

# HAYLE NEIGHBOURHOOD PLAN

## AIMS AND OBJECTIVES

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### *THEMES*

Theme 1: We will grow the town in the most sustainable way we can

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

Theme 3: We will meet the housing needs of the local community

Theme 4: We will encourage and stimulate business development and improve employment opportunities and prospects

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

Theme 6: Develop services and facilities to meet the changing needs and demands of the community

Theme 7: Respect the town's historic and cultural legacy whilst promoting a modern, enterprising and forward looking outlook

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

## Topic 1. Sustainable Development

*Theme 1: We will grow the town in the most sustainable way we can*

Aims	Objectives
<ol style="list-style-type: none"><li>1. Set high standards of design, layout and building quality for sustainability, energy and resource efficiency of new developments</li><li>2. Ensure adequate infrastructure is in place before development takes place</li><li>3. Develop in the right places at the right time.</li><li>4. Lower the risk of flooding from river, rainfall and the sea.</li></ol>	<ol style="list-style-type: none"><li>1. To promote sustainable development through design briefs and policy requirements</li><li>2. Require modelling of life-cycle costs and whole life environmental impact</li><li>3. Require efficient construction practices that minimise environmental impact and pollution</li><li>4. To 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</li><li>5. To promote the improvement of existing stock.</li><li>6. To require that new developments include the needs of children, the disabled and the elderly</li><li>7. To require that new developments are safe and provide adequate footpaths, cycle-ways and bicycle parking – linked to a network (transportation plan)</li><li>8. Infrastructure: schools, medical facilities, training, leisure, transport, utilities, electric charging for vehicles, play facilities and parks.</li><li>9. To require that new developments have a positive or no impact on flood risk for themselves or others</li><li>10. Encourage on-site energy production</li><li>11. Encourage innovative design</li></ol>

## Topic 2. Natural Environment and Setting

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

Aims	Objectives
<ol style="list-style-type: none"> <li>1. Protect and improve the beaches and the Towans</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide improved public amenities and access (toilets, car parking, waste bins, disabled facilities)</li> <li>2. Allow good-quality development that also improves public access to the beach</li> <li>3. Distance from coast – height</li> <li>4. Year-round quality jobs</li> <li>5. Support development that is sensitive to the unspoilt and undeveloped coastal environment in relation to visibility. Height of developments to be lower near the coast.</li> <li>6. Sandy Acres and other existing sites: development will be supported when not visible from the beach.</li> <li>7. Riviere Towans Chalet Site:                         <ol style="list-style-type: none"> <li>a. Holiday accommodation only – no more than 8 months’ occupation per year</li> <li>b. No new chalets</li> <li>c. Refurbishments shall be single storey and wood-clad</li> </ol> </li> <li>8. Support development of tourist accommodation and facilities that are not intended to keep visitors on-site and encourage integration with town.</li> </ol>
<ol style="list-style-type: none"> <li>2. Protect and improve our countryside and green spaces</li> </ol>	<ol style="list-style-type: none"> <li>1. Green infrastructure/ornamental landscape (CIL) protected, enhanced and interlinked (multi-use and where possible provides bio-diversity habitat). Valley bottom above Millpool? Green links. Habitat corridors. Refer to Town Framework – good wording. Include cycle tracks within new developments. Protection around Copperhouse Pool. Harvey’s Towans.</li> <li>2. Every child should have access to a play area without having to cross any uncontrolled crossings. Under-provision in west of Hayle.</li> <li>3. Protection of (find good words here) existing trees. Landscaping of new developments must include significant planting of native species trees.</li> </ol>
<ol style="list-style-type: none"> <li>3. Maintain distinctiveness of Angarrack and Phillack</li> </ol>	<ol style="list-style-type: none"> <li>1. To maintain the distinctiveness of the village of Angarrack and settlement of Phillack (TV2-type wording)</li> </ol>

### Topic 3. People and Housing

*Theme 3: We will meet the housing needs of the local community*

Aims	Objectives
<ol style="list-style-type: none"><li>1. Increase the supply of dwellings so as to meet the various needs of the local community (See NPPF)</li><li>2. Increase choice and flexibility in housing supply</li><li>3. Make new housing a source of local pride. (Design issues)</li><li>4. Achieve social and environmental integration.</li></ol>	<ol style="list-style-type: none"><li>1. To support the construction of 200-250 dwellings over the plan period (to include windfall and SHLAA sites). The primary allocation will be in the Trevassack/Bodriggy area.</li><li>2. Allocate exception sites, affordable housing led, that provide:<ul style="list-style-type: none"><li>o A mix of housing types and tenures to service the various groups and support community integration</li><li>o Supply for the elderly and disabled</li></ul></li><li>3. Allocate sites that provide one or more of:<ul style="list-style-type: none"><li>o Affordable self-build land, or</li><li>o Live/work units, or</li><li>o Non-retail employment</li></ul></li><li>4. Prefer the development of brownfield sites for job creation.</li><li>5. For brownfield sites used for housing that have additional remediation or heritage requirements, permit a lower affordable element (perhaps for a limited period).</li><li>6. Design guide to help produce local distinctiveness/local pride – support improvement of housing stock, address local vernacular and character areas including environment and bio-diversity issues.</li><li>7. Housing developments to ensure the provision of reliable communications services.</li><li>8. Parking provision should be off-road: at least two spaces for more than one bedroom, one space for one bedroom.</li><li>9. Other sites subject to community benefits such as job creation, Tolroy junction/highway improvements, community-led development.</li></ol>

**Topic 4. Business, Enterprise and Economy**

*Theme 4: We will encourage and stimulate business development and improve employment opportunities and prospects*

<b>Aims</b>	<b>Objectives</b>
<ol style="list-style-type: none"> <li>1. Allocate employment land and space to reflect demand</li> <li>2. Improve local employment opportunities</li> <li>3. Meet the job needs of local people</li> <li>4. Encourage more training and education opportunities</li> <li>5. Support local enterprise, especially eco- and sustainability related</li> <li>6. Encourage micro and SME businesses – affordable incubation</li> </ol>	<ol style="list-style-type: none"> <li>1. Create a strategic business development and training plan. (Look at marine, renewables, water-based, care and digital business).</li> <li>2. Allocate space for office accommodation and for industrial use so as to create more jobs ideally targeted at local employment needs – especially for micro and SME businesses with the opportunity to expand without having to move out of Hayle.</li> <li>3. To contribute towards the emergence of a sustainable economy</li> <li>4. To oppose out-of-town-centre retail developments that will impact unfavourably on town centre businesses</li> <li>5. Support over-16 education and skills provision in Hayle</li> <li>6. To maintain and enhance the vitality of high street shopping at Copperhouse and Foundry and especially those in areas of historic importance.</li> <li>7. Protect free on-street parking. Encourage low-cost parking charges.</li> <li>8. Ensure that DDA compliance, accessibility, broadband and other infrastructure are in place to support business.</li> </ol>

**Topic 5. Traffic & Transport**

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

<b>Aims</b>	<b>Objectives</b>
<ol style="list-style-type: none"> <li>1. Reduce impact of motor vehicles in the built up areas</li> <li>2. Increase the number of safe pedestrian and cycle routes</li> <li>3. Maintain and enhance Hayle’s transport links</li> </ol>	<ol style="list-style-type: none"> <li>1. To ensure integration of the various neighbourhood areas through new and enhanced pedestrian and cycle links</li> <li>2. To discourage heavy vehicles from using the town for transit-traffic calming? Encourage use of bypass. 20mph limit? Streetscape works.</li> <li>3. To reduce the need to use private motor vehicles</li> <li>4. To encourage alternative means of travel</li> <li>5. To improve car parking arrangements and affordability.</li> <li>6. Secure bicycle parking</li> <li>7. Community bicycle and mobility scooters rental (and drop curbs where necessary)</li> <li>8. Electric charging points</li> <li>9. Trains stopping in Hayle. Ticket machine.</li> <li>10. Community Buses-Dial a Ride – Hoppa bus.</li> <li>11. Access to beach.</li> <li>12. Tolroy junction</li> <li>13. Lighting for safety at night</li> <li>14. Revive the Streetscape proposals to improve pedestrian priority/shopping experience and make road look less like a trunk road. (Current lamppost heights were designed for when the B3301 was the A30).</li> </ol>

## Topic 6. Community Wellbeing

*Theme 6: Develop services and facilities to meet the changing needs and demands of the community*

Aims	Objectives
<ol style="list-style-type: none"><li>1. Improve, promote and maintain recreation and leisure opportunities and adapting to changing needs</li><li>2. Social integration and inclusion of all groups of the community</li><li>3. Protect local services</li><li>4. Ensure services and facilities grow and evolve to meet future needs and demands</li><li>5. Consider what young people want</li></ol>	<ol style="list-style-type: none"><li>1. To sustain the vitality, health and safety of all groups of the community.</li><li>2. To ensure that disabled, elderly and infirm residents are able to take part in the leisure, recreation and all parts of community life</li><li>3. Encourage measures that will increase life expectancy</li><li>4. Require that every child is able to walk to a play area safely without crossing a road at an uncontrolled point.</li><li>5. Encourage development of facilities for teenagers and young people</li><li>6. Support the retention and development of local hospital, hospice and medical facilities</li><li>7. Maintain and increase free public access to open spaces</li><li>8. Design out crime in new developments. Improve all areas to reduce the potential for crime.</li></ol>



## Topic 7. Heritage, Culture and the Built Environment

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

Aims	Objectives
<ol style="list-style-type: none"> <li>1. Increase local pride in where we live.</li> <li>2. Development should be sensitive to, and contribute to protecting and enhancing, the area’s heritage.</li> <li>3. Improve education and interpretation facilities.</li> <li>4. Encourage the growth in local arts and cultural activity.</li> </ol>	<ol style="list-style-type: none"> <li>1. To ensure that developments within the World Heritage Site boundary not only enhance its Outstanding Universal Value, but are primarily focussed on job creation, heritage and leisure</li> <li>2. In the Conservation Area, development should be sensitive to and contribute to protecting and enhancing the area’s heritage</li> <li>3. SSSI and other designations and adjacent areas.</li> <li>4. Community events: carnivals, Foundry Day, Blooming Hayle...</li> <li>5. Chalets on the Towans</li> <li>6. Internally illuminated signs</li> <li>7. Article 4 Directive – shop fronts???</li> <li>8. Heritage (celebrate):                         <ol style="list-style-type: none"> <li>a. NPPF 128: Assess properly using 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”. Important to have input of local people in the process-“cherished local scene”.</li> <li>b. Use the above information to preserve and mitigate.</li> <li>c. Use to inform and enhance.</li> <li>d. Risk management.</li> </ol> </li> <li>9. Green infrastructure/ornamental landscape (CIL) protected, enhanced and interlinked. Valley bottom above Millpool?</li> <li>10. Policies to manage settings of listed structures and scheduled areas.</li> <li>11. Maintain and improve traditional shop fronts on Penpol Terrace and the conservation area.</li> </ol>

## 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*

<b>Aims</b>	<b>Objectives</b>
<ol style="list-style-type: none"><li>1. Realise Hayle’s tourism potential where it brings net benefits to the local area and community</li><li>2. Encourage appropriate and sustainable tourism development</li></ol>	<ol style="list-style-type: none"><li>1. Encourage building a good quality hotel, with conference and exhibition facilities.</li><li>2. Support accommodation for eco and environmental activities</li><li>3. Encourage development of out-of-season/year-round tourism that provide good quality, full-time jobs</li><li>4. Encourage development of tourism that relates to, and benefits, the World Heritage Site</li><li>5. Encourage vehicle-free tourism</li><li>6. Encourage outdoor activities such as surfing, walking, canoeing etc. and commercial support of these activities including the provision of food and drink...</li></ol>

## Vision Statements

### Suggested tests:

- Does it apply uniquely to Hayle or could it apply to anywhere?
- It is obvious, or does it say something that can guide planners?
- Can it be measured?

### Suggestions received:

1. A leading service sector town that capitalises on a beautiful and sustainable coastal environment, and that is rediscovering its impeccable industrial heritage. Industries envisioned include professional or knowledge based services for sectors as diverse as marine technology, energy and creative digital enterprises. Common services range from those involved with retailing to the tourism sector. Whilst being happy to attract large enterprises that operate in ways consistent with the physical environment, the vision also embraces entrepreneurship across all sectors including the creative industries. Hayle is and seeks to remain a great place to live, increasingly good to work, and excellent for all needs of all generations. So a cradle to grave approach requires good education and training provision, jobs to meet all ages and levels of aspiration, and services to meet the needs of the older generations.
2. What has been on my mind is that the SG should use the term 'local distinctiveness' in the document (coined in 1983 by a group called Common Ground) as it implies our neighbourhood and all the elements, visible and invisible, that are particular to Hayle (landscape, buildings, dialect/ memories etc..) that we can then try to identify & protect.
3. A town where the environment is respected and where families can stay together with good jobs, training opportunities and affordable housing.
4. Vision Statement for Hayle (from David Raymer): A town that is prepared to cherish its past and be able to look to the future; with a clear view of what is required to sustain the quality of life of residents and visitors alike.
5. Vision Statement for Hayle (from PW): A thriving and welcoming town that respects its unique setting and heritage whilst forging a strong and vibrant community with modern services, amenities and technology that allows people of all ages to enjoy an active and affordable lifestyle.
6. We see Hayle as a Connected Community; connected by road, rail, cycle-way, sea port, National Grid and high speed Broadband, a centre for Renewable Energy Technology, and Tourism as the Gateway to West Cornwall. Celebrating our unique heritage of Industry and Innovation, while embracing the outstanding coastal and inland waterways of our cherished natural environment, a favoured location for high quality living, work and recreation. (Graham Coad)

### Other notes:

- The meeting identified a general need to ensure that we allow exceptions to policies so that we do not prevent things that we want. For example, if we restrict development on green-field sites, we should allow an exception for quality job

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creation (as opposed to housing). We should also allow exceptions for other community benefits.