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POLICIES

POLICY SP1 Town Centre Extensions

In addition to the Town Centres defined in the Cornwall Local Plan, for the extension areas shown in the attached **Error! Reference source not found.** and **Error! Reference source not found.**:

1. In the hierarchy of centres referred to in NPPF-23 shall be second to the CLP-defined town centres.
2. The NPPF and CLP policies of ensuring the vitality of town centres shall apply to these areas subject only to a sequential test with the defined Town Centres.

POLICY SD1 Design and Location

Proposals for residential development (of 5 or more dwellings) will only be supported where they deliver a design which demonstrates:

- A maximum density of 35 dwellings per hectare.
- The provision of open green space within the development that is available for outdoor play and other communal uses.
- The provision of cycle paths and secure covered cycle parking within the development.
- The provision of safe and secure pedestrian access throughout the development, and to and from other parts of hayle.
- Access to bus services within 400 metres, and
- That they are within an existing built-up area or within areas allocated for new housing.

POLICY SD2 Housing and Climate Change

Support will be given for residential developments which clearly mitigate the effects of climate change.

We will give great weight to developments which:

- demonstrate the efficient use of natural resources and the reduction of carbon emissions
- provide internal connections for Photo-Voltaic panels on every house
- secure at least 10% of total regulated energy from de-centralised and renewable low carbon sources.
- promote the reuse and recycling of resources
- go beyond Building Regulation standards for energy efficiency

POLICY SD3 Affordable Housing

While recognising that the CLP requires at least 30% affordable housing in Hayle, we will encourage and support developments which offer a higher ratio of affordable housing on the site. Housing developments will be encouraged and supported which:

- contribute to creating a balanced community and housing stock
- meet a demonstrable local housing need in terms of dwelling size, type and tenure (based on an up-to-date Housing Needs Survey); and
- meet a demonstrable local housing need for affordable social, rented and shared equity housing.

Note that Policy SD7 applies once the housing allocation for Hayle has been met.

POLICY SD4 Serviced Building Plots

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

- i. Community self-build projects will be supported on a case by case basis
- ii. Proposals for community owned housing developments (such as those delivered via Community Land Trusts) which respond to local needs will be supported.

POLICY SD5 Parking Provision for New Housing and other Developments

Proposals for housing development (of 5 or more dwellings) will be required to provide a minimum of an average of 1.5 off-street parking spaces for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms.

Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.

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

All plans must be in accord with the recommendations in the current Cornwall Design Guide relating to 'Street & Home – Car Parking'. Proposals accompanied by a parking provision of fewer parking spaces per unit than the above will only be permitted if:

- a) alternative and reasonably accessible car parking arrangements can be demonstrated and which themselves do not add to on-street parking, and are acceptable to the Police Architectural Liaison Officer; or

- b) otherwise acceptable and well-designed new build or conversion schemes in conservation areas would be incapable of meeting the parking provision; or
- c) adequate parking is available through a residents' parking scheme.

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

POLICY SD6 Avoiding Loss of Parking

Development proposals that would result in the loss of off-street car parking will not be permitted unless:

- a) in relation to existing public car parks, an equivalent or better capacity is provided in the vicinity; or
- b) in relation to existing public car parks, the car park is demonstrably underused throughout the year; or
- c) in relation to private car parks or similar off-street parking areas, an equivalent or better capacity is provided elsewhere or the need for the private parking capacity can be shown to be reduced as a result of the implementation of the development proposal.

POLICY SD7 Development of Additional Sites After Fulfilment of Allocation

Once 1600 dwellings have been permitted for the NDP area, this policy will apply.

Development must be primarily to provide affordable housing. Proposals should seek to provide 100% affordable housing. The inclusion of market housing will only be supported where it is essential for the successful delivery of the development proven by detailed financial viability appraisal. If viability appraisal demonstrates that less than 50% affordable housing is deliverable, the scheme will not be supported.

The number, type, size and tenure of dwellings should reflect identified local needs as evidence through the Cornwall housing register or any specific local surveys completed using an appropriate methodology. Where there is no evidenced local need, development will not be supported.

Proposals of over 25 dwellings must include a Masterplan setting out the proposed 'phasing' (expected completion years for different aspects of the development), taking account of the capacity of local infrastructure to meet residents needs.

The development of un-allocated sites will be considered only if:

- a) they are for 50 dwellings or fewer;
- b) the site forms a logical extension to the existing built up area and is not an isolated development in the countryside;

- c) housing density is a maximum of 35 dwellings per hectare; and
- d) they are affordable housing led schemes (i.e. deliver the maximum viable amount).

POLICY SD8 Open Space Provision

New large developments (11 dwellings and above) will provide suitable on-site open space for play (equipped or unequipped) and recreation (which could include use for food growing purposes).

New smaller developments will provide a contribution towards the provision of open space for play (equipped or unequipped), recreation or food growing purposes onsite, or within the NDP area if onsite is not appropriate, in line with Cornwall Council's Open Space Strategy for Larger Towns in Cornwall.

POLICY SD9 Development in Existing Private Gardens

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

- a) there is no loss to the character, local amenity or environmental quality of the surroundings;
- b) the site is served by a suitable existing highway on one or more boundaries;
- c) a building to plot ratio representative of the surrounding plots is maintained and a useable amenity space for both the existing and additional building is provided;
- d) proper respect is given to the relationship between the building size and plot size, which should be in keeping with the character area;
- e) the proportions of the new buildings are in keeping with the character of the area; and
- f) significant features, trees, granite walls, etc. are preserved and reconstructed / replaced where unavoidably affected by development.

POLICY B1 Industrial and Commercial Development

Areas for industrial and commercial development are allocated in **Error! Reference source not found.**

Residential development will not be permitted in these areas.

POLICY B2 Rural Industrial Development

Areas for small-scale industrial and commercial development are allocated in **Error! Reference source not found.** These areas are for micro and small-sized businesses such as affordable incubation units. Outside these areas, job creation through conversion of farm buildings for small business use will be supported.

POLICY B3 Other Job Creation – Mixed Development

Job creation outside of the areas allocated for industrial and commercial development will be supported in areas allocated for residential dwellings where:

- a. It is compatible with the surrounding area
- b. The jobs are full-time and match the skills of local residents

POLICY B4 Edge of Centre and Out of Town Food Retail

Proposals for large edge of centre and out of town food retail development will not be permitted unless they demonstrate:

- a) Within the long-term the development will enhance, and at no time damage, the economic vitality and viability of existing retail/commercial centres in the Plan area
- b) Within the long term, the development will enhance, and at no time damage, the consumer choice available within the Plan Area
- c) The development will not negatively impact existing, committed and planned public and private investment in the Plan Area

POLICY B5 Agricultural Development Proposals

Proposals for development essential to agriculture or a farm diversification project will be supported provided that:

- a) it is sited, where practicable, in or adjacent to an existing complex (the immediate boundary of the existing buildings) and, where practicable, utilises existing buildings;
- b) it is capable of being effectively screened by land form, trees and planting;
- c) where the proposals will generate a significant demand for travel the development can be served by public transport, walking and cycling;
- d) it will make a continuing contribution to the economic viability of an existing farm unit, and

- e) planning permission will only be granted where operation of the development as part of the farm business is secured through the use of conditions or a planning obligation.

POLICY B6 Catering and Food Outlets

Proposals for catering and food outlets as identified in class A3 of the Town and Country Planning (use classes) Order 1987 (as amended) will be supported within the town centre areas as identified in **Error! Reference source not found.** and **Error! Reference source not found.** provided that they would:

- a) Take into account scale, the need to maintain a balance of retail provision in the town centre and to contribute to diversity of businesses already operating and
- b) Not lead to the loss of retail units as identified in classes A1 and A2 of the Town and Country Planning (use classes) Order 1987 (as amended) and
- c) Meet the needs of residents and visitors.

POLICY B7 Professional Employment

Within the area shown in Map 15 there are a number of properties that lend themselves to the creation of professional offices. Examples would include dental, medical & accountancy practices. Applications for change of use from residential to professional use will be supported.

POLICY NE1 Protection of Towns and Villages

The areas identified in **Error! Reference source not found.**, **Error! Reference source not found.** and **Error! Reference source not found.** provide separation of towns and villages and provide legibility of important heritage features.

No development shall be permitted within these areas.

POLICY NE2 Undeveloped Coastal Areas

Proposals for development on the natural undeveloped coastal areas will only be permitted where the proposal:

- protects and / or enhances the natural and undeveloped coast;
- is for coastal defence;
- 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;
- have been subject to assessment which considers the proposal's impact on the coastal landscape and seascape; and,
- does not damage or have an adverse impact on the coastal landscape and seascape.

An additional beach access with support facilities will be supported at Sandy Acres. (See **Error! Reference source not found.**).

POLICY NE3 Development In Keeping With its Setting

Development proposals will only be considered where they:

- have demonstrated that there are no adverse impacts on the natural environment (landscape, biodiversity and habitats) or are satisfactorily mitigated; and,
- enhance the natural environment where there is the opportunity to do so.

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 planting native to the local area.

POLICY NE4 Improved Access to the Beach

All developments close to the beach must provide and / or enable appropriate improved public access to the beach.

Proposals for development of, or affecting, rights of way and other access ways will be supported where they:

- promote, protect, maintain and enhance the existing public rights of way network and other access ways; and,
- improve and enhance the existing network of access routes through the provision of upgraded, new or extended routes.

POLICY NE5 Riviere Towans Chalets

Proposals for replacement chalets or small extensions on the Riviere Towans Chalet site shown in **Error! Reference source not found.** will be permitted where they:

- Are of a single storey design, except for existing two storey chalets, which is in keeping with the overall character of the site; and
- Have no negative impact on the existing and essential built character of the site; and
- Are for holiday chalet accommodation with non-permanent residence; and,
- Avoid any negative impacts on the landscape and setting of the site and, where some impact is unavoidable, that all such impacts are satisfactorily mitigated.

POLICY NE6 Green and Ornamental Infrastructure Protection

The locally valued areas of green infrastructure in Hayle are identified on **Error! Reference source not found.** and **Error! Reference source not found.**. They include:

- Land To The North of Carnsew Pool
- Hayle West of The Viaduct
- Hayle Ellis Park
- Hayle Millpond - Barview Lane,
- Hayle Trevassack
- Hayle West of Phillack
- Phillack - Lethlean Lane
- West of Angarrack
- Riviere Towans
- Cemeteries

Proposals for development on or impacting these areas will only be considered where:

- Equivalent or better facilities are offered as mitigation
- they help to maintain or enhance access to the area such as through improved pedestrian and cycling links.

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:

- The type of trees,
- How they will be provided for in relation to watering,
- How they will be managed in the future, and
- The trees must be of a type that will not damage the proposed and existing developments including roads, footways, etc.

POLICY NE8 Cornish Walls and Hedges

Traditional Cornish walls and hedges shall be protected.

POLICY NE9 Wind Power Generation

Commercial and large-scale wind-power generation will not be permitted except within the Wind Power Zone shown in **Error! Reference source not found.**

Cornwall Local Plan Policy 23 applies.

POLICY NE10 Agricultural Land

Development which would result in the irreversible loss of agricultural land graded 2, 3 and 3a in the Department for Environment, Food and Rural Affairs classification will not be permitted unless there is no practicable alternative and the importance of the development outweighs the need to protect the best, most valued and most versatile land.

POLICY NE11 Panoramas, Vistas and Views

Due to the topography and historic development of Hayle there are important panoramas, vistas and views within Hayle, or views to and from the town that contribute to its special character and quality of coast, countryside and townscape. Development should not compromise panoramas, vistas and views especially those to and from the World Heritage Site.

POLICY NE12 Protection of Copperhouse Pool

Within the area shown in **Error! Reference source not found.:**

For new construction:

- No new construction will be permitted unless it is for a community benefit and is supported by the community.

For replacement of existing buildings:

- Replacement construction must not obscure the view of the pool to a greater degree than the existing building. This includes height and width. The height shall be the height above Ordnance Datum and not from the top of the foundations.
- Design shall take into account the view from the road and from the King George V Memorial Walk.
- Provision of access for the public along the poolside is encouraged.
- Conversion to residential property will only be permitted where Policy SD5 (Parking) and Policy H1 (Protection of Heritage Assets) can be complied with.

POLICY NE13 Wildlife

Error! Reference source not found. shows areas designated by Cornwall Wildlife Trust as County Wildlife Sites and areas of importance for habitat – either for wildlife to live in or for use as a corridor.

- i) Development will not be permitted where it would harm the nature conservation of County Wildlife Sites.
- ii) Development in designated habitat areas will only be permitted where it would not cause significant impact.

Where development is permitted any impact on wildlife must be minimised and conditions will be imposed, or a planning obligation sought, to ensure that mitigating measures are undertaken.

POLICY T1 Pedestrian and Cycleway Links

Proposals for development must demonstrate that there are, or there will be created, appropriate pedestrian and cycle links between the development and the town and community facilities.

Such links should include:

- a) Safe adequate lighting;

- b) Natural surveillance;
- c) Appropriate signposting;
- d) Dedicated cycle lanes and cycle parking;
- e) Adequate widths to allow mobility scooters to pass, and
- f) Drop kerbs where necessary.

POLICY T2 Reducing Town Centre Traffic

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

Such proposals should pay particular attention to:

- a) Improved access to each centre from surrounding areas
- b) Provision of a local 'Hoppa' bus service to help reduce private car usage.
- c) Provision of more train stops at Hayle station with increased frequency.

POLICY T3 A30 Junction Safeguarding

Error! Reference source not found. shows the location of two potential junctions on the A30. No development will be permitted that would prevent the delivery of these junctions.

POLICY T4 Traffic Mitigation

Proposals for development which could adversely affect traffic levels may be supported provided they include sufficient mitigation such as high quality pedestrian and cycling measures, highway infrastructure improvements where needed (such as High Lanes junction and other measures), and traffic calming measures.

Consultation and evidence suggests improvements are required at Foundry Square, War Memorial and Copperhouse (perhaps through revival of the 'Streetscape' scheme). Improvements will be negotiated and enforced via planning conditions, and developments supported where their need and benefits (in terms of enhancing the existing public realm and local economy) are clearly demonstrated.

POLICY T5 Parking

The following off-street public parking areas are important assets to the local community and economy, and are essential to the functionality of the town centre:

- Foundry Square car park
- Commercial Road car park
- ASDA car park – South Quay
- Co-op store car park – Copperhouse

Their use as public access car parks should be safeguarded and their capacity maintained.

Off-street public parking will be supported where it:

- provides appropriate access, surfacing, drainage, lighting and landscaping so as not to harm the character and visual amenity of the area;
- incorporates pedestrian links to nearby facilities;
- provides parking spaces of a size and standard that meet relevant guidance as set out in the County Parking Standards, including an adequate number of parking spaces for the disabled and dedicated coach parking spaces; and:
- is economically viable and has affordable charges to encourage its use and help reduce indiscriminate on-street parking and congestion.

POLICY T6 Access & Design

New development in the Plan area should reflect the following access and transport principles:

- Protect existing and planned movement corridors and junctions and
- Improve safe, attractive and convenient access for pedestrians, cyclists and users of public transport and
- Ensure that vehicle movement and parking demand generated by the proposed development can be accommodated whilst also taking into account the needs of other development commitments where planning permission has been granted but not commenced or completed.

POLICY CW1 Public Amenities

The areas of public amenities and leisure & recreation facilities shown on **Error! Reference source not found.** are important to the local community and should be protected:

Proposals to develop these spaces and facilities in part or whole will only be supported where:

- An assessment has been undertaken which clearly shows that the amenity (and any ancillary buildings essential to its use) or facility to be surplus to local and strategic need and demand; or
- 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
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; or,
- The development is ancillary to the use of that land as recreational / amenity space;

and

- The proposal demonstrates that it has the support of the local community and Town Council.

POLICY CW2 Benefits for Young People

Proposals for development that provide facilities for the benefit of young people will be supported where it is demonstrated that:

- the proposal is based on an up-to-date understanding of needs and demand for the proposed facility;
- local young people have been consulted and involved in developing the proposal;
- local residents have been consulted; and,
- there are no unreasonable adverse impacts on local amenity.

POLICY CW3 Community Facilities and Public Spaces

Development that results in the loss of community facilities and public spaces currently used for sports or recreation or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if:

- a) they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community;

- b) the new facilities can be provided on the same site or another equally (or more) suitable and accessible site within the Hayle NDP area.

POLICY CW4 New Public Spaces and Community Facilities

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

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

POLICY H1 Protection of Heritage Assets

Developments within the World Heritage Site should be principally for employment, heritage improvements and/or leisure and community benefit uses.

Developers must:

- i) demonstrate that they have assessed and understood the significance of heritage assets and their settings using methods of best practice and have complied with the policies and procedures in:
 - a. National Planning Policy Framework: Section 12
 - b. Cornwall Local Plan: Policy 2, Policy 24
 - c. WHS Management Plan 2013-2018 (and subsequent updates), in particular Section 6 Policy Framework
 - d. Cornwall and West Devon Mining Landscape Supplementary Planning Document and subsequent, updated or similar guidance. Sections on “Neighbourhood Plans”, evaluating risk and Appendix 1 Protocol are of particular importance.
 - e. The International Council on Monuments and Sites Heritage Impact Assessment Guidance and Historic England’s latest impact guidance;
- ii) demonstrate that they have understood the potential impact on the significance of Hayle’s heritage assets;
- iii) demonstrate that the size, height, density and scale of the proposal is appropriate and how it has been informed by and responded to an analysis of relevant aspects of Hayle’s historic environment.;
- iv) within the World Heritage Site and its setting, demonstrate how the proposal protects, conserves and enhances the inscribed Outstanding Universal Value.

Following assessment, new development and redevelopment which is likely to lead to substantial harm or total loss of significance of a designated heritage asset will only be supported where it can be demonstrated that it is necessary in order to achieve substantial public benefits that outweigh that harm or loss, or:

- i) the nature of the heritage asset prevents all reasonable uses of the site; and,

- ii) there is no viable use of the heritage asset that will enable its conservation; and,
- iii) it can be demonstrated that conservation of the heritage asset is not possible; and,
- iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a proposal is likely to lead to harm to the significance of a designated heritage asset, that harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

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

POLICY H2 Impact on Cultural Facilities

Proposals for development shall demonstrate how they have taken into account the potential impact on nearby local cultural facilities and activities, and where relevant, mitigated any adverse impact.

POLICY H3 Traditional Shop Fronts

Proposals for development of, and alteration to, traditional shop frontages in the town centres 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.

POLICY H4 Advertising and Illumination

Proposals within the Conservation Area or the World Heritage Site or within their settings:

1. Shall not include advertising or other signs which are internally illuminated, and
2. Shall not have external illumination of buildings or signs that impact adversely on the heritage areas.

POLICY H5 Design in Heritage Areas

Replacement of timber windows and cladding within the Conservation Area or World Heritage Site or their curtilage with U-PVC or similar shall only be permitted where they are sensitive to and in keeping with their setting.

POLICY H6 Loggans Mill Protection Zone

Within the Loggans Mill Protection Zone (LMPZ) shown in **Error! Reference source not found.** applications for development that contribute to the sustainable development of Loggans Mill will be supported.

Applications for development within the LPMZ will be refused that:

- Reduce or limit access to the mill,
- Restrict the possibility of development of the mill and/or
- Do not contribute to either the preservation or development of the mill.

POLICY ST1 Tourism Requirements

Proposals for tourism-related development will be supported where they demonstrate that they:

- extend or broaden the tourism 'offer' and
- do not compromise the environmental value of the area; and
- have no adverse impact on the built character and heritage assets of the area.

POLICY ST2 Hotel Accommodation

Proposals for the development of hotel accommodation (for tourist and business / overnight use) will be supported where they:

- provide good quality accommodation and
- demonstrate that they will benefit the local economy and
- include conference and exhibition facilities which meet a demonstrable demand for the size, scale and type proposed and
- demonstrate no adverse impact on the built or natural environment.

POLICY ST3 Eco-tourism

Proposals for the development of accommodation which relates directly to and caters for the needs of eco-tourism and environmental education activities will be encouraged.

POLICY ST4 Vehicle-Free Tourism

Proposals for development that enable and facilitate vehicle-free tourism will be encouraged.

POLICY ST5 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.

Support will only be given if it is sustainable, provides good quality, year-round jobs and contributes to protecting the environment.

The layout of such units will be required to avoid a rigid pattern which would not be in keeping with the surroundings. Ancillary facilities to serve the visitors staying on the site 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. On touring sites a seasonal period of use will be imposed unless there would be no harm to the character or amenity of the countryside. Where the approach roads cannot accommodate safely the full range of touring units, the type of unit will be limited.

POLICY ST6 Catered Holiday Accommodation: New, Extensions and Conversions

Proposals for new hotels, hostels, Bed and Breakfasts and extensions to existing catered holiday accommodation will be supported in settlements, providing the following criteria are met:

- a) extensions would not have an adverse effect on the scale, character or appearance of the original building, or its surroundings; and
- b) new developments, extensions or conversions would not have an adverse visual impact on the open countryside and coastline, from both seaward and landward aspects.

POLICY EX1 Exceptional Development Sites

Development where there is substantial community benefit and support will be considered in an area that would otherwise be protected by another policy in this Neighbourhood Plan. Such benefits include:

- a) Research facilities with opportunities for quality local employment
- b) Training facilities meeting a local need
- c) Provision of a needed community facility for sports or recreation
- d) Preservation, protection and/or enhancement of heritage assets
- e) Providing a large number of jobs covering a range of qualifications from unskilled to graduate

An exceptional development 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.

Proposals must show that:

- a. options have been considered that do not breach policy, with a detailed analysis of the pros and cons of each relative to the original proposal, including an alternative, or further options, put forward by the local community, if forthcoming; and
- b. pre-application engagement has taken place with stakeholders and the public to evaluate the options and with independent opinion surveys based on well informed samples to assess public support for the original and next best option.