

## Consultation Responses – Individuals, Businesses & Landowners

I support the plan without amendments: 3 Responses received.

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I am not aware of any comments from the group's I represent .Individuals may have comments I will circulate within the group's .

Regards ,  
David Raymer

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Please select an option:: I support the plan - see the following comments

Policy Number: NE4

Page Number: 53

Comment : Public access to Hayle's unique beach environment is important, but any access planning must take into account the symbiotic relationship between the beach and dunes. I endorse the plan's focus upon existing rights of way rather than creating new and additional routes, but the overuse of some current access points are leading to significant dune erosion via human activity to the detriment of both the beach and dunes. Improvements to public access, especially linking Hayle Harbour/Harvey Towans with the beach will require engineering and construction systems which provide safe access for able-bodied and disabled whilst simultaneously protecting the stability of the dunes and its vital interaction with the beach.

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Please select an option:: I support the plan - see the following comments

Policy Number: SD1

Page Number: 7, 9; 23 & 24

Comment : If my reading is correct, there exist at present 4056 dwellings within the defined area. There is then provision for a further 1600 dwellings by the year 2030. This represents a period of only 12½ years for a 39.45% increase. Has any study been done or planned to establish whether the existing utility infrastructure can cope with this and, if not, what steps will need to be taken to increase capacity?

I would make the same comment in respect of social infrastructure such as schools and medical services: has any study been conducted to ascertain whether the existing services are sufficient? If not, where would additional institutions and facilities be located within the defined area?

Has any thought been given to the introduction as policy of a ban on new builds being used as second homes in the same way as this has been implemented in St. Ives?

Policy Number: SD1

Page Number: 24

Comment : Having lived in a town, where poor surveying has resulted in new developments causing extensive flooding from run-off, I would look for stringent requirements in this respect especially on hills.

Policy Number: SD7

Page Number: 34

Comment : Cemeteries: 'assumes no increase within town study boundary'. Why? Future quantity provision of 1.66 m<sup>2</sup>/person: where?

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Please select an option:: I support the plan - see the following comments

Policy Number: Entire policy

Comment : Good to see the plan reflecting the county's Environmental Growth Policy through the references to the aspiration of biodiversity and environmental gains. Well done for all the hard work that has gone into the plan.

Please select an option:: I support the plan - see the following comments

Policy Number: NE6 Sandy Acres

Page Number: 57

Comment : Can anything be done with the abandoned buildings near the camp site entrance (next to where the beach car park pay and display machine is located)? They are a horrible eyesore and if they cannot be sustainably redeveloped in keeping with the landscape then they should be knocked down and the wild landscape restored.

Policy Number: NE11 Panoramas, vistas and views

Page Number: 66

Comment : I would very much like to see included in this list the amazing panorama from the sand dunes and road to the car park at Sandy Acres as it has wide and far reaching views across the valley and open green space towards Gwinear, Connor Downs, Angarrack and its viaduct (which also looks fantastic when their Christmas lights are on); but as well as that it is the only place close to the town where you can clearly see the castle on St Michael's Mount and higher parts of Mousehole in the distance as well. In fact from certain locations on the top of the tallest sand dunes here you can simultaneously see all of St Ives Bay as well as parts of Mount's Bay! It is a unique view that nowhere else in the town has and it is shocking that this has been missed here.

Policy Number: TR1 Pedestrian and Cycleway links

Page Number: 74

Comment : I think that the official cycle route could be diverted off the main road from Hayle Terrace on to North Quay and then follow the King George Memorial Walk route on to Black Road and then crossing over Lethlean Lane (a safe pedestrian/cyclist crossing desperately needs to be introduced here anyway) on to the path that runs alongside the boundary between the Lethlean Lane recreation ground and the stream adjacent to the Beatrice Terrace, rejoining the main road at the traffic lights just before the junction with Brookway. This route largely separates road traffic from cyclists (especially through Copperhouse where the road is already far too busy to cope with extra lanes for cyclists, as well as being forced to ride through moving traffic and parked traffic on both sides) and keeps everyone safer and happier.

Along this same line of thought - the pavement running alongside the main road at Beatrice Terrace on the side next to the stream could be removed entirely now as there is already the aforementioned much safer and far more pleasant path behind the stream alongside the recreation ground that provides the exact same thing, negating the need for this part of the pavement. This would allow for the road to be widened to allow traffic to cope better with the on-street parking along this stretch of the main road and could improve drainage from the road itself too. The only issue here would be the bus stop and traffic lights on the junction corner opposite and adjacent to the petrol station (which in my opinion is a rubbish place to put the bus stop as it causes congestion of that junction).

Perhaps the crossing and bus stop could be moved across the junction so that it is outside the Cinnamon Trust building instead? Lots of people already cross the road here to and from the Co-op car park to get to the fish and chip shop, Down the Line, Mr B's ice cream shop etc etc and there is no safe pedestrian crossing, so it make sense to move it here.

Please select an option:: I support the plan - see the following comments

Policy Number: TR3 Junction Safeguarding

Page Number: 77

Comment : I fully support the construction of the Tolroy A30 access point so long as it is an on-ramp/off-ramp development as a third access point into Hayle town. I would not support this if it were to be made into yet another awful roundabout junction that would cause even more congestion of the roads and delayed journeys. You already clearly acknowledge here that the layout of the junctions at St Erth and Loggans are of poor quality and need to be modified so please (please!) don't make life harder for everyone by putting another one in. Furthermore, and I realise that this may be outside your immediate remit here but is nonetheless something you should be able to influence in your role, but the A30 between St Erth to Camborne badly needs a central reservation barrier to stop illegal U-turns and other dangerous manoeuvres from being carried out by the increasingly impatient and aggressive drivers out there (traits possibly inspired by being stuck on the bottlenecks at Roseworthy (westbound), Loggans junction and then St Erth junction...!). It seems normal now to see horrendously dangerous actions being taken by drivers along this road - definitely more so than ten years ago in my opinion from travelling along it on a very regular basis for many years. The apparent increase in the serious and fatal accidents along this stretch in the last few years that close the road at key times of the day and year must surely support some form of acceptance at a Cornwall Council level that this is no way to leave things and proper action beyond a handful of temporary signs that few will really pay heed to is well overdue. The A30 surrounding Hayle is a very dangerous stretch of road that is poorly managed for safety and by its very nature as it surrounds our town it puts our residents most at risk of death, serious injury or other form of loss whether it be personal, financial etc and Hayle Town Council/Cornwall Council must step up and take on their responsibility to protect us now rather than later. To continue to do otherwise is negligent, irresponsible and, at worst this many years into it being known as a major accident blackspot, intentional on your part. Hayle is well known for three things locally - its beach; its heritage, and having one of the worst sections of the A30 (in competition only with the section between Chiverton Cross and Carland Cross).

Policy Number: HB4 Loggans Mill Protection Zone

Page Number: 93

Comment : I really hope something happens with the Mill soon... it looks terrible and you never hear of anyone bothering to try and do something with it. Instead everyone seems too focused on whatever is happening with the rugby ground or moaning about the ASDA building (still) and are happy to leave this poor gem to rot. Maybe its a good thing in a way - people driving towards Hayle on the A30 can see how the authorities here will leave things to die, like motorists on the aforementioned accident blackspot that surrounds the town.

Policy Number: BE3 Catering and Food Outlets

Page Number: 42

Comment : There is a lot of space either on North Quay or adjacent to ASDA that would be ideal for hosting a weekly local produce/arts/crafts/souvenirs etc market (like the one on Lemon Quay in Truro), or at least a seasonal market event for Easter, Summer, Christmas. The Hayle Fest event seemed very popular last year and I hope this will continue and be strongly supported by the community.

Please select an option:: I support the plan - see the following comments

Policy Number: ST1 Tourism Development

Page Number: 96

Comment : Hayle is a great place to stay for getting around to visiting lots of other places, but beyond the beach or Paradise Park, there is little reason for tourists to want to stick around in the Hayle area, and the same probably goes for a lot of residents too when they want to go out to do something beyond going to the pub or one of the many takeaways. There are very few decent evening restaurants so it would be nice to see that situation improve with the hopeful development on the end of South Quay. However, it is a crying shame that one of the good ones we already have, that also has by far the most amazing views in Hayle that would attract residents from other areas to visit here outside the tourist season - The Bluff - is closed all winter!! This place should be a jewel in Hayle's dining-out crown but is so sadly cut off from residents for half the year despite the massive unique selling point the location has to offer, as well as a little amusement arcade and kids play area... How is it that we are being excluded from what should be fantastic community evening-out attraction?

Perhaps a park and float scheme between Hayle harbour and St Ives harbour would help bring more people into Hayle since the congestion and car parking situation in St Ives is so dire? This town should be capitalising on that like Lelant has with their park and ride scheme. Creating new and different attractions available for everyone would also be really helpful at enticing people to the area - I have to go to St Ives, Penzance or Country Skittles for this kind of thing as we lost places like our amusement arcade in the main street and Hayle Bowl years ago, but they never got replaced by something similarly interesting and fun to do. Many of the local holiday parks have these amenities in abundance, but residents do not have access to them, making Hayle a dull and boring place to live of an evening or weekend when the weather isn't so good, and especially in winter.

It would also be good to try to attract a couple of really nice hotels with facilities open to local residents (like St Michael's hotel and spa in Falmouth for example) that could also hold conferences, weddings etc and attract more people into Hayle outside the main tourist season. I would love to have my wedding in my hometown of Hayle but nowhere appeals - instead I'm having to look at Carbis Bay Hotel, Tregenna Castle, Porthminster Hotel... places with that kind of space and surroundings that Hayle has nothing of on offer.

One final idea... despite being one of the best regions in the entire country for its diverse and abundant coastal and marine wildlife, Cornwall has no marine natural history museum. Its a massive opportunity that everywhere is missing out on as Cornwall is also home to a world-renowned network of marine conservation organisations that could populate it with high quality interactive exhibits, events, educational material and so much more if there was a chance to do it. Why not take the initiative and encourage this sort of unique development here on North Quay?

## Statutory Consultees

Thank you for providing details of the above the content of which is noted and upon which South West Water has no comment at this time.

Regards

**Martyn Dunn** Development Coordinator



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Thank you for consulting Sport England on the above neighbourhood plan.

Government planning policy, within the **National Planning Policy Framework** (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in **protecting playing fields** and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.

<http://www.sportengland.org/playingfieldspolicy>

Sport England provides guidance on **developing planning policy** for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of **assessments of need and strategies for indoor and outdoor sports facilities**. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If **new or improved sports facilities** are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any **new housing** developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how **any new development**, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

*(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)*

If you need any further advice, please do not hesitate to contact Sport England using the contact details below.

Yours sincerely

Planning Administration Team  
[Planning.south@sportengland.org](mailto:Planning.south@sportengland.org)



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Dear John,

Thank you for consulting GGPC on your plan. The PC has no comment to make.

Kind regards Vida.

Mrs Vida Perrin  
Clerk to the Council  
Gwinear-Gwithian Parish Council,

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Hello John,

apologies for not getting back to you sooner. The Hayle NDP was considered at our Planning Committee meeting on 22 June, at which time it was noted.

Having gone through the process, St Ives Councillors fully appreciate the extent of the effort and dedication that goes into producing a neighbourhood plan and so the committee asked that the Hayle Neighbourhood Plan Group be wished all the best with bringing your plan to completion.

regards,

Louise

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Name: Ludgvan Parish Council

E-Mail: [clerk@ludgvan.org.uk](mailto:clerk@ludgvan.org.uk)

Please select an option:: I support the plan without amendments

Comment : Thank you for consulting the parish council whilst we have no substantive comments to make the council were impressed with the professional way in which the Plan was presented.