities on-site to utilise previously developed land; iv) demonstrating how the proposal contributes to the increased use of public transport and provides access to public transport routes; v) demonstrating how the proposal improves opportunities for safe cycling and walking (connectivity) through the development and between the new development and other parts of Hayle (neighbourhoods and the town centre); vi) consideration of the provision of electric vehicle charge points for public access in appropriate locations.... | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>SD3</p> <p>Proposals for development, redevelopment and conversion which improve and enhance the sustainability and habitability of existing housing stock will be supported where it demonstrates that:</p> <p>[insert criteria based numbered list].....</p> | | |
| <p>SD4</p> <p>Innovative design in development proposals will be supported where their design:</p> <p>iii) does not compromise or does not have adverse impact on the character or overall quality of Hayle's built environment, heritage assets, World Heritage status or is unspoilt coastline; and,</p> <p>iv) meets the requirements set out in the Hayle Design Guide.</p> | | |
| <p>SD5</p> <p>All proposals for development will provide adequate infrastructure related to the development, based on an up-to-date objectively based assessment of need and demand.</p> <p>Proposals for development will be supported where infrastructure required as a result of the proposal are provided in a timely manner to meet the needs of new and existing residents.</p> | | |
| <p>SD6</p> <p>Proposals for development will be supported where they do not exacerbate existing flood risk (fluvial and / or</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>surface water run-off) both on-site and elsewhere as a consequence of the development.</p> <p>Where adverse impact is unavoidable, appropriate measures must be taken to fully mitigate the impact.</p> | | |
| <p>SD7</p> <p>Proposals for development which include on-site or local scale community low carbon energy generation will be supported.</p> <p>Also, a Community Action could be put in place.</p> | | |

Topic 2. Natural Environment and Landscape Setting

Theme 2: We will preserve and enhance the landscape setting of the town, coast and surrounding countryside

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>NEL1</p> <p>The following areas, identified on inset map X, are designated as locally important to the natural setting of the beaches:</p> <p>[list]</p> | | |
| <p>NEL2</p> <p>Proposals for development that seek to protect and / or enhance the natural and undeveloped coast will be supported.</p> | | |
| <p>NEL3</p> <p>Proposals which improve the quantity, quality and accessibility of and to public amenities will be supported where they:</p> <p>[criteria list]</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>NEL4</p> <p>Proposals for development of or affecting rights of way and other access ways will be supported where they:</p> <p>i) promote, protect, maintain and enhance the existing public rights of way network and other access ways; and,</p> <p>ii) improve and enhance the existing network of access routes through the provision of upgraded, new or extended routes.</p> | | <p>OS7 – Rights of way</p> |
| <p>NEL5</p> <p>The built-up area boundary for Hayle is defined on inset map XX.</p> <p>This area, together with sites allocated in this plan for development, sets the preferred location for development.</p> <p>Proposals for development will be supported within the built-up area boundary, subject to the other policies in this plan.</p> <p>Outside of the built-up area boundary, proposals for development will only be permitted where:</p> <p>[insert criteria list, which could include criteria for need, use or area specific development and / or specific policies in this plan, for example, NEL8 below.]</p> <p>[Consultant comment - This policy could arguably be the first under the sustainable development topic / theme</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|--|---|
| <p>above, although it is in this section for the time being as there is no direct objective which could contain it under Topic / Theme 1. The policy aims to set the direction of travel for the local spatial strategy from which all other policies can ‘flow’. At the moment, there is no single objective which sets the overall framework to enable delivery of part of the very first aim ‘to develop in the right places...’ or directly respond to the theme of growing the town in the most sustainable way – the first question the plan’s strategy should answer is (in broad terms) where is development best located – for example, dispersed across the parish or as extension(s) to Hayle’s existing built-up area (i.e. contiguous)? We suggest either introducing a new objective under topic / theme 1 to better set this policy context which refers to setting a built-up area boundary around Hayle (which would include site allocations within it), or, if the steering group does not wish to introduce a new objective on this following consultation, to introduce this policy here under topic / theme 2. At the current time, the emerging Local Plan refers to built-up areas and “the countryside” but there is no definition of what those areas are – this would suggest that where neighbourhood plans are produced, that they define these areas to be clear and unambiguous about the spatial plan for Hayle and preferred locations for development. A short built-up area boundary assessment may be required to justify the boundary.]</p> | | |
| <p>NEL6</p> <p>The quality of Hayle’s natural environment, landscape character and setting should not be compromised. The following natural environment assets and designations will be protected from inappropriate development:</p> <p>[list – could include nationally and European recognised sites plus locally identified areas where there is justification for the local sites to be designated as locally important in the plan]</p> | <p>TV5 – Tree planting schemes</p> <p>CC1 – CC10 (various environment and landscape protection policies)</p> <p>CC12 - Prevention of loss or damage to significant</p> | <p>OS2 – Flora and fauna</p> <p>OS3 – Trees, woodland, hedgerows and Cornish hedges</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|--|---|
| <p>Development proposals will only be supported where they:</p> <p>i) have demonstrated that there are no adverse impacts on the natural environment (landscape, biodiversity and habitats) or are satisfactorily mitigated; and,</p> <p>ii) enhance the natural environment where there is the opportunity to do so.</p> <p>Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development. Such measures should include the use of appropriate planting which can enrich the biodiversity of the area such as trees and other planting native to the local area.</p> <p>[Consultant comment – “native” will need to be defined in the supporting text.]</p> | <p>trees, woodlands, hedgerows and Cornish hedges</p> <p>R3 – Development resulting in the loss of existing or proposed open areas in formal or informal recreational use</p> <p>R4 – Development affecting the recreational value of (specific) areas</p> | |
| <p>NEL7</p> <p>Proposals for development which provide and / or enable improved access to the beach will be supported.</p> | | |
| <p>NEL8</p> <p>The character of the Riviere Towans Chalet site (identified on inset map Y) will be maintained.</p> <p>Proposals for development will only be supported where they:</p> <p>iii) Have no negative impact on the existing and essential character of the site....</p> | <p>TM9 – Replacement chalets, extensions or other structures within Riviere Towans</p> | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| iv) [Consultant comment – need to clarify what the “existing controls and conditions” are to develop policy further.] | | |
| NEL9 The locally valued areas of open space and green infrastructure in Hayle (identified on inset map XX) are: [list] These areas will be protected from inappropriate development. Proposals for development on or adjacent to these areas will only be supported where they help to maintain or enhance access to the area. Proposals for development which seek to improve pedestrian and cycling links between the areas will be supported. | R3 – Development resulting in the loss of existing or proposed open areas in formal or informal recreational use R4 – Development affecting the recreational value of (specific) areas | OS6 – Open areas within and on the edge of settlements |
| NEL10 Proposals for the improvement of existing play areas and the provision of additional play areas will be supported where such proposals: i) do not reduce the quality or capacity of existing provision; ii) do not reduce the proximity of provision to existing residential areas; iii) maintain or enhance safe access to the area (avoiding uncontrolled pedestrian crossings) to children and parents by foot; iv) do not reduce the quantity of areas provided unless replacement provision is unavoidable, | R4 - Development affecting the recreational value of (specific) areas | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|--|--|
| <p>enhances the quality of provision overall and meets the above criteria;</p> <p>v) a programme of ongoing maintenance is put in place; and,</p> <p>vi) meet the requirements for provision set out in Cornwall Council’s Housing Standards SPD and Policy 14 of the Local Plan...</p> <p>vii) [local or national standards of distance away from a play area could be explored]</p> | | |
| <p>NEL11</p> <p>Proposals for development should make the required provision for play areas. They should:</p> <p>i) meet the requirements for open space and play provision set out in Cornwall Council’s Housing Standards SPD and Policy 14 of the Local Plan;</p> <p>ii) [local or national standards of distance away from a play area could be explored]; and,</p> <p>iii) demonstrate how residents (particularly children) will safely access local play provision (avoiding uncontrolled pedestrian crossings).</p> | | <p>H5 – Open space provision</p> |
| <p>NEL12</p> <p>Proposals for development should avoid loss of existing trees. Where unavoidable, proposals should demonstrate how the loss of trees will be mitigated, through replacement planting.</p> | <p>CC12 - - Prevention of loss or damage to significant trees, woodlands, hedgerows and Cornish hedges</p> <p>TV4- Prevention of loss of / damage to trees</p> | <p>OS3 - – Trees, woodland, hedgerows and Cornish hedges</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>NEL13</p> <p>Proposals for development will be supported where they contribute positively to maintaining the distinctiveness of the landscape setting and character of the part of Hayle to which the proposal relates.</p> | | |

| | |
|-----------------|--|
| Topic 3. | Housing |
| Theme 3: | We will meet the housing needs of the local community |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|--|
| <p>H1</p> <p>The following development sites are allocated for housing and associated development and / or mixed use to satisfy and deliver the strategic housing requirements for Hayle in the Cornwall Local Plan:</p> <p>[list sites]</p> <p>These sites are defined on inset maps YY to YY.</p> <p>HXX – HXX</p> <p>[policy wording repeated for each site allocated]</p> <p>To enable the delivery of the scale of housing identified in the Cornwall Local Plan in sustainable locations in Hayle, land at XXXXXXXX is allocated for the development of XXX dwellings, including affordable and local needs housing.</p> | | <p>H5 – Open space provision</p> <p>AM and AS policies (specific allocation policies for mixed use and housing)</p> <p>T2 – Parking provision for new housing and other developments</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>Proposals for development will be expected to deliver:</p> <ul style="list-style-type: none"> i) at least XX affordable housing dwellings [or a percentage of the total] to satisfy locally identified need for affordable housing; ii) a number of dwellings which meet a demonstrable local need for other low cost ‘intermediate’ sector housing, to help maintain an adequate supply of appropriate types, sizes and tenures of housing to satisfy local need and help maintain a balanced and sustainable local community; iii) be developed in consultation with the Parish Council and local community; iv)other criteria as necessary, such as, CIL / s106 requirements, provision of specific infrastructure or requirement to deliver infrastructure which responds to specific needs from development, transport requirements, density, dwelling type, compliance with specific LP and / or NP policies, phasing, etc.... | | |
| <p>H1a</p> <p>To deliver the housing scale identified in this plan at a rate commensurate with need and demand, delivery will be phased in the following periods:</p> <p>[insert phases and numbers]</p> | | H3 –Phasing of housing development |
| <p>H2</p> <p>Within the Hayle built-up area boundary and outside of the sites allocated for development in this plan, preference will be given to the delivery of housing and mixed use schemes on previously developed land.</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| <p>H3</p> <p>Outside of the Hayle built-up area boundary, exception sites for the delivery of local needs housing will be supported where they:</p> <p>[list criteria]</p> | | |
| <p>H4</p> <p>Proposals for self-build housing will be supported where they demonstrate that:</p> <p>[list criteria]</p> <p>[Consultant comment- if self-build sites and / or live-work sites are allocated, an additional policy (or a policy which is specific to each) such as the following could be introduced here or as part of the housing allocation sites if the quantum is within the scale in the Local Plan.]</p> <p>HX</p> <p>To facilitate the delivery of innovative small scale self-build and live-work housing in Hayle, land at XXXXXXXX is allocated for the development of XX self-build dwellings and XX live-work units.</p> <p>Proposals for development will be expected to meet the requirements set out in Policy H4 and / or H5 of this</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>plan.</p> <p>H5</p> <p>Proposals for development which enable or facilitate working and living in the same building or site will be supported where they are well-related to the surrounding land and building uses, the uses do not cause unacceptable nuisance to neighbouring premises / properties, the proposal provides satisfactory living conditions for future occupants, and there is no adverse impact on:</p> <ul style="list-style-type: none"> i) the character of the built environment; ii) the character of the natural environment and setting; iii) residential amenity; iv) traffic generation; v) noise; and, vi) light pollution. <p>Proposals which seek the change of use of existing employment space to form accommodation must demonstrate that such changes do not result in an unacceptable loss of existing employment space to the</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| <p>detriment of the local economy. Proposals should retain existing ground floor employment space.</p> <p>To ensure that the supply of live-work employment premises are retained for the benefit of the local economy, and to prevent the use of this policy to achieve wholly residential use through conversion of live-work units in the future, new additional development of live-work units permitted under this policy must remain as their proposed use in perpetuity to support the local economy unless it can be demonstrated, through a robust local economic assessment, that there is no demand or need for the live-work unit to remain as such for 3 years from the point of assessment.</p> | | |
| <p>H6</p> <p>Proposals for all new residential development will be required to make provision for high speed broadband and other communication networks to be accommodated.</p> | | |
| <p>H7</p> <p>Proposals for development should demonstrate how they will make provision for adequate off-road parking to help ensure that access into, out of and within a development is not compromised and on-street parking does not impede access by emergency service vehicles and other service vehicles such as those used for refuse collection.</p> | | <p>T2– Parking provision for new housing and other developments</p> |
| <p>H8</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>Proposals for development will be supported where they demonstrate that they will provide appropriate and adequate social, physical and community infrastructure related to the development in a timely manner, and based on an up-to-date assessment of need.</p> <p>[Consultant comment – the last qualifying part of the policy may not be needed if the neighbourhood plan can quantify (evidence) provision standards or requirements for specific infrastructure related to each allocation and set out as one of the criteria in the site allocation policies above.]</p> | | |
| <p>H9</p> <p>Proposals for housing development of a scale within nationally set qualifying thresholds will provide affordable housing of up to XX% of total dwellings on-site in response to meeting locally identified housing needs. Affordable housing should be provided in an integrated way with other types and tenures of housing on the site. Such proposals will need to demonstrate how the proposed mix of dwellings:</p> <ul style="list-style-type: none"> i) contributes to creating a balanced community and housing stock; ii) meets a demonstrable local housing <i>market</i> need in terms of dwelling size, type and tenure; and, iii) meets a demonstrable local affordable need for social rented and shared equity housing in terms of dwelling size, type and tenure. <p>Where delivery of required affordable housing proportions on a previously developed (brownfield) site compromises the delivery of the redevelopment as a whole and this can be demonstrated (and verified through</p> | | <p>H1 – Affordable housing</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| independent viability assessment), a reduced proportion of affordable housing may be proposed. | | |
| <p>H10</p> <p>Proposals for community owned housing development initiatives (such as those delivered via Community Land Trusts) which respond to a local housing need will be supported.</p> | | |

| | |
|-----------------|--|
| Topic 4. | Business, Enterprise and Economy |
| Theme 4: | We will encourage and stimulate business development and improve employment opportunities and prospects |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| <p>BEE1</p> <p>The following development sites are allocated for employment and associated development and / or mixed use to satisfy and deliver the strategic employment requirements for Hayle in the Cornwall Local Plan:</p> <p>[list sites]</p> <p>These sites are defined on inset maps YY to YY.</p> <p>BEEXX – BEEXX</p> <p>[policy wording repeated for each site allocated]</p> <p>To enable the delivery of the scale of employment land identified in the Cornwall Local Plan in sustainable locations in Hayle, land at XXXXXXXX is allocated for the development of XX ha of employment land.</p> <p>Proposals for development will be expected to deliver:</p> | <p>E2 – Industrial and business development on town edges</p> | <p>LED1 – New economic proposals</p> <p>AM policies (site specific allocations for mixed use development)</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| [insert specifics of allocation requirements as necessary] | | |
| <p>BEE2</p> <p>Proposals for development and extension of employment premises [specify use class if necessary] which enable existing businesses to expand and remain in Hayle will be supported where they demonstrate:</p> <p>[list criteria]</p> | | LED1 – New economic proposals |
| <p>Community Action.</p> <p>...and...</p> <p>BEE3</p> <p>Proposals or development which facilitate and improve opportunities for education and improvement in skills will be supported where they demonstrate that:</p> <p>[list criteria]</p> | | |
| <p>BEE4</p> <p>Proposals for out of town retail development will only be supported where they demonstrate:</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| [list of criteria] | | |
| <p>BEE5</p> <p>Proposals for all new employment and education developments will be required to make provision to accommodate high speed broadband and other communication infrastructure / networks.</p> <p>[Consultant comment – accessibility and DDA issues are covered in law by Building Regulations and so a policy will not be necessary.</p> <p>Planning policy cannot improve broadband speeds or connectivity, which is the responsibility of service providers – instead the policy can only go as far as helping to ensure that the building provides for the opportunity for SFB and other future ICT physical requirements to be installed. This policy could be amended to require all development types to ensure that development can accommodate broadband and other types of ICT connectivity.]</p> | | |

| | |
|-----------------|---|
| Topic 5. | Traffic & Transport |
| Theme 5: | We will encourage non-car travel and reduce the impact of motor vehicles within the town |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| <p>TT1</p> <p>Proposals for development which will improve interconnectivity between residential areas for pedestrians and cyclists will be supported.</p> <p>Such proposals should pay particular attention to:</p> <ul style="list-style-type: none"> v) Safe adequate lighting; vi) Appropriate signposting; vii) Cycle parking; viii) | | <p>T1 – Sustainable transport</p> |
| <p>TT2</p> <p>Proposals which discourage through traffic and / or which facilitate ease of access of local traffic into the two town centres of Copperhouse and Foundry will be supported.</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>Community Action.</p> <p>...and...</p> <p>TT3</p> <p>Proposals for development should demonstrate that they will provide cycle parking at key locations such as public spaces, public and community buildings, shops and other facilities.</p> <p>Safe and secure parking for cycles should be provided for residential flats.</p> | | |
| <p>TT4</p> <p>The provision of a new junction on the A30 at or near the Tolroy will be supported.</p> <p>[Consultant comment – if this is also part of an allocation or becomes an allocation or safeguarding of land in its own right, it should be referenced as part of the relevant policy too or this policy could be further defined.]</p> | | |
| <p>Community Action.</p> <p>...and...</p> <p>TT5</p> <p>Proposals for the improvement of pedestrian accessibility at Foundry Square, War Memorial and Copperhouse will be supported where their need and benefits (in terms of enhancing the existing public realm and local economy) are clearly demonstrated.</p> | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>TT6</p> <p>The [name], [name] and [name] off-street public parking are important assets to the local community and economy, and are essential to the functionality of the town centre.</p> <p>Their use as car parks will be safeguarded and their capacity maintained.</p> <p>Proposals for the development of additional off-street parking will be supported where there is no adverse impact on:</p> <p>[list criteria]</p> | | <p>T3 – Avoiding loss of parking</p> |

| | |
|-----------------|---|
| Topic 6. | Community Wellbeing |
| Theme 6: | We will sustain the vitality, health and safety of all groups of the community |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| <p>CW1</p> <p>The following existing areas of public open space and leisure & recreation facilities are important to the local community and should be protected:</p> <p>[list]</p> <p>Proposals to develop these spaces and facilities in part or whole will only be supported where:</p> <ul style="list-style-type: none"> i) An assessment has been undertaken which clearly shows that the open space (and any ancillary buildings essential to the use of that space) or facility to be surplus to local and strategic need and demand; or ii) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or iii) The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or, iv) The development is ancillary to the use of that land as recreational / open space; and, v) The proposal demonstrates that it has the support of the local community and Town Council. | <p>CS2 – Loss of existing community facilities</p> | <p>CH1 – Local community and heritage assets</p> <p>OS1 – Landscape areas and open spaces</p> <p>OS6 – Open areas within and on the edge of settlements</p> <p>CF1 – Community facilities and public spaces</p> |
| <p>CW1a</p> <p>Proposals for improved, new and / or additional play, sports and recreation facilities and pitches will be supported where they:</p> | | <p>CF2 – New public spaces and community facilities</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|---|
| i) respond to a demonstrable need and demand for the proposed facility; ii) provide community access; iii) have been developed in consultation with the community; and, iv) meet up-to-date standards of design set by the appropriate agency or governing body. | | |
| Community Action ...and... CW2 Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that: i) the proposal is based on an up-to-date understanding of needs and demand for the proposed facility; ii) local young people have been consulted and involved in developing the proposal; iii) local residents have been consulted; and, iv) there are no adverse impacts on local amenity, such as noise, landscape or lighting. | | |
| CW3 Proposals for development which help to retain and enhance medical facilities (and therefore support the services they provide) such as the hospital, hospice and GP surgeries will be supported. | | |
| Community Action. | | CF1 – Community |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
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| <p>...and...</p> <p>CW4</p> <p>Proposals which provide or enable improved access to public and community buildings and open space will be supported.</p> | | <p>facilities and public spaces</p> <p>CF2 – New public spaces and community facilities</p> |
| <p>CW5</p> <p>The following schools are likely to be impacted by the future scale of development in Hayle during the plan period:</p> <p>[list]</p> <p>Therefore, land within their curtilage and areas of undeveloped and previously developed (brownfield) land in immediate proximity of each school will be safeguarded for future potential school expansion.</p> <p>Such proposals for the expansion of existing schools will be supported where there no adverse impacts on:</p> <p>[list criteria]</p> | | |

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| Topic 7. | Heritage, Culture and the Built Environment |
| Theme 7: | We will respect the town’s historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
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| <p>HCB1</p> <p>The heritage landscape, assets and historic buildings are particularly important to Hayle.</p> <p>The World Heritage Site, Conservation Areas [name], Listed Buildings and Scheduled Monuments will be protected from inappropriate development and adverse impact which could arise from development proposals.</p> <p>Proposals for development, redevelopment or conversion within and / or affecting these areas and designations will only be supported where they provide sustainable development solutions, demonstrate high quality design and meet the requirements set out in the Hayle Design Guide.</p> <p>Particular attention should be paid to:</p> <ul style="list-style-type: none"> i) demonstrating that impact on heritage assets has been assessed and understood using methods of best practice (such as the International Council on Monuments and Sites Heritage Impact Assessment Guidance and Historic England’s latest impact guidance); ii) demonstrating that the proposal’s design and construction include measures (to the highest | <p>TV7 – Redevelopment or alteration of shops or other commercial premises (within Conservation Areas)</p> <p>TV9 – Control of PVC-U and other non-traditional replacement windows and doors within conservation areas subject to article 4 direction</p> <p>GD7 – Conversion of non-</p> | <p>CH1 – Local community and heritage assets</p> <p>BE1 – Preservation and conservation of historic core areas</p> <p>BE2 – New developments and renovations within the historic core areas</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|---|---|--|
| <p>required standards) to mitigate against and adapt to the impacts of climate change;</p> <p>iii) ensuring that the size, height, density, scale and location of the development is appropriate to the surrounding heritage assets and built environment;</p> <p>iv) ensuring that materials and design of the development are in-keeping with the character of the surrounding heritage assets and built environment;</p> <p>v) ensuring that it is designed in such a way as to minimise its impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment;</p> <p>vi) within the World Heritage Site, protecting, conserving and presenting the inscribed Outstanding Universal Value, and principally be for employment, heritage and / or leisure uses; and,</p> <p>vii) ensuring that the local community has been consulted as the proposal is developed.</p> <p>[Consultant comment – this policy’s wording is designed to align with SD1.]</p> | <p>residential buildings</p> <p>GD8 – Conversion of buildings of local significance</p> <p>CC15 - CC17 (various policies about protection of heritage assets)</p> | |
| <p>HCB2</p> <p>Proposals for development [in the town centres?] should demonstrate how they have taken into account the potential impact on nearby local cultural facilities and activities, and where relevant, mitigated any adverse impact.</p> | | <p>BE1 – Preservation and conservation of historic core areas</p> <p>BE2 – New developments and renovations within the historic core areas</p> |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
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| <p>HCB3</p> <p>The following areas of open space and green infrastructure (identified on inset map XY) are valued locally for their contribution and role in the heritage ‘offer’ of Hayle.</p> <p>[list]</p> <p>These areas will be protected from loss and inappropriate development.</p> <p>Opportunities to enhance their cultural and historic value, and access to and between them and their setting will be supported.</p> | | <p>BE1 – Preservation and conservation of historic core areas</p> <p>BE2 – New developments and renovations within the historic core areas</p> |
| <p>HCB4</p> <p>Proposals for development of and alteration to traditional shop frontages in the town centres (defined on inset map XZ) [as defined in the Local Plan] will only be supported where:</p> <p>iv) there is no adverse impact on and they are sympathetic and in-keeping with the character of the frontage and built form of their setting;</p> <p>v) they do not introduce internally illuminated signage; and,</p> <p>vi) they meet the requirements set out in the Hayle Design Guide.</p> | <p>TV7 – Redevelopment or alteration of shops or other commercial premises (within Conservation Areas)</p> <p>TV8 – Control of advertisements within conservation areas</p> <p>TV13 – Retention of traditional shop fronts</p> | |

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| Topic 8. | Sustainable Tourism |
| Theme 8: | We will support tourism growth if it benefits the economy of the area and does not harm our sensitive environment |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|---|
| <p>ST1</p> <p>Proposals for tourism related development will be supported where they demonstrate that they:</p> <ul style="list-style-type: none"> iv) extend or broaden the tourism ‘offer’; v) do not compromise the environmental value of the area; and, vi) have no adverse impact on the built character and heritage assets of the area. | | |

| Policy gist | Commonality with Penwith LP policies? If so, which one(s)? | Commonality with St Ives NP policy? If so, which one(s)? |
|--|---|--|
| <p>ST2</p> <p>Proposals for the development of hotel accommodation (for tourist and business / overnight use) will be supported where they:</p> <ul style="list-style-type: none"> i) provide good quality accommodation; ii) demonstrate that they will benefit the local economy; iii) include conference and exhibition facilities which meet a demonstrable demand for the size, scale and type proposed; iv) demonstrate no adverse impact on the built or natural environment; and, v) meet the requirements set out in the Hayle Design Guide. | | <p>LED8 – Catered holiday accommodation: new, extensions and conversions</p> |
| <p>ST3</p> <p>Proposals for the development of accommodation which relates directly to and caters for the needs of eco-tourism and environmental education activities will be supported where:</p> <p>[list criteria]</p> | | <p>LED8 – Catered holiday accommodation: new, extensions and conversions</p> <p>LED9 – Camping and caravan sites</p> |
| <p>ST4</p> <p>Proposals for development that enable and facilitate vehicle-free tourism will be supported where:</p> <p>[list criteria]</p> | | |

