

# Hayle Neighbourhood Plan

## Foreword

Without careful planning, our towns and villages will grow in an uncoordinated way without necessarily enhancing and improving the areas where we live. How many times have you wondered ‘how on earth did that get built,’ or ‘wow, that development fits in well there,’ or ‘why can’t we have more affordable housing so that we or our children can get on the housing ladder’? Until now, planning decisions have seemed remote from the people they affect. **This Neighbourhood Plan is an opportunity to bring decisions on the way our area develops back to us – the people who live here.**

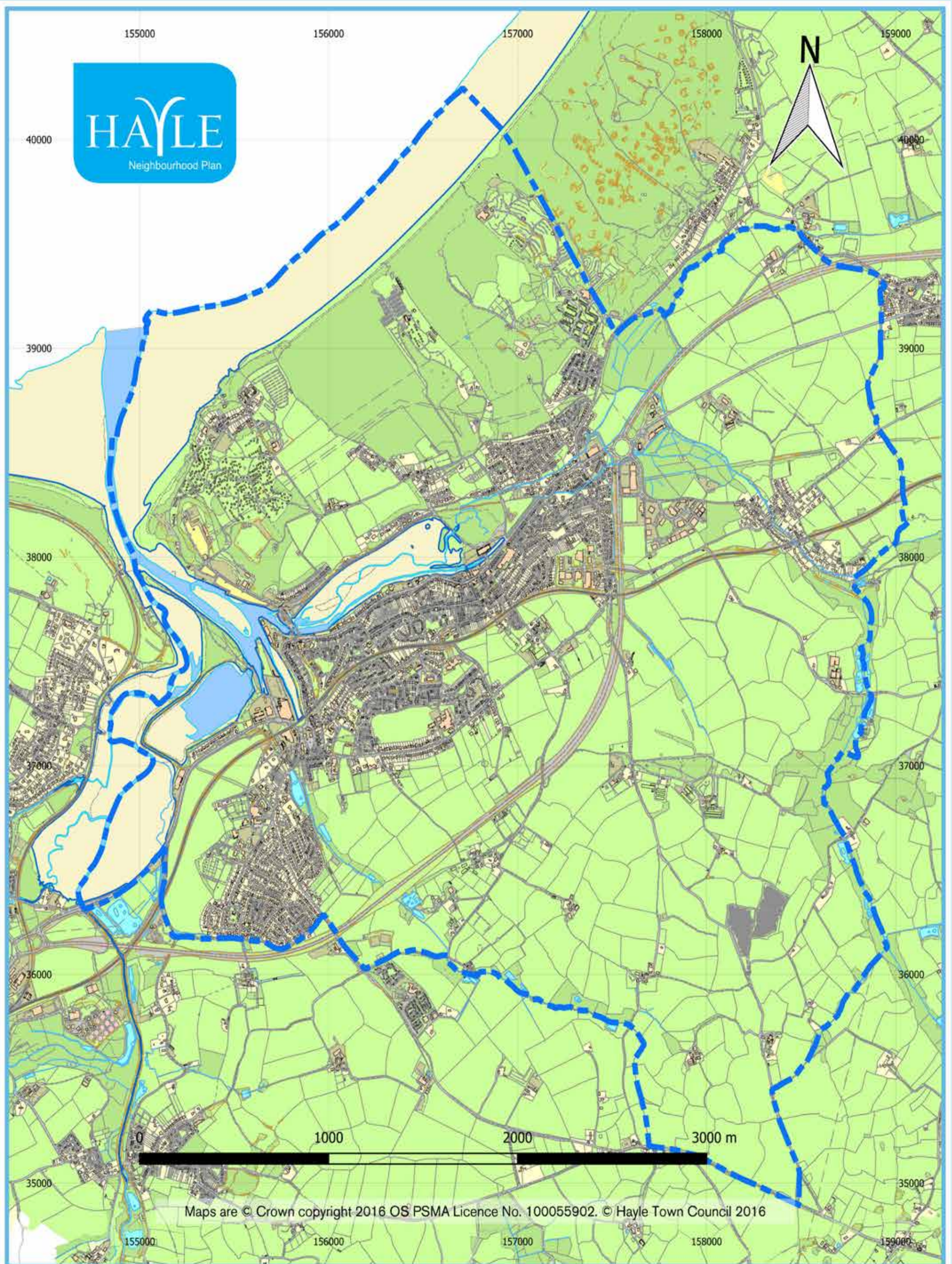
Planning law has changed substantially in recent years and the primary document now defining the government’s planning policies for England is the National Planning Policy Framework (NPPF) of March 2012. The NPPF requires that the local planning authority, in our case Cornwall Council, should make a Local Plan that will set strategic objectives for each area. These objectives will include the amount of housing to be built, infrastructure requirements and support for economic development.

At the heart of the NPPF is a **presumption in favour of sustainable development** – provided the development is in accord with the Cornwall Local Plan. UN Resolution 42/187 defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development – economic, social and environmental – and the planning system must encompass them all. Since the Cornwall Local Plan takes a strategic view of development, any planning application in line with its policies that meets the criteria of sustainable development benefits from the presumption in favour of approval. The NPPF, however, recognises that local communities, while planning to positively support local development, will wish to shape and direct development in their area. This is achieved through a Neighbourhood Plan. **Policies contained within a Neighbourhood Plan, once adopted, must be observed by the local planning authority.** Since these policies have been produced through extensive consultation with the residents of the Hayle Parish – including our villages and rural areas – our development will meet the needs of our community for the Plan period.

While the Hayle Neighbourhood Plan has been led by a Steering Group comprising six town councillors and six community representatives, **the content has been driven by the views of residents.**

**This is Hayle’s Plan.** We hope that by 2030 we all will be pleased with the outcome and that Hayle will be even better than it is today.

# Hayle Neighbourhood Plan



# Hayle Neighbourhood Plan

## Our Vision

*A highly connected community:*

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

Our Vision endeavours to capture the topics and themes we have chosen for the Hayle Neighbourhood Plan. These have been selected following a process of community consultation and reflect our purpose and ambition:

**Sustainable Development and Housing** - We will grow the town in the most sustainable way we can whilst meeting the housing needs of the local community

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

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

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

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

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

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

# Hayle Neighbourhood Plan

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# Hayle Neighbourhood Plan

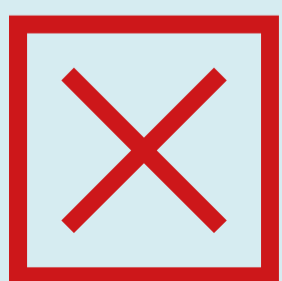
## Sustainable Development and Housing Policies (SD)

As regards 'Sustainable Development and Housing', our extensive community consultation has established agreement that we should "grow the town in the most sustainable way we can and meet the housing needs of the local community". To this end, we have agreed the following aims are appropriate and reflect the views of the community:

- Allocate employment land and space to reflect demand
- 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
- 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

These aims have been translated into the following neighbourhood planning objectives:

- 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
- Support development proposals that increase the sustainability and habitability of the existing housing stock
- Encourage innovative design that does not compromise the quality and heritage of Hayle's built character
- Require that new developments are designed with safety in mind and provide adequate footpaths, cycle-ways and bicycle parking
- Ensure adequate infrastructure is available to meet the needs of existing and new communities
- New housing sites should be released for development in an ordered and phased manner
- Prioritise the redevelopment on brownfield sites
- Adequate off-road parking provision should be provided for all new housing developments
- Development on housing sites will be subject to adequate physical, social and community infrastructure being provided in a timely manner

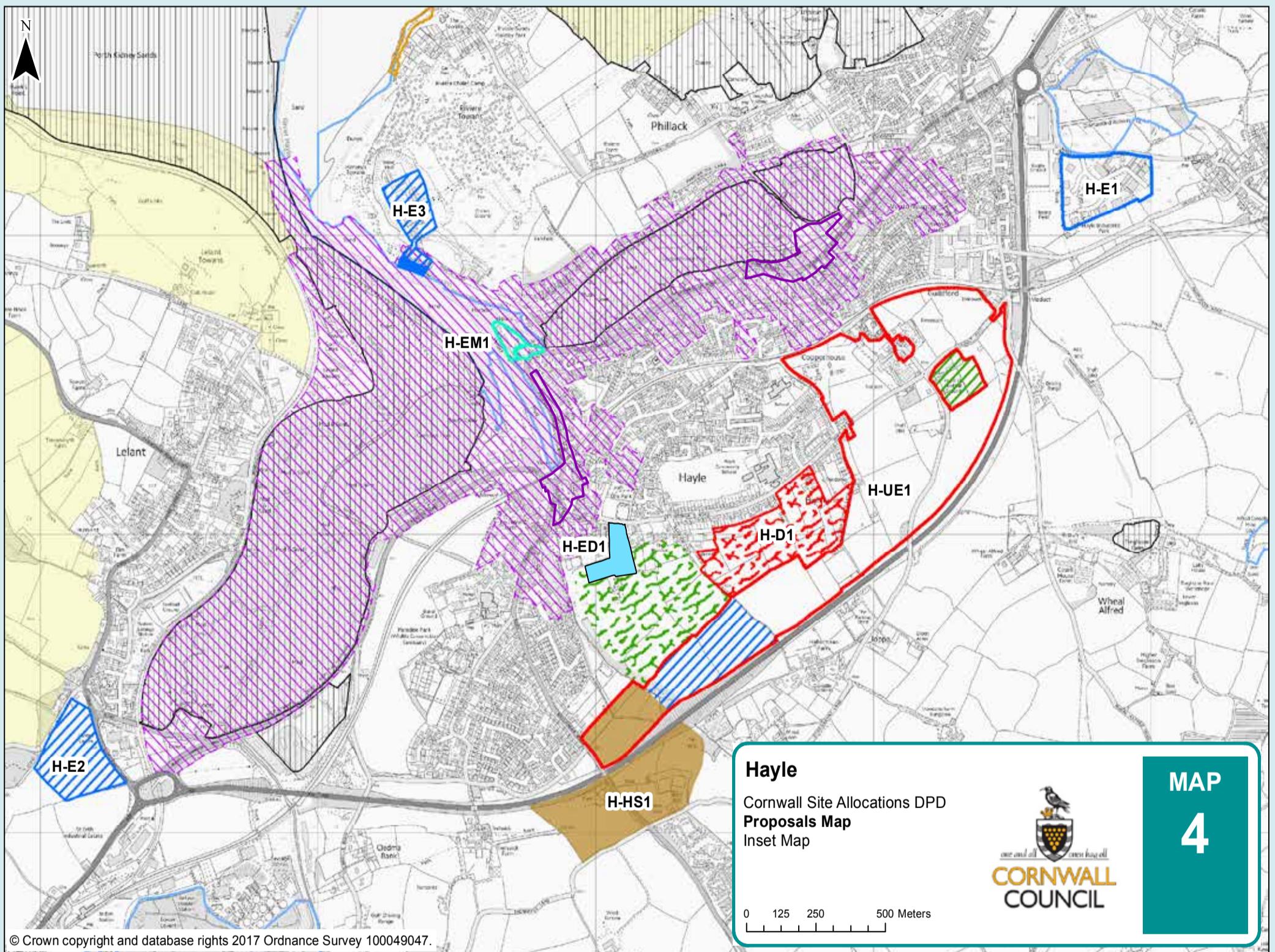


# Please Vote

# Hayle Neighbourhood Plan

## Cornwall Council: Development Plan Document

Cornwall Council has produced a Development Plan Document (DPD) with allocations for housing and employment. H-UE1 is the primary area for housing development up to 2030. Also included is a safeguarding area for a future road junction at Tolroy. The Town Council and the Neighbourhood Plan Steering Group have worked with Cornwall Council and support the DPD.



### Education

Allocated education site

### Employment

Allocated employment site

Future direction of growth for employment

Allocated employment site (marine use only)

Area reserved for access to waterfront

### Housing

Allocated housing site

Allocated mixed use

Future direction of growth for housing

Future direction of growth

### Retail

Allocated retail site

Town Centre Boundary

### Safeguarding

Safeguarded employment site

Green buffer area - for Hayle please refer to Hayle Neighbourhood Plan

Landscaping buffer (within allocated site)

Retained open space

Existing sports pitches

### Highways

Strategic highway proposals

Highways infrastructure safeguarding area

### Cornwall Local Plan - Strategic Policies

World Heritage Sites

Air Quality Management Areas

Special Areas for Conservation

Special Protection Areas

Sites of Special Scientific Interest

County Geology Sites

County Wildlife Sites

Areas of Outstanding Natural Beauty

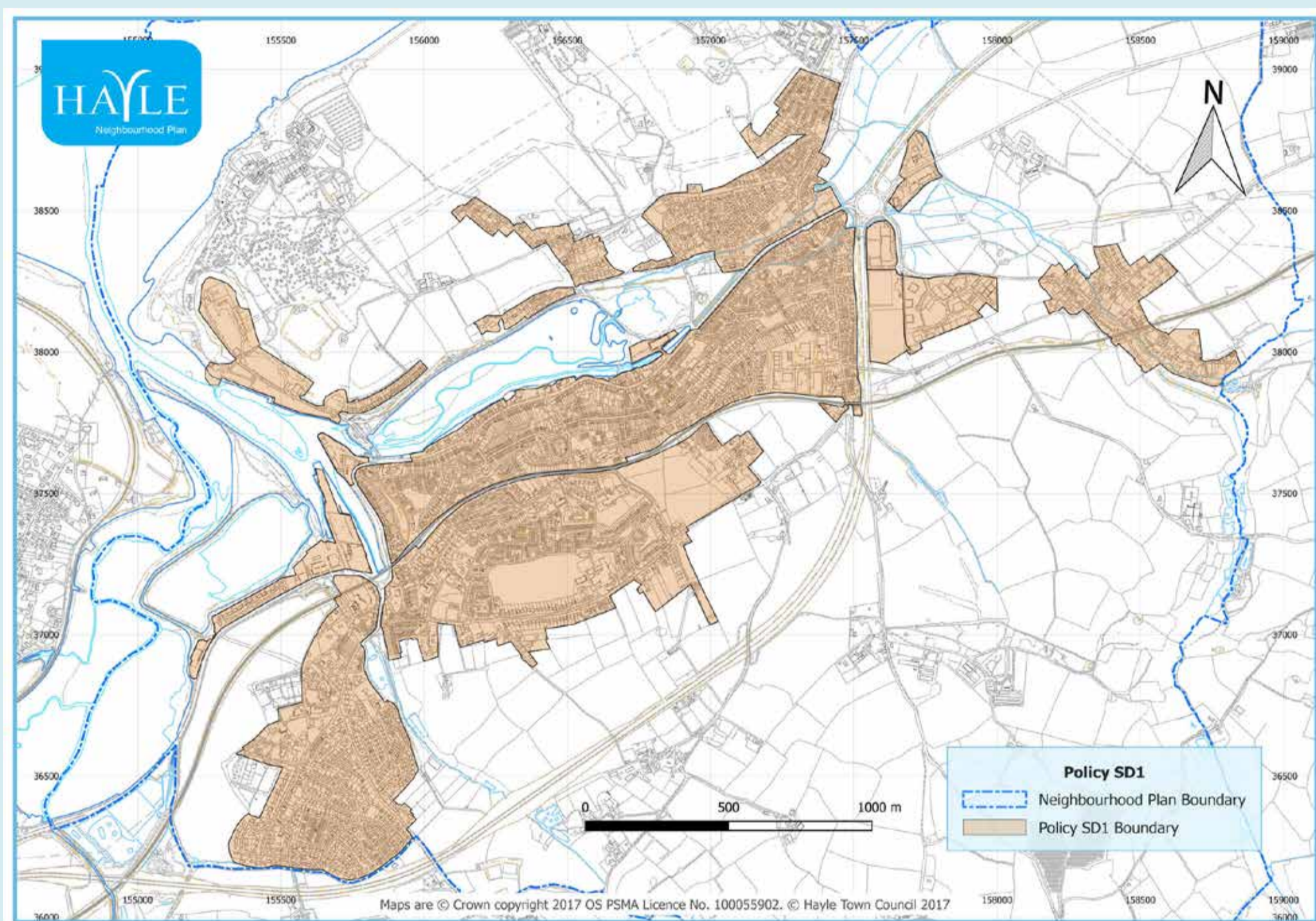
Areas of Great Landscape Value

# Hayle Neighbourhood Plan

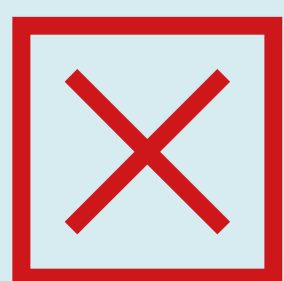
## Policy SD1 Development within Built-up Areas

Hayle, Harbour, Phillack and Angarrack built-up area boundaries are defined on Map 3 within which the principle of development is supported.

The built-up area represents the preferred location for new, small-scale development sites, whilst recognising that sites for additional “strategic” housing development may need to be allocated contiguous to this boundary (where they have no adverse impact on Hayle’s heritage assets or designation as a World Heritage Site) by the local planning authority during the plan period.



Map 3



# Please Vote

# Hayle Neighbourhood Plan

## **POLICY SD2 Design and Layout of Residential Development**

Proposals for residential development will be supported where they deliver a design which demonstrates that:

- i) the density of the development is appropriate to the built character, function, setting and housing mix of the proposal site;
- i) the mix of housing types and size reflects local needs and the composition of households;
- ii) the provision of public open space within the development that is available for equipped or unequipped outdoor play and other communal uses meet the most up-to-date standards for open space set by the Local Planning Authority;
- iii) the provision within the development of cycle paths and secure-covered cycle parking, appropriate to the size of the development, and connected to adjacent paths, if any, meet the most up-to-date standards for such provision set by the County Highways Authority;
- iv) the provision of safe and secure pedestrian access throughout the development, and to and from other parts of Hayle, meet the most up-to-date standards for such provision set by the County Highways Authority;
- v) practical planning for ease of movement and connections to ensure ease of access by all forms of transport, including, but not limited to, ensuring reasonable walking distance to a bus service, meet the requirements set out in the most up-to-date Cornwall Design Guide produced by the Local Planning Authority;
- vi) the design and layout seek to positively protect and enhance local biodiversity and geodiversity where appropriate; and,
- vii) positively consider the need to design-out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

## **POLICY SD3 Community Housing**

Proposals for community-owned housing developments (such as those delivered via Community Land Trusts) that respond to demonstrated local housing needs will be supported.



# Hayle Neighbourhood Plan

## **POLICY SD4 Parking Provision for New Housing and Other Developments**

Proposals for residential development will be supported where they provide:

- i) a minimum of 1 off-street parking space for dwellings with 1-2 bedrooms and a minimum of 2 off-street parking spaces for dwellings with 3 or more bedrooms; and,
- ii) 1 additional off-street visitor parking space for every 4 dwellings for proposals of 4 or more dwellings.

The provision of electric vehicle charging outlets will be considered favourably.

Proposals will be supported where they meet the requirements for parking set out in the most up-to-date Cornwall Design Guide produced by the Local Planning Authority.

Proposals for residential development with parking provision of fewer parking spaces per dwelling than the above will only be permitted:

- i) where the provision of the parking requirements set out above would prejudice the viability and/or deliverability of the site.
- ii) alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking; or
- iii) otherwise acceptable and well-designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision; or
- iv) adequate parking is available through a residents' parking scheme.

All other, non-residential forms of development will be expected to provide a level of off-street parking that adequately serves the use proposed and takes into account a robust and realistic travel plan.

## **POLICY SD5 Development in Private Gardens**

Infill development in private gardens will be supported only where all of the following apply:

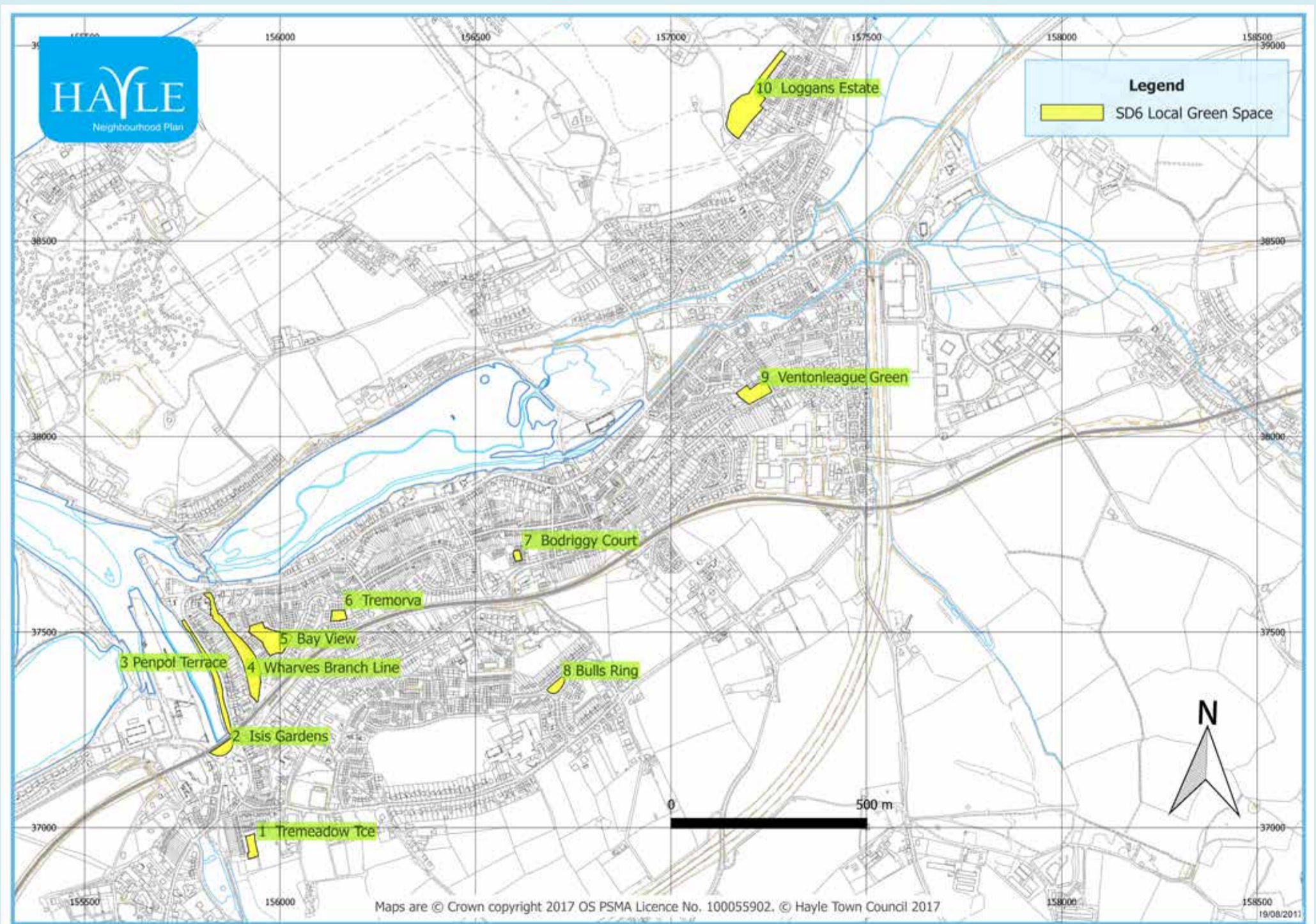
- i) there is no loss to the character, local amenity or environmental quality of the surroundings;
- ii) the site is served by a suitable existing highway on one or more boundaries;
- iii) a building-to-plot ratio representative of the surrounding plots is maintained and a usable amenity space for both the existing and additional building is provided;
- iv) proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character area;
- v) the proportions and positioning of the new buildings are in keeping with the character of the area, reflecting the scale, density and roofline of adjacent buildings; and
- vi) significant features, trees, granite walls, etc. are preserved and reconstructed/replaced where unavoidably affected by development.

# Hayle Neighbourhood Plan

## POLICY SD6 Local Green Space

The areas listed below and identified on Map 4 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances:

1. Tremeadow Terrace
2. Isis Garden
3. Penpol Terrace
4. Wharves Branch Line
5. Bay View
6. Tremorva
7. Bodriggy Court
8. Bulls Ring
9. Ventonleague Green
10. Loggans Estate



Map 4

# Hayle Neighbourhood Plan

## Business, Enterprise and Economy (BE)

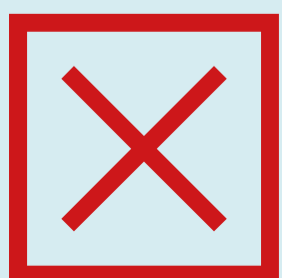
For 'Business, Enterprise and Economy', extensive community consultation has made clear that we should continue to "encourage and stimulate business development and improve employment opportunities and prospects." To this end we have agreed the following aims are appropriate:

- Allocate employment land and space to reflect demand
- Improve local employment opportunities
- Meet the job needs of local people
- Encourage more training and education opportunities
- Support local enterprise, especially eco- and sustainability-related
- Encourage micro-, small- and medium-sized enterprise (SME) businesses

These aims have been translated into the following neighbourhood planning objectives:

- Allocate land for office accommodation and industrial use, to meet local economic demand, so as to help create more jobs that meet local employment needs
- Provide opportunity, especially for micro-, small- and medium-sized enterprise (SME) businesses, to develop and expand without having to move out of Hayle
- Support measures to increase over-16 education and skills provision in Hayle
- Maintain and enhance the vibrancy of high-street shopping at both Copperhouse and Foundry whilst protecting the historic fabric of these shopping areas
- Control out-of-town-centre food retail development proposals to minimise any adverse impact on town centre businesses
- Ensure that Disability Discrimination Act (DDA) compliance, accessibility, high-speed broadband and other necessary infrastructure is in place to support business

The allocation of the main areas/sites for future employment development will be made in the Hayle Site Allocation DPD. The land use policies of the Neighbourhood Plan are intended to ensure that, outside of these areas, employment-related development can take place where it will contribute to a more buoyant and sustainable local economy and is considered appropriate to its location.



# Please Vote

# Hayle Neighbourhood Plan

## **POLICY BE1 Employment Opportunities in Residential Areas**

Proposals for development to provide small-scale employment opportunities in residential areas, including the creation of live-work units, will be supported provided that the proposals:

- i) do not involve the loss of a dwelling;
- ii) contribute to the character and vitality of the local area;
- iii) do not harm residential amenity; and
- iv) do not adversely impact upon road safety.

The affordable housing requirement of any new development could include a proportion of fully serviced equivalent plots within the same development, allocated for self-build or community self-build projects, or it could include an equivalent donation of fully serviced land, within the development, to an established Community Land Trust.

## **POLICY BE2 Rural Industrial Development**

The conversion of existing agricultural buildings for business or business-related purposes will be supported where it is justified in the interests of ensuring the continued viability of the farming business and where the proposal can demonstrate that there would be:

- i) no harmful impact upon the surrounding rural landscape;
  - ii) no unacceptable conflicts with agriculture and other land-based activities;
  - iii) no harmful impact on the local road network;
  - iv) no harmful impact on the amenities of neighbouring residents or businesses;
- and
- v) no requirement for rebuilding or a disproportionate extension.

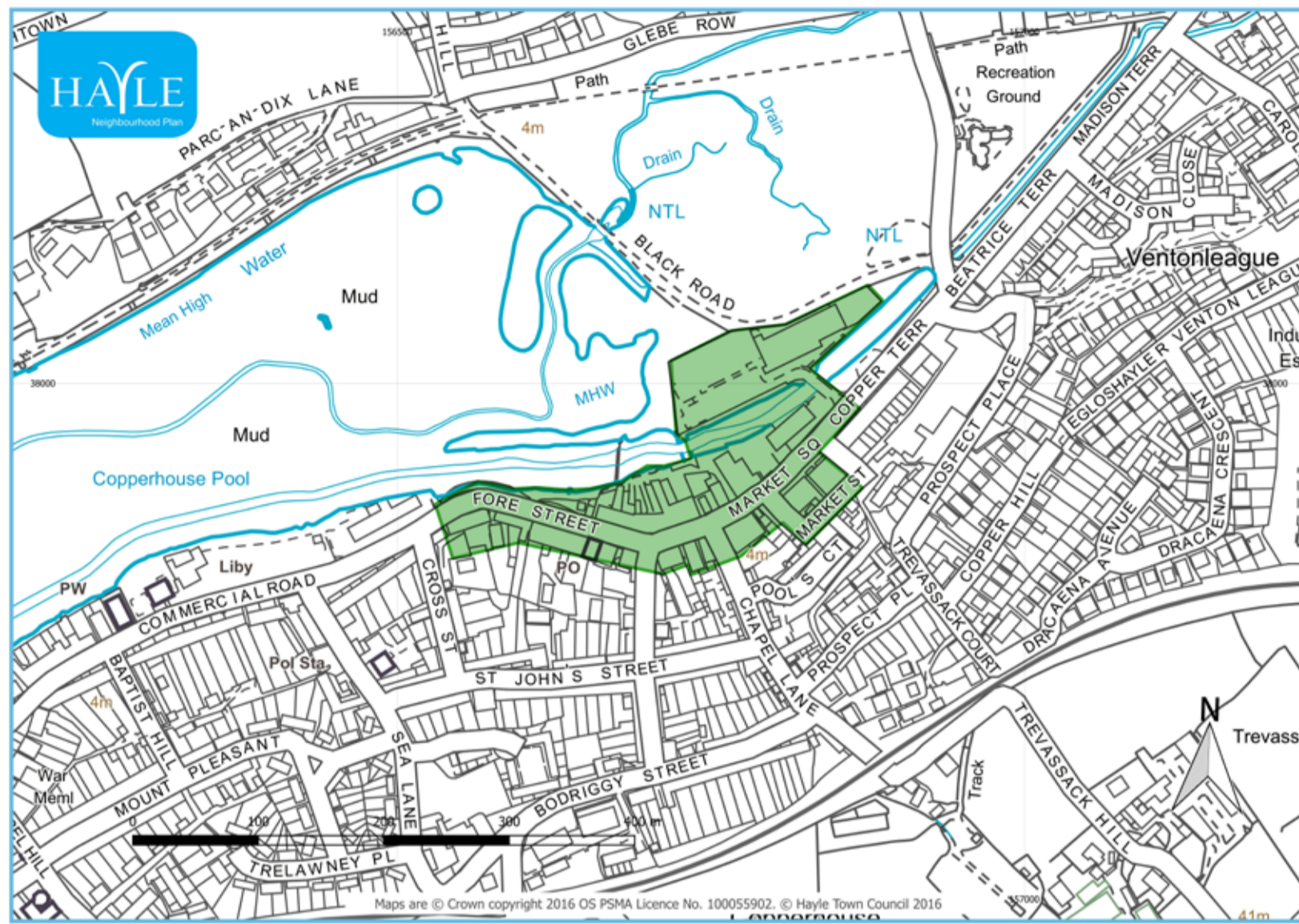
## **POLICY BE3 Catering and Food Outlets**

Where planning permission is required, proposals for catering and food outlets defined as use class A3 will be supported within the town centre areas as identified in Map 5 and Map 6, provided that they will not have an unacceptable impact on:

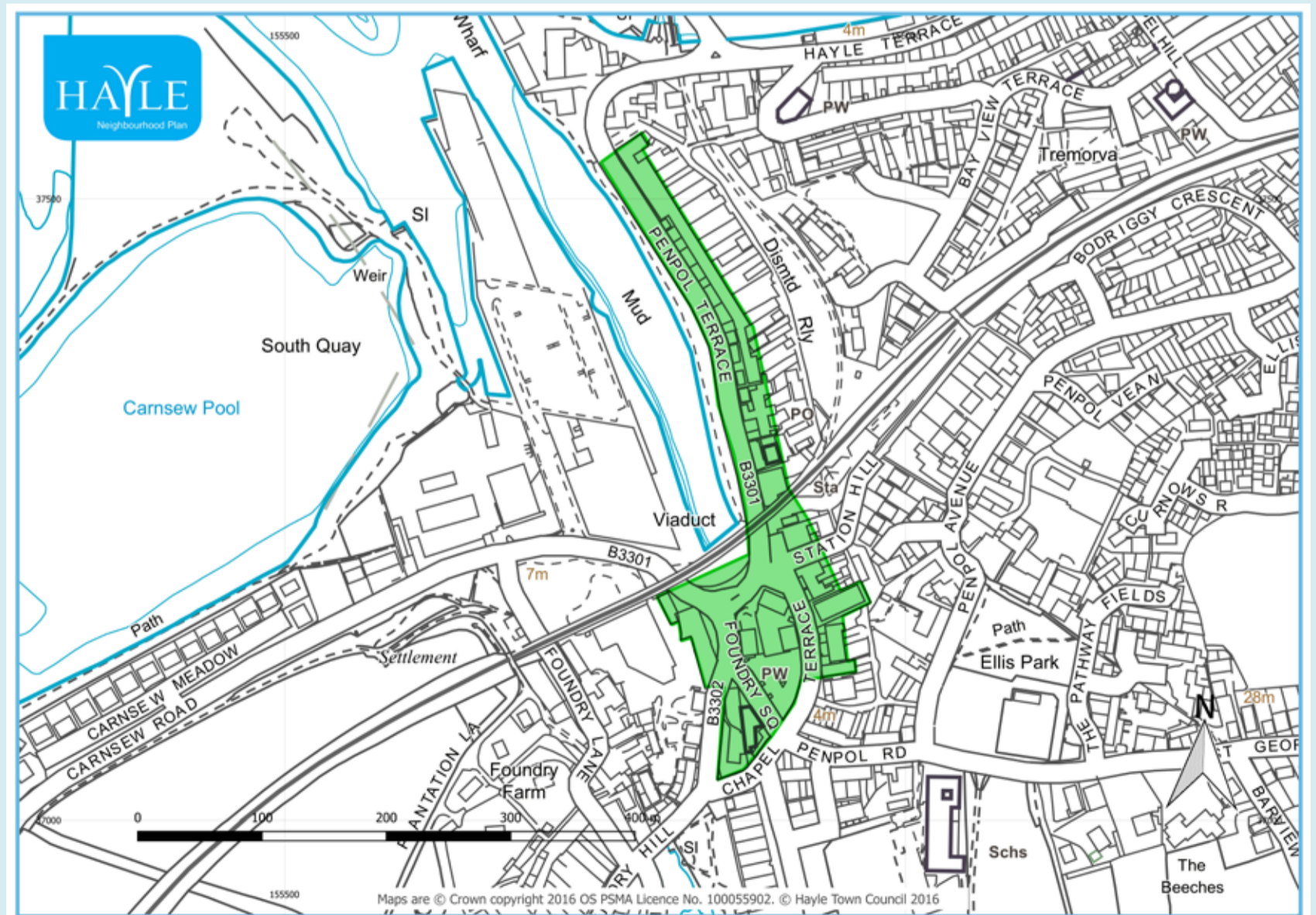
- i) road safety;
- ii) the environment;
- iii) local amenity;
- iv) the character of the surrounding area; or
- v) the vitality and viability of the town centre.

Proposals for change of use from use class A1 to A3 within the primary retail frontage areas will be permitted only where it can be clearly demonstrated that the retail A1 premises have been actively marketed and no demand exists for the continuation of that use and a predominance of retail uses within the town centre is retained.

# Hayle Neighbourhood Plan



Map 5 Copperhouse Town Centre



Map 6 Foundry Town Centre

# Hayle Neighbourhood Plan

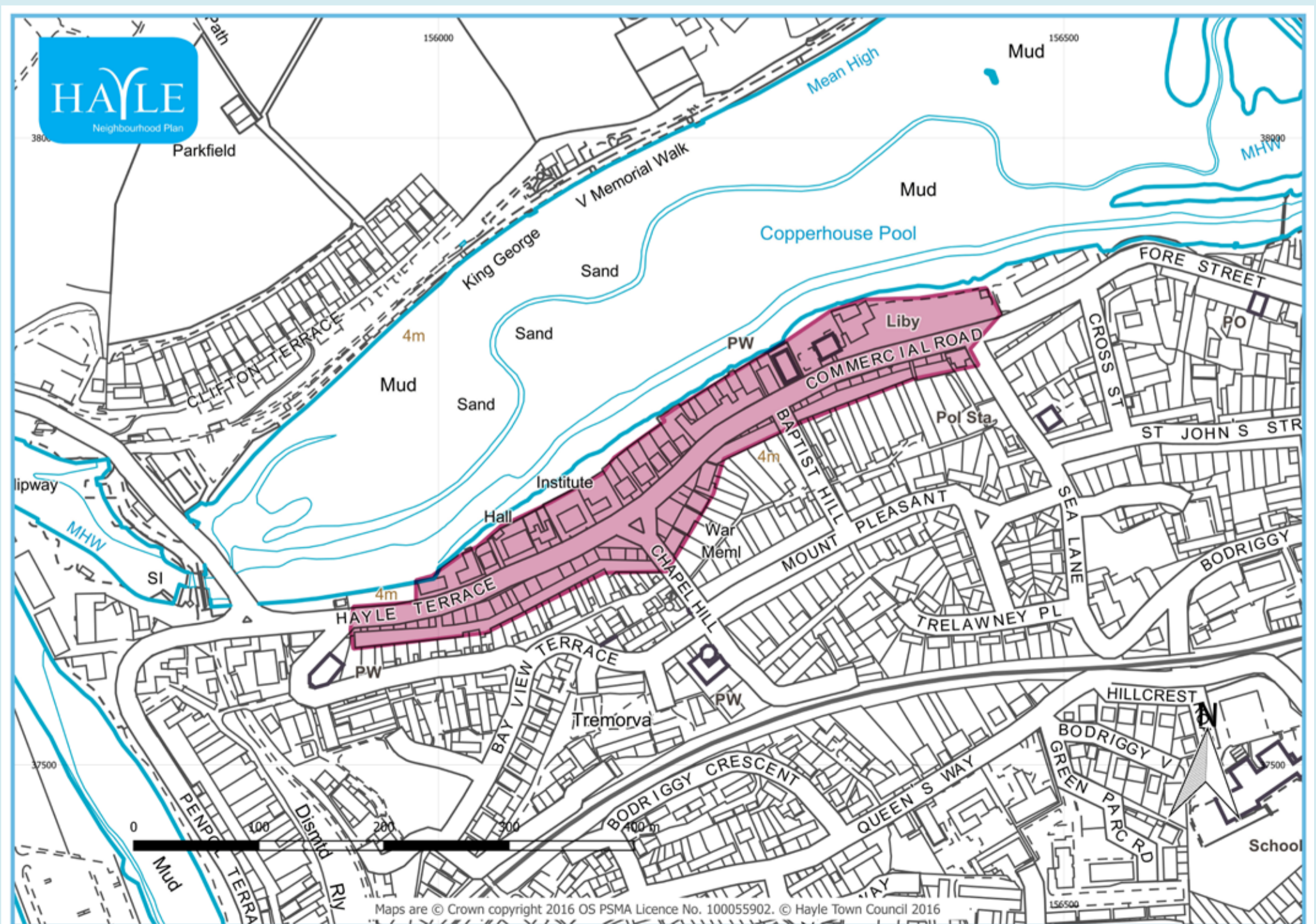
## POLICY BE4 Out-of-Town Food Retail

Proposals for large food retail development outside of the town centres (as defined on Maps 5 and 6) will only be supported if they demonstrate that the development:

- i) will enhance, and not damage, the economic vitality and viability of existing retail/commercial centres in the plan area;
- ii) will enhance, and not damage, the consumer choice available within the plan area; and
- iii) will not negatively impact existing, committed and planned public and private investment in the plan area.
- iv) has demonstrated a sequential approach to site selection in accordance with para 24 of the NPPF and Policy 4 of the CLP

## POLICY BE5 Financial and Professional Services

Change of use from residential to A2 use will be supported within the area shown in Map 7 as long as no significant and adverse impact arises to nearby residents or other sensitive land uses.



Map 7 Financial and Professional Office Zone

# Hayle Neighbourhood Plan

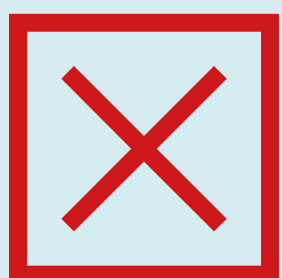
## Natural Environment and Landscape Setting (NE)

We recognise the importance of the undeveloped environment. Extensive community consultation has made clear that we should ensure we “preserve and enhance the landscape setting of the town, coast and surrounding countryside.” To this end, we have agreed the following aims are appropriate:

- Protect and improve the natural setting of the beaches and the Towans and resist all inappropriate development
- Protect and improve our countryside and green spaces
- Maintain distinctiveness of individual settlements.

These aims have been translated into the following neighbourhood planning objectives:

- Support measures that protect and/or enhance the unspoilt and undeveloped coastal environment
- Provide better public amenities and access where they are required
- Support development only where it is in keeping with its setting and where it is needed and is visually unobtrusive
- Support development that enables improved public access to the beach
- Preserve the character of the Riviere Towans Chalet Site by upholding existing controls and restrictions
- The town’s green infrastructure/ornamental landscape should be protected, enhanced and better linked
- Every child should have access to a play area by foot without having to cross any uncontrolled crossings
- Existing trees should be protected from loss through development
- Landscaping requirements for new developments must include the planting of native species trees
- Ensure development contributes positively to maintaining the distinctiveness of the area’s different settlement areas.



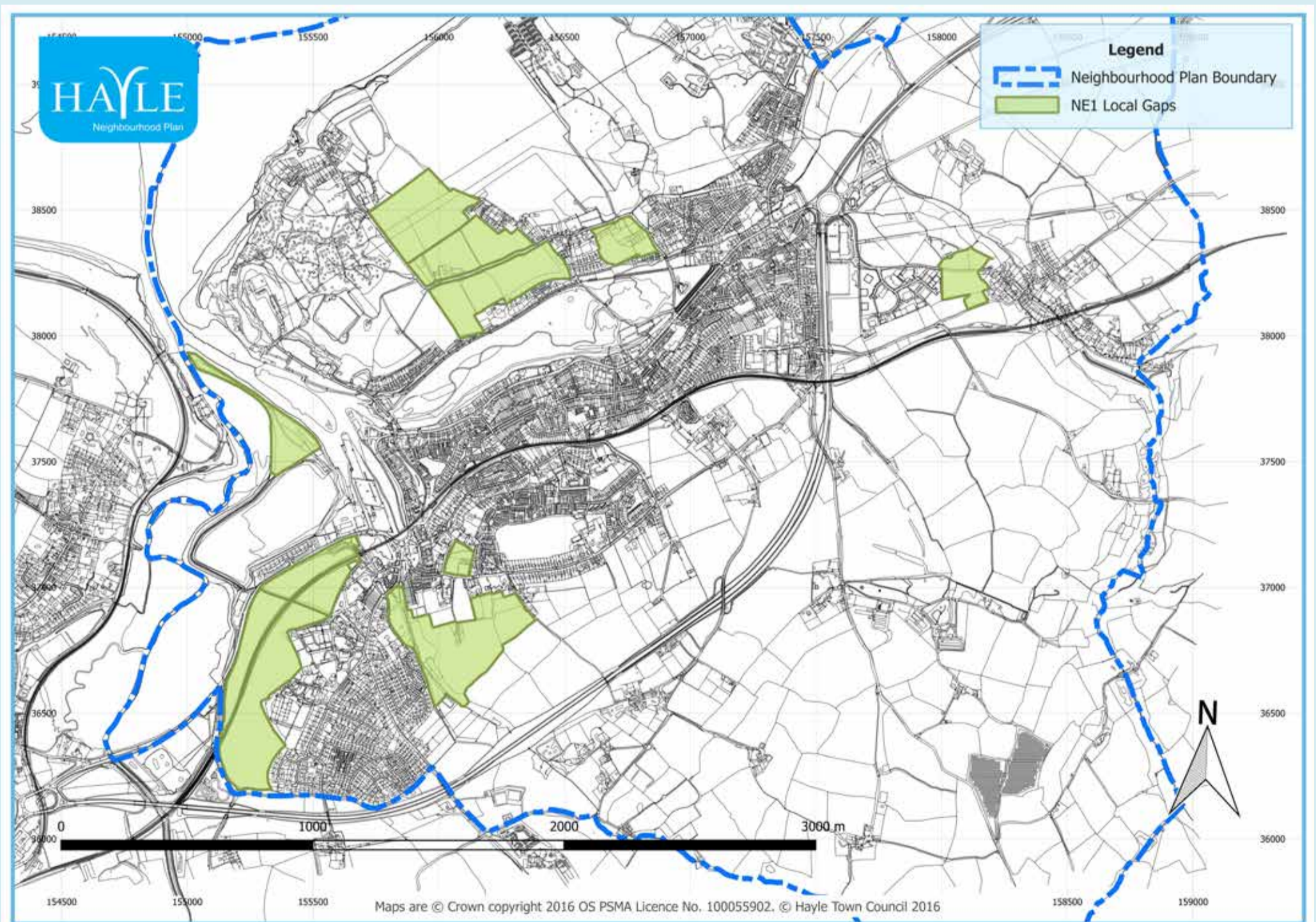
# Please Vote

# Hayle Neighbourhood Plan

## POLICY NE1 Local Gaps

To ensure that Phillack and Angarrack maintain their separate identity, setting in the landscape and local built character and extent, a local green gap (as identified on Map 8) will be maintained to prevent coalescence between:

- i) Phillack and north east of Hayle and Riviere Towans;
- ii) Angarrack and the east of Hayle and Marsh Lane employment area; and
- iii) Foundry and developments to the south and west.
- iv) Proposals for development will only be supported where they:
  - v) are for measures to prevent coastal erosion or flooding; or,
  - vi) propose improvements to access to the countryside; or,
  - vii) are for essential agricultural uses; and,
  - viii) do not compromise the visual openness and landscape character of the gap; and,
  - ix) do not compromise the character or setting of important international, national and local heritage assets.



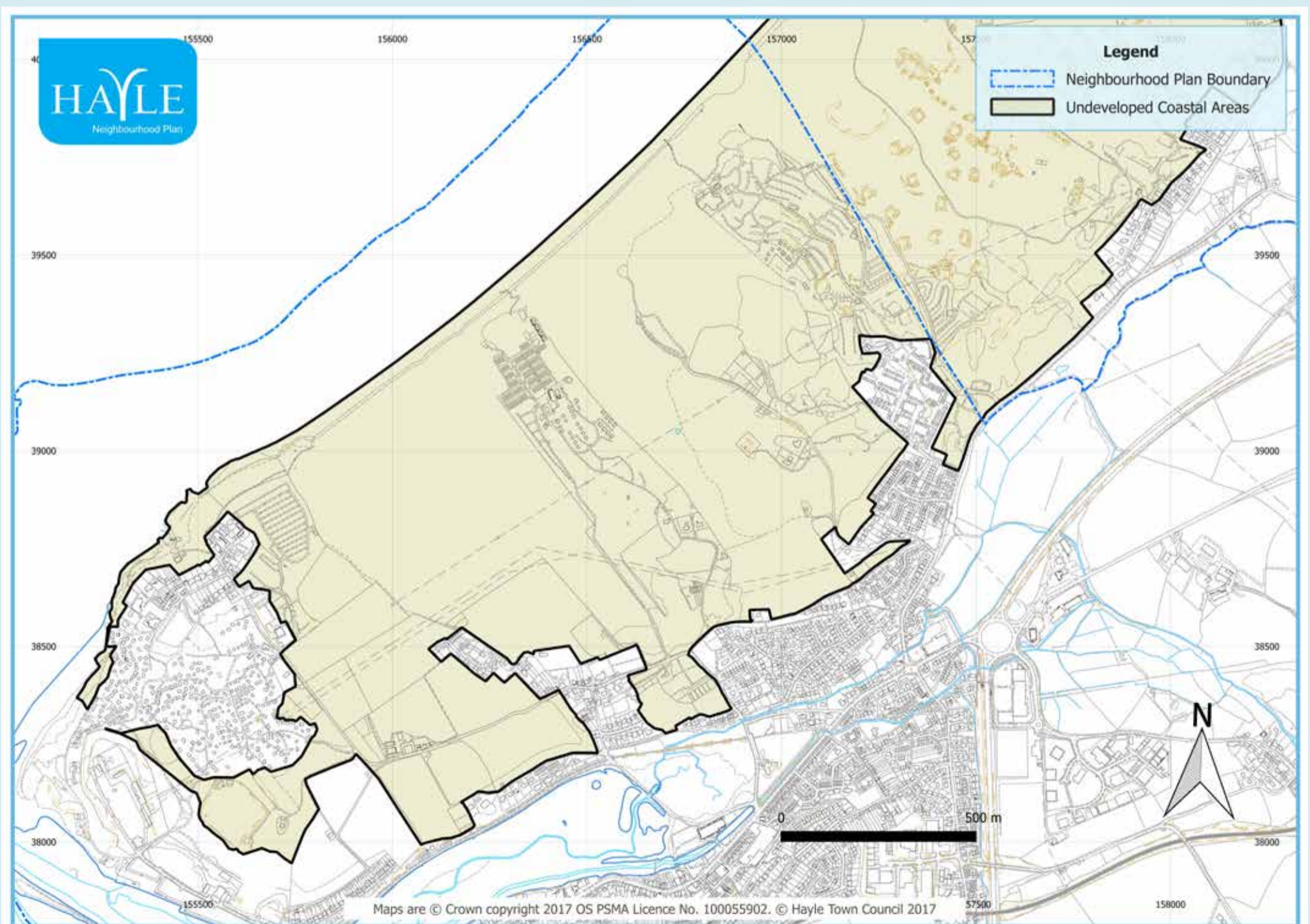
Map 8 Local Gaps

# Hayle Neighbourhood Plan

## POLICY NE2 Undeveloped Coastal Areas

Proposals for development on the natural undeveloped coastal areas, identified on Map 9, will only be permitted where the proposal requires a coastal location and:

- (i) is for coastal defence; or
- (ii) is for the improvement of an existing built facility and enhances the quality and appearance of the facility in relation to the coastal landscape and seascape; or
- (iii) supports an additional public access to the beach (preferably disabled accessible) and the scale, size, siting and design of the development is in keeping with the rural character of the location and the permitted use of the site and the visual impact on the landscape and coastal setting of the site is minimal or satisfactorily mitigated; and
- (i) it protects and/or enhances the natural and undeveloped coast, geodiversity and biodiversity; and
- (ii) it demonstrates, through a coastal landscape and seascape impact assessment (where required), no significant adverse impact on the natural undeveloped coast.



Map 9 Undeveloped Coastal Areas

# Hayle Neighbourhood Plan

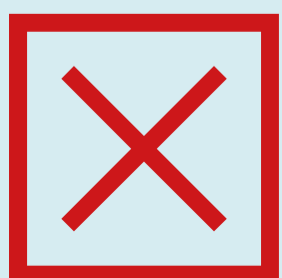
## **POLICY NE3 Development in Keeping with its Landscape Setting**

Proposals will only be supported where they:

- i) have demonstrated that there are no adverse impacts on the natural environment (landscape, biodiversity, habitats and wildlife corridors) or are satisfactorily mitigated; and,
- ii) enhance the natural environment where there is the opportunity to do so.
- iii) 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 must include the use of appropriate planting which can enrich the biodiversity of the area such as trees and other plants native to the local area.

## **POLICY NE4 Improved Access to the Beach**

Proposals to improve or enhance public rights of way to and from the beach will be supported.



# Please Vote

# Hayle Neighbourhood Plan

## **POLICY NE5 Riviere Towans Chalets**

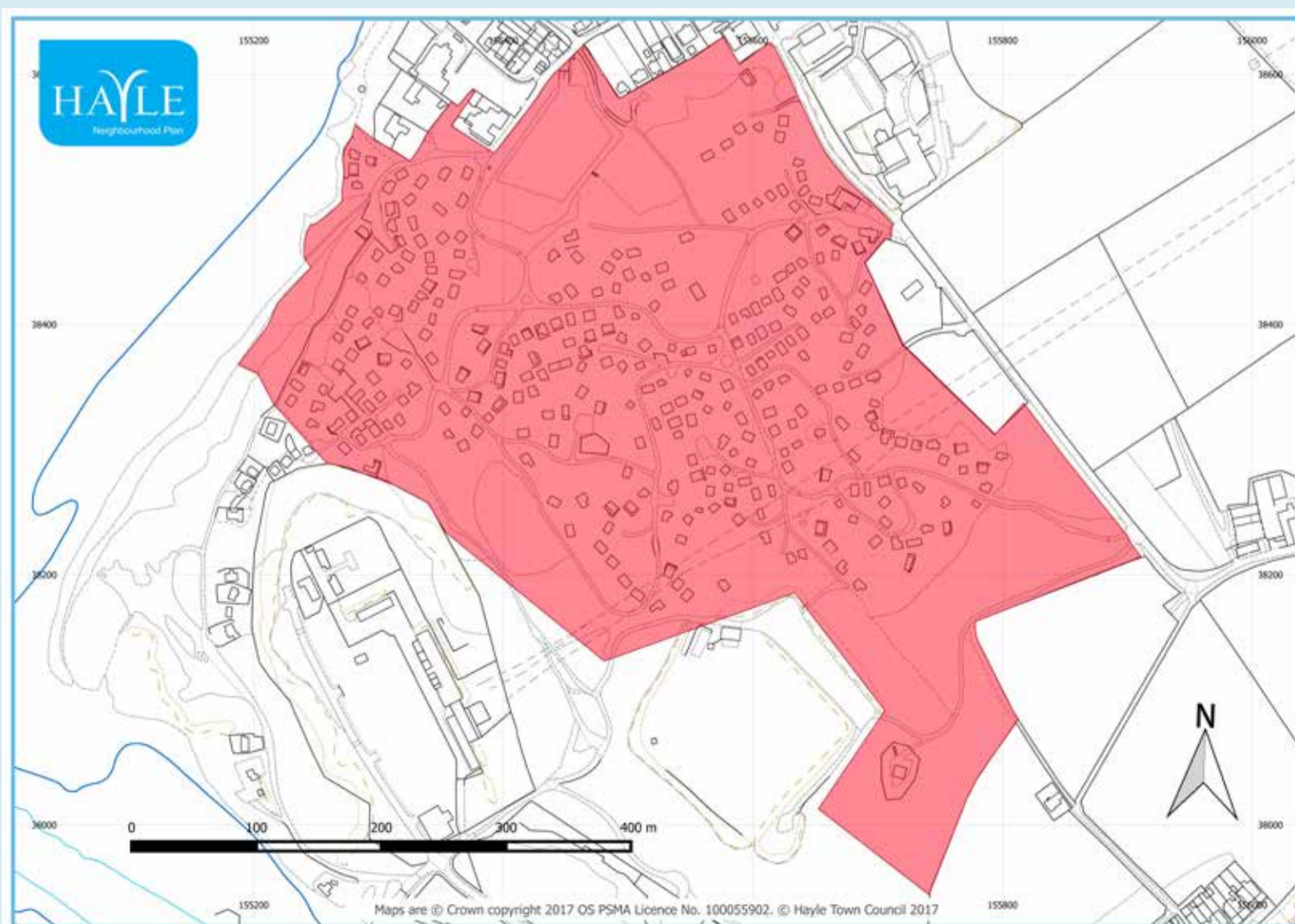
Proposals for replacement chalets, or small extensions, on the Riviere Towans chalet site shown on Map 10 will be permitted where they:

- i) do not increase the total footprint of the chalet to more than 63.17m<sup>2</sup> (680ft<sup>2</sup>), this includes any exterior finishes, i.e. cladding or render;
- ii) are of a single-storey design (except for existing two-storey chalets), which is in keeping with the traditional character and topography of the site;
- iii) do not result in a disproportionate increase in the ridge height;
- iv) are finished in pastel or neutral colours;
- v) have no significant impact on the existing and essential built character of the site;
- vi) are for holiday chalet accommodation with non-permanent residence; and,
- vii) avoid any significant negative impact on the:
  - a) biodiversity, landscape and setting of the site;
  - b) Gwithian Towans to Mexico Towans SSSI; and,
  - c) Hayle Estuary & Carrack Gladden SSSI; and,
  - d) Hayle Dune County Wildlife Site.

Proposed development on land within or outside Gwithian Towans to Mexico Towans SSSI or Hayle Estuary and Carrack Gladden SSSI likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) will not normally be permitted.

Proposals for additional new chalets will not be supported.

The relocation of a chalet will be permitted subject to making good of the existing site and compliance with the rest of this policy.



Map 10

# Hayle Neighbourhood Plan

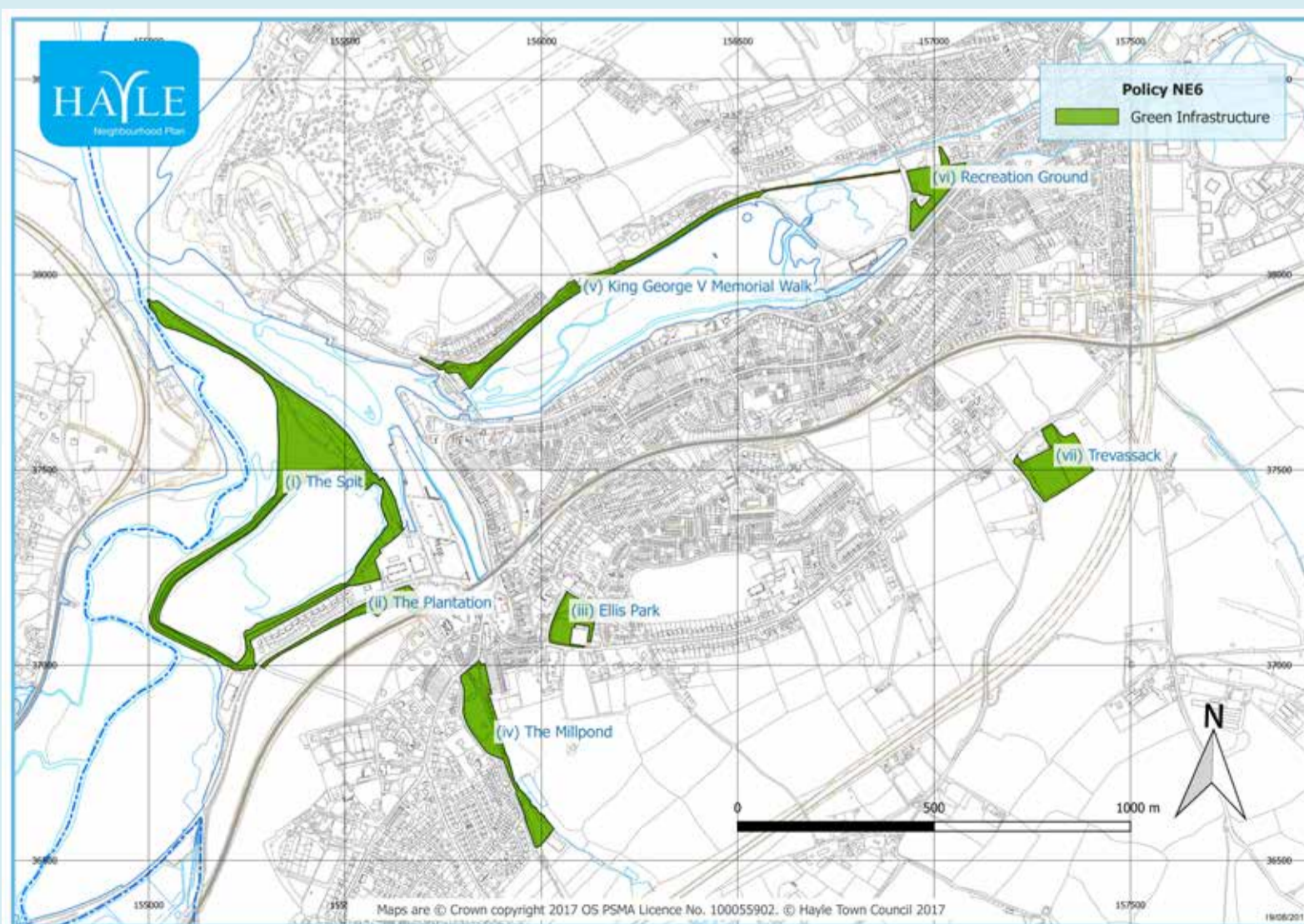
## POLICY NE6 Protection of Green Infrastructure

Map 11 identifies locally valued green infrastructure assets in Hayle. These are:

- i) Land around and to the north of Carnsew Pool (The Spit)
- ii) The Plantation
- iii) Ellis Park
- iv) The Millpond
- v) King George V Memorial Walk
- vi) Lethlean Lane Recreation Ground
- vii) Trevassack

Proposals for development of these green infrastructure assets will only be supported where they include measures to mitigate any loss and enhance the overall connectivity of green infrastructure in the area and:

- i) the development is necessary for the continuation or enhancement of established uses for recreation, leisure or nature conservation that would result in community benefits and where the proposal maintains the open character of the area, and maintains or enhances visual amenity; or
- ii) the development is minor in nature and includes the provision of an appropriate equivalent or improved replacement facility in the locality, of at least quantitative and qualitative equal value to compensate for the open space loss, and it can be demonstrated that the character and appearance of the area to be lost is not critical to the setting of the area; or
- iii) where development relates to a formal open space, the loss of the space can be mitigated by replacement of an equivalent or better facility within easy access of the community to which it relates.



Map 11

# Hayle Neighbourhood Plan

## **POLICY NE7 Protection of Trees**

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.

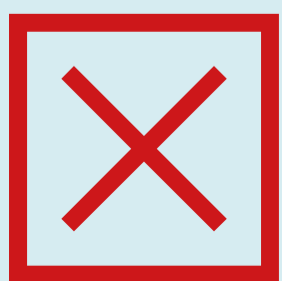
Proposals must provide details of:

- i) the type of trees;
- ii) how they will be provided for in relation to watering; and
- iii) how they will be managed in the future.

Trees must be of a type that will not damage the proposed and existing developments including roads, footways, etc.

## **POLICY NE8 Cornish Hedges**

Cornish hedges should be protected within developments. The incorporation into the site design, reinstatement and extension of these features within development sites will be required whenever practicable and appropriate.



# Please Vote

# Hayle Neighbourhood Plan

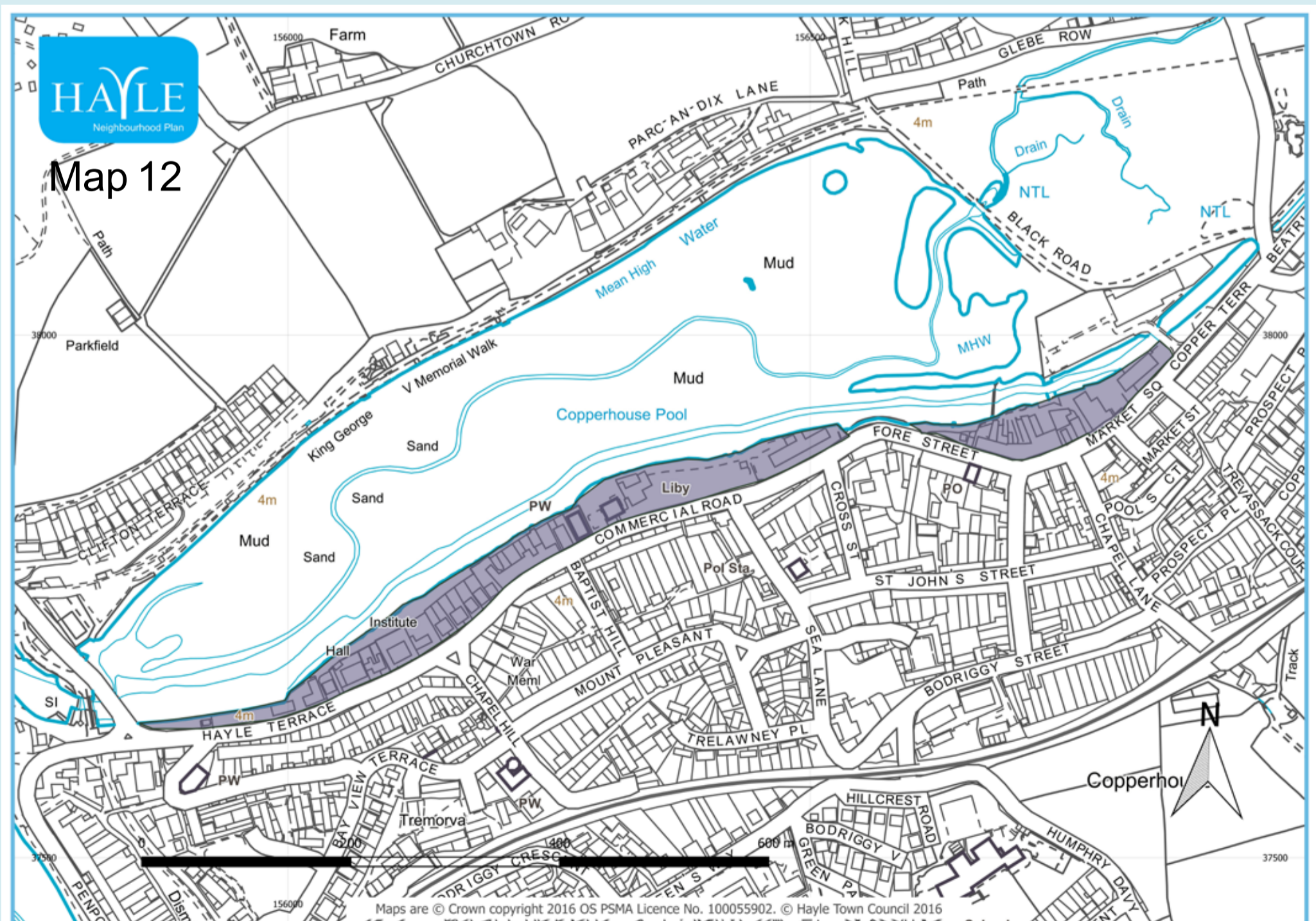
## POLICY NE9 Protection of Copperhouse Pool

Development proposals within the Copperhouse Pool area shown on Map 12 should:

- i) be for community benefit and access;
- ii) preserve the character and appearance of Copperhouse Pool;
- iii) avoid the loss or reduction of existing open spaces between buildings that contribute to that character in views from the main road (B3301) and the King George V Memorial Walk;
- iv) take full account of flood risk issues; and,
- v) enable, wherever possible, the provision of additional access for the public to the poolside; and,
- vi) support the biodiversity interest of the site and its setting and the status of the Hayle Estuary and Carrick Gladden SSSI.

The replacement of existing buildings will be supported where the replacement building would not obscure views to the pool to a greater degree than the existing building, including the height and width of the structure. Height shall be measured from the height above ordnance datum.

Prospective developers are encouraged to engage with the community at the earliest opportunity.



# Hayle Neighbourhood Plan

## Traffic & Transport (TR)

Regarding 'Traffic and Transport,' extensive community consultation has established agreement that we should endeavour to "encourage non-car travel and reduce the impact of motor vehicles within the town." To this end, we have agreed the following aims are appropriate:

- 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

These aims have been translated into the following neighbourhood planning objectives:

- Improve the linkages between the various neighbourhood areas by means other than the private motor car
- Ensure route-ways are adequately lit and sign-posted
- Discourage through-traffic whilst facilitating local traffic access to the two centres of Copperhouse and Foundry
- Improve opportunities to use modes of transport other than the private motor car
- Provide additional secure bicycle parking in suitable locations
- Improve accessibility by considering community bicycle and mobility scooters rental (and drop curbs where necessary)
- Improve opportunities for the provision of electric charging points in suitable locations
- Support improvements to and better integration of public transport services
- Provide a new junction on the A30 at or near Tolroy if need and demand demonstrate it is a requirement
- Consider proposals to improve pedestrian-priority at Foundry Square, War Memorial and Copperhouse (including their impact and benefits/disbenefits)
- Extend and improve off-street car parking arrangements



# Hayle Neighbourhood Plan

## **POLICY TR1 Pedestrian and Cycleway Links**

Where appropriate, development proposals should demonstrate how they will provide safe and accessible links by foot or cycle to key locations such as local schools, shopping areas, leisure facilities, green spaces, employment areas and neighbouring settlements. Such links should include:

- i) safe and adequate lighting;
- ii) natural surveillance;
- iii) appropriate signposting;
- iv) dedicated cycle lanes and cycle parking;
- v) adequate widths to allow mobility scooters to pass; and
- vi) drop kerbs where necessary.

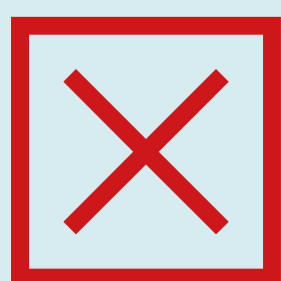
## **POLICY TR2 Reducing Town Centre Traffic**

Proposals that serve to reduce through-traffic from using the centres of Copperhouse and Foundry will be supported where they do not deter users and visitors, nor prevent service access to the two centres.

## **POLICY TR3 Traffic Impact**

Major development proposals should identify the realistic level of traffic they are likely to generate and should include assessments at peak times in the tourist season. They must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the area and include measures to mitigate any impacts.

Development that would give rise to severe residual cumulative impact on the transport network will be refused.



# Please Vote

# Hayle Neighbourhood Plan

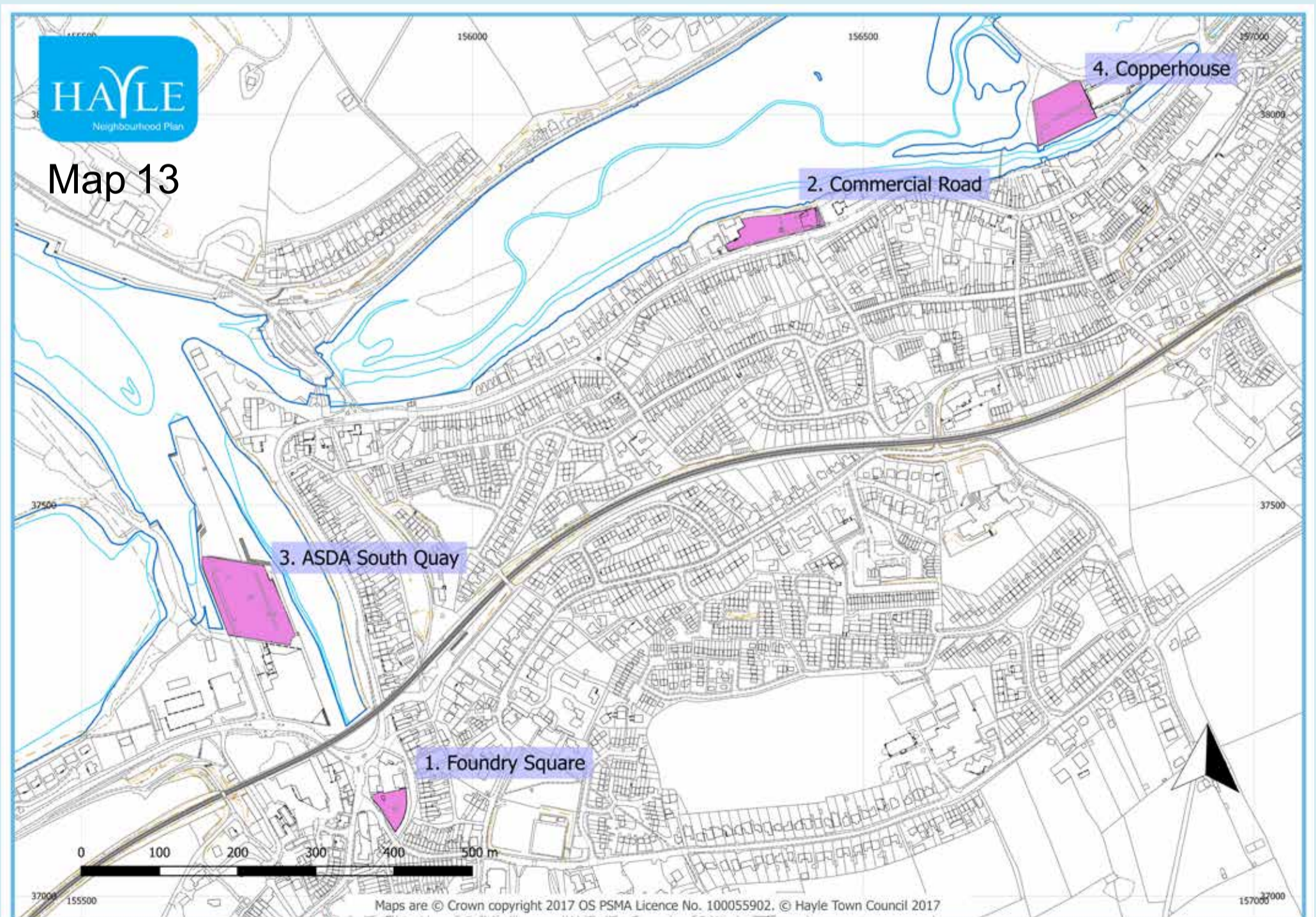
## POLICY TR4 Public Parking Areas

The following off-street public parking areas (shown on Map 13) are important assets to the local community and economy and are essential to the functionality of the town centres:

- i) Foundry Square car park
- ii) Commercial Road car park
- iii) ASDA car park – South Quay
- iv) Store car park – Copperhouse

Their use as public-access car parks should be safeguarded and their capacity maintained. Development proposals to provide areas for off-street public parking will be supported where they:

- i) provide parking spaces of a size and standard that meet relevant guidance as set out in the County Parking Standards, including an acceptable number of parking spaces for the disabled and dedicated coach parking spaces;
- ii) provide appropriate access, surfacing, drainage, lighting;
- iii) include appropriate landscaping to ensure the character and visual amenity of the area is not harmed; and
- iv) incorporate pedestrian links to nearby facilities.



# Hayle Neighbourhood Plan

## Community Wellbeing (CW)

As regards 'Community Wellbeing,' extensive community consultation has made clear that we should seek to "sustain the vitality, health and safety of all groups of the community." To this end we have agreed the following aims are appropriate:

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

These aims have been translated into the following neighbourhood planning objectives:

- Ensure all residents have opportunities to take part in leisure and recreation activities;
- Encourage the development of facilities for young people based on their needs and aspirations;
- Support the retention and development of local hospital, hospice and medical facilities and services;
- Maintain and improve access to public buildings and open spaces;
- Encourage development that improves safety and reduces the risk of crime.



Gig racing in the estuary

# Hayle Neighbourhood Plan

## **POLICY CW1 Community Facilities**

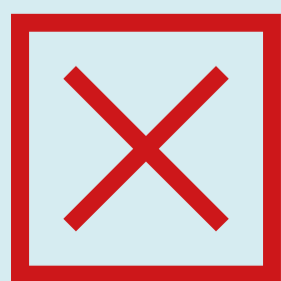
The leisure and recreation facilities listed below and shown on Map 14 are important to the local community and should be protected:

- i) Angarrack Village Hall
- ii) High Lanes Youth Club
- iii) Ventonleague Chapel
- iv) St Elwyn's Church Hall
- v) Phillack Church Hall
- vi) Band Room, St John's Street
- vii) Scout Hut, Penpol
- viii) Salvation Army Hall
- ix) Bodriggy Family Centre
- x) Drill Hall
- xi) Day Care Centre, Commercial Road
- xii) Hayle Library
- xiii) Passmore Edwards Institute

Proposals for the redevelopment or change of use of these spaces and facilities in part or whole will only be supported where:

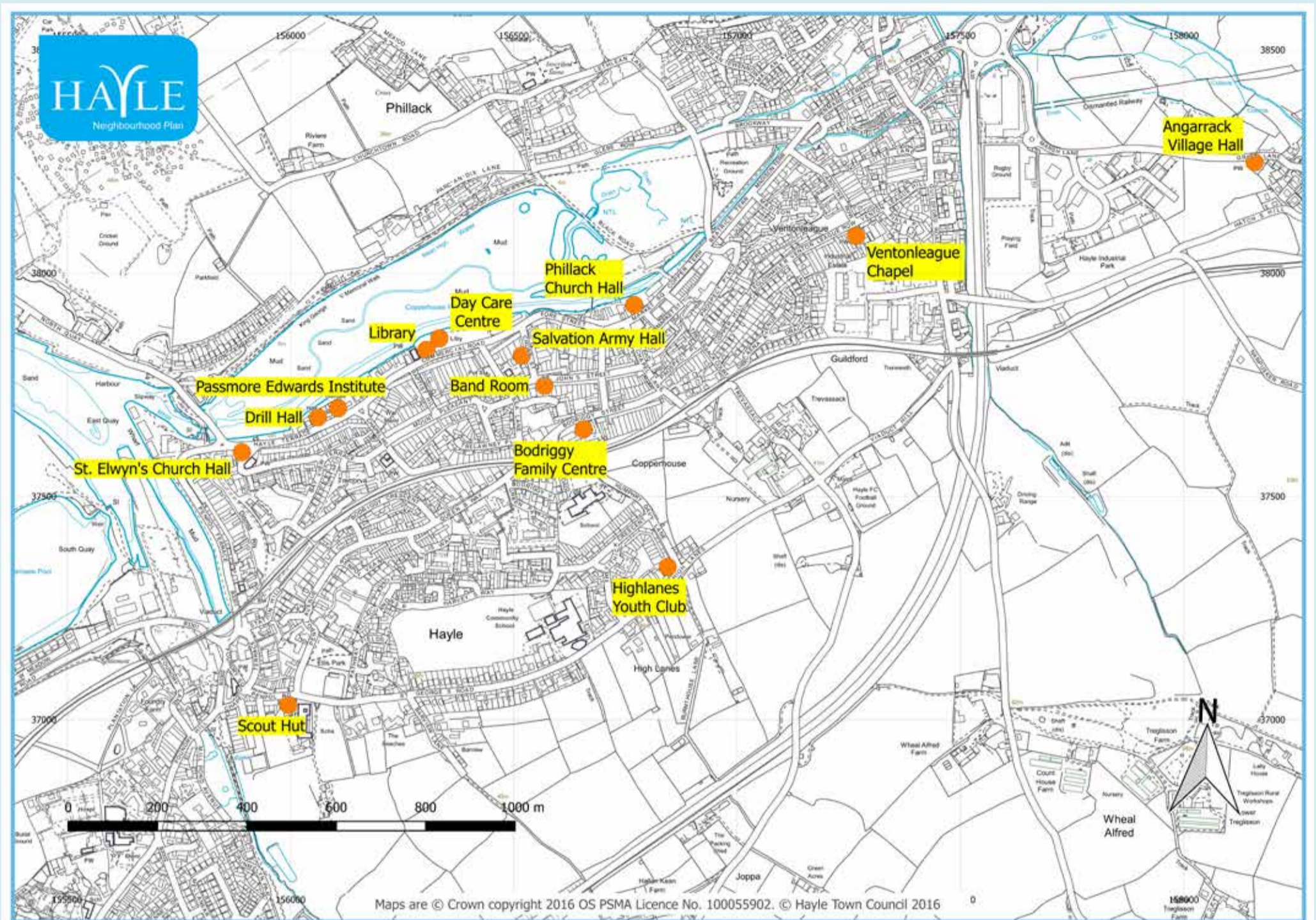
- i) an assessment has been undertaken that clearly shows that the facility (and any ancillary buildings essential to its use) to be surplus to local or strategic need and demand; or
- ii) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location; or
- iii) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

In all circumstances involving the change of use or possible loss of community facilities, prospective developers are encouraged to engage with the local community at the earliest opportunity.



# Please Vote

# Hayle Neighbourhood Plan



Map 14 Community Facilities

## **POLICY CW2 Facilities for Young People**

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; and,
- ii) there would be no adverse impact on the amenity of nearby residential areas.

## **POLICY CW3 New Recreation and Sports Facilities**

The provision of new or improved recreational and sports facilities will be supported in or on the edge of towns and villages provided that:

- i) the scale of the facility is related to the needs of the area; and
- ii) there is safe and convenient access for potential users.

# Hayle Neighbourhood Plan

## Heritage, Culture and the Built Environment (HB)

Regarding 'Heritage, Culture and the Built Environment', extensive community consultation has made clear that we should "respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward-looking outlook." To this end, we have agreed the following aims are appropriate:

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

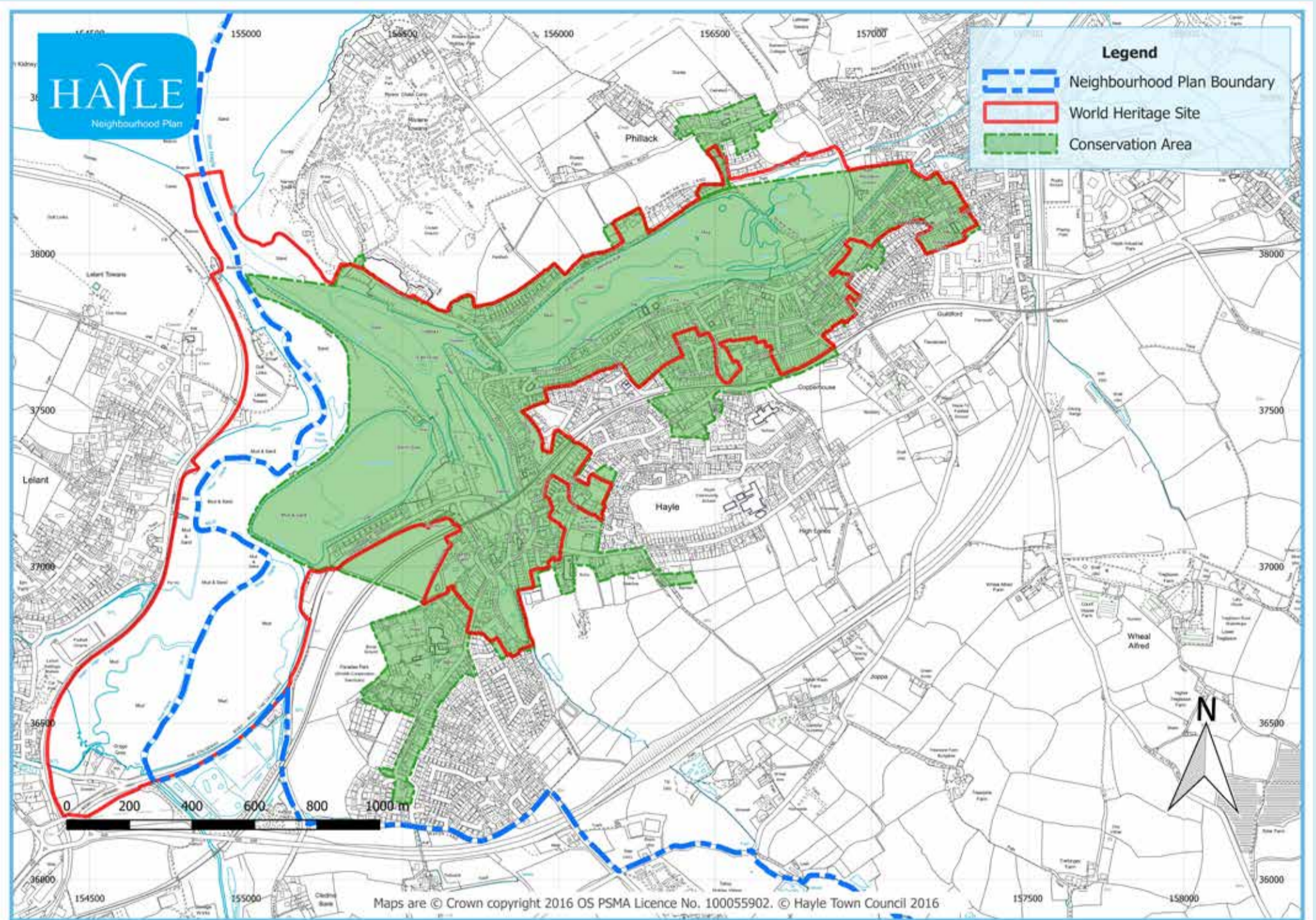
These aims have been translated into the following neighbourhood planning objectives:

- Development should be sensitive to local context and contribute to protecting and enhancing all the area's heritage assets.
- Proposals that impact heritage assets, or their setting, shall only be accepted where the heritage has been assessed and understood using methods of best practice and where local people have been involved in the assessment process.
- The assessment and shared understanding of heritage assets shall be used to inform how to preserve heritage and mitigate against harmful impacts while enhancing and revealing heritage values.
- Developments within the World Heritage Site boundary shall not only protect, conserve and present the inscribed Outstanding Universal Value, but shall also be primarily focused on job creation, heritage and leisure.
- Development should acknowledge the needs of all local cultural groups and events.
- Protect and enhance the heritage values of Hayle's green infrastructure and ornamental landscapes, while public access shall be interlinked.
- Maintain and improve traditional shop fronts, while internally illuminated signs in heritage areas shall be resisted.

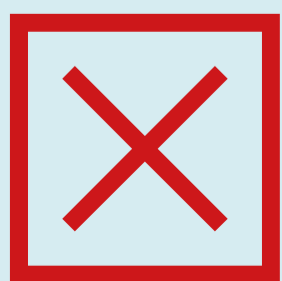


# Hayle Neighbourhood Plan

## Heritage, Culture and the Built Environment (HB)



Map 15 Heritage Areas



Please Vote

# Hayle Neighbourhood Plan

## **POLICY HB1 Protection of Heritage Assets**

New development or redevelopment that is likely to lead to significant harm to or total loss of significance of a designated heritage asset will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- i) the nature of the heritage asset prevents all reasonable uses of the site; and
- ii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- iii) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

Proposals for development or redevelopment that are within the setting of heritage assets which enhance or highlight the significance of the asset will be supported in principle, subject to other development plan policies and material considerations.

## **POLICY HB2 Traditional Shopfronts**

The restoration of traditional shopfronts where they have previously been removed, altered or damaged will be supported.

Proposals for development of, and alteration to, traditional shopfronts will only be supported where 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.

Proposals affecting traditional shopfronts must show that they conform to the Cornwall Council Shopfront Design Guide and to Appendix 3: Hayle.

## **POLICY HB3 Signs, Advertising and Illuminations**

Development proposals within or affecting the Conservation Area or the World Heritage Site shall not include:

- i) advertising or other signs that are internally illuminated; and
- ii) external illumination of buildings or signs that impact adversely on the heritage areas.

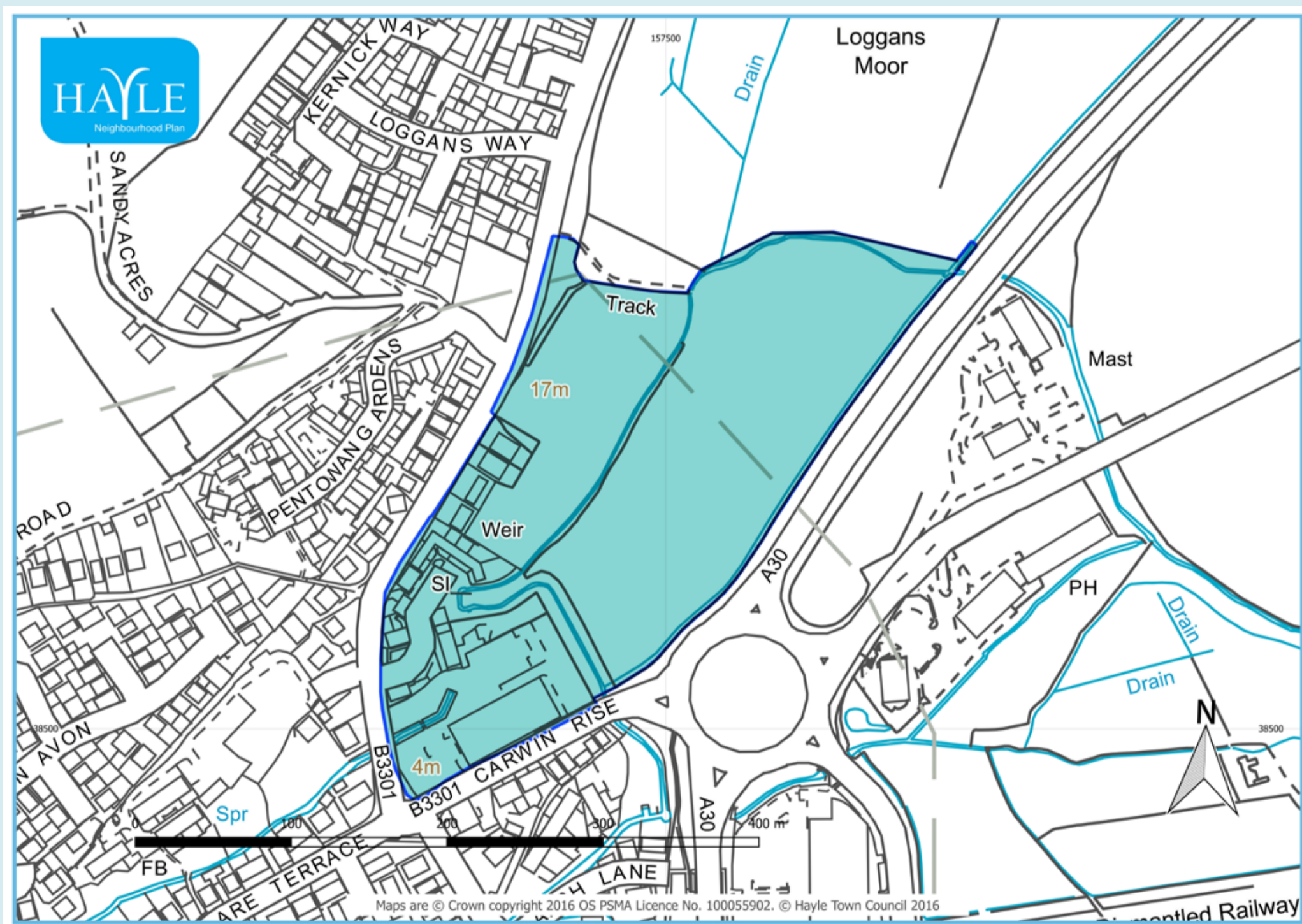


# Hayle Neighbourhood Plan

## **POLICY HB4 Loggans Mill Protection Zone**

Proposals for development within the Loggans Mill Protection Area shown on Map 18 will be supported where they contribute to the sustainable development of the asset by:

- i) improving access to the mill building;
- ii) preserving the setting of the buildings and ancillary features;
- iii) providing an appropriate reuse of the buildings to secure its future and contribute to the preservation of the mill through works necessary to preserve the structure; and
- iv) avoiding areas of flood risk and reducing the risk of flooding.



Map 16 Loggans Mill Protection Zone

# Hayle Neighbourhood Plan

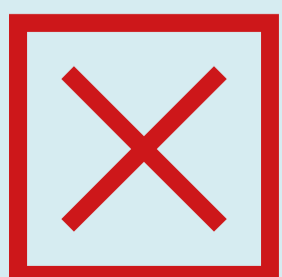
## Sustainable Tourism (ST)

As regards 'Sustainable Tourism,' extensive community consultation has reaffirmed that we should "support tourism growth if it benefits the economy of the area and does not harm our sensitive environment." To this end, we have agreed the following aims are appropriate:

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

These aims have been translated into the following neighbourhood planning objectives:

- Welcome developments that extend or broaden the area's tourism offer where they do not compromise the area's environmental quality or built character;
- Encourage year-round tourism activity especially where it helps provide good-quality, full-time jobs;
- Support proposals for good-quality hotels with conference and exhibition facilities where demand is demonstrated;
- Resist the development of new tourist accommodation and facilities that are unlikely to benefit the town's economy;
- Promote the development of tourism that relates to, and benefits, the World Heritage Site;
- Support accommodation for eco-tourism and environmental education activities;
- Support developments that enable and facilitate vehicle-free tourism;
- Encourage the provision of facilities that promote and support outdoor pursuits such as surfing, walking, canoeing, etc.



# Please Vote

# Hayle Neighbourhood Plan

## **POLICY ST1 Tourism Development**

Proposals for tourism-related development that extends or broadens or in other ways enhances the neighbourhood area's tourism 'offer' will be supported where they demonstrate they will:

- i) benefit the local economy;
- ii) not adversely affect local infrastructure;
- iii) not have an adverse impact on the character of the area but rather will enhance its location and setting;
- iv) not harm residential amenity; and
- v) not adversely impact upon road safety.

Development proposals will be considered according to their compliance with the above criteria and subject to appropriate mitigation measures which address any negative impacts.

Proposals for the development of accommodation that relates directly to, and caters for, the needs of eco-tourism and environmental education activities will be particularly welcomed.

## **POLICY ST2 Camping and Caravan Sites**

Development of new sites or the extension or intensification of existing sites for caravans and tents, including static or other year-round stationed units, will be supported only where there would be no harm to the character of the countryside and the site is capable of being effectively screened by landform, trees or planting.

Ancillary facilities to serve persons staying on the site and/or visitors must be on or immediately adjacent to the site in existing buildings or new buildings which are of a form, bulk and general design in keeping with their surroundings.



Sunset at St Ives Bay

# Hayle Neighbourhood Plan

## Exceptional Development Proposals (EX)

Cornwall has seen several high-profile developments take place over the past 20 years. Some of them have had a hugely beneficial impact on the prosperity and sustainability of the local area. It may be that such a development opportunity or proposal may present itself to the community of Hayle.

We should be open to such an exceptional development proposal that would demonstrably raise the profile of Hayle regionally or nationally, would make a substantial contribution to the economic, employment, social, cultural and other key objectives of the town, and would enhance Hayle's distinctive identity.

Before we would be willing to consider supporting such a development the promoter would need to demonstrate, through detailed analysis, that options have been considered that do not breach neighbourhood plan policies, and that pre-application engagement has taken place with stakeholders and the public to evaluate the options, including independent opinion surveys based on well-informed samples to assess public support for the original and next best option.

## POLICY EX1 Exceptional Non-residential Development Sites

Development proposals for B1, A2, D1, D2 and sui generis uses in the countryside will only be supported in exceptional circumstances where:

- i) the proposed development demands a countryside location;
- ii) other locations within the built-up area boundary or on its edge are not appropriate for the proposed use; and,
- iii) the proposal is outside of statutory environmental, ecological and geological designations. Proposals preferably will be on a brownfield site.

For proposals to be considered exceptional, they should demonstrate, through a Planning Statement and Business Plan, that:

- i) there is a local need and long-term market demand for the proposed development;
- ii) it would make a substantial contribution to the economic, employment, social, cultural and other key objectives of the town;
- iii) it would enhance Hayle's distinctive identity;
- iv) it would demonstrably raise the profile of Hayle regionally or nationally;
- v) evaluates siting options;
- vi) mitigation measures will be put in place to offset the loss of the natural environment, landscape and ecology arising from development of the site; and
- vii) the benefits for the community arising from the proposal outweigh the loss of the site and its setting.

Proposals should be accompanied by:

- i) a Travel Plan that minimises the impact of increased traffic on the local road network and seeks to enhance sustainable travel options for employees and visitors; and
- ii) where appropriate, a Statement of Community Consultation detailing how the communities of the neighbourhood area have been consulted on the exact nature of the development proposal.

# Hayle Neighbourhood Plan

## REFERENDUM

Over a period of 4 years, the Neighbourhood Plan Steering Group has created a Neighbourhood Plan based on the wishes of the people of Hayle. In June of 2014 we sent a questionnaire to every household which included the question “**What three things would you like to change about Hayle?**” From that start, through community meetings and lengthy surveys and consultations, we arrived at a Plan that was guided by, and supported by, the community and endorsed by the town council.

### Why did Hayle Town Council want a Neighbourhood Plan?

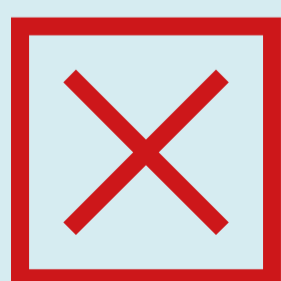
- To promote good design and protect the distinct character of the area
- To ensure the right development happens in the right places
- To improve traffic facilities and reduce congestion
- To support local businesses and jobs
- To protect our unique heritage
- To protect green and open spaces
- To get funding for local projects from developer contributions.

*[Developers must pay a Community Infrastructure Levy and the percentage of this that towns receive to use on local projects is higher if there is an adopted Neighbourhood Plan.]*

**In order for the plan to be adopted by Cornwall Council, it must be supported at a referendum of Hayle registered voters.**

The referendum date is 24 May 2018

If you support the plan, vote ‘yes’, otherwise vote ‘no’. If more than 50% of voters support the plan, it will be adopted. We hope that there will be a large turnout so that we can be sure that the wishes of the people of Hayle are represented and respected.



# Please Vote