

## Undeveloped Coastal Areas

Hayle is characterised not only by its World Heritage Site status and quality of surrounding countryside, but also by its areas of undeveloped coast, shown on Map 9 (along with areas designated as SSSI<sup>1</sup>).

These sensitive areas are an integral part of the landscape and seascape, which contribute to our high-quality environment being special, not just to people who live and work in Hayle and wildlife that inhabit these areas but also to visitors who contribute to our local economy. Their importance is recognised by the Local Plan and Shoreline Management Plan. Policy 23 of the Local Plan includes the statement:

*In areas of undeveloped coast, outside main settlements, only development requiring a coastal location and that cannot be achieved elsewhere, will be acceptable.*

The consultation on our aims and objectives found that 98% of respondents support measures that protect and/or enhance the unspoilt and undeveloped coastal environment. The NPPF is clear in its intention to protect and enhance valued landscapes, minimise impacts on biodiversity and geodiversity (para. 109) and also in reducing risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast (para. 106). Much of the area of undeveloped coast is designated as SSSI, which gives a good level of protection for nature conservation reasons. However, we want to ensure that landscape, seascape and amenity value are also recognised.

For these reasons, our policy restricts development in undeveloped coastal areas identified on Map 9, while providing criteria to guide decision makers on the circumstances where development in these areas might be acceptable.

In 2006, the *Hayle Area Plan 2005-2025* was published as part of the Market and Coastal Towns Initiative. This highlighted the need to both protect the sensitive coastal areas and also improve access to the beach.

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Within Hayle Parish, there is only one disabled accessible pathway to the beach – at Riviere Towans<sup>2</sup>. This has adjacent parking. Additional access points with roads, going east from Riviere Towans, are at:

- Beachside Holiday Park. This is only available to site residents (chalets, caravans and camping).
- Sandy Acres. Formerly a quarry and now a camping and touring caravan site. There is a temporary café and parking. It is open to the public but the current access to the beach is steep and sandy.
- St Ives Bay Holiday Park. Touring and residential caravans and chalet residents only.

The Cornwall Landscape Character Assessment recognises that parking is a “*major issue across the Towans, with the area attracting many local and tourist visitors, most of whom use their own transport. Car parks in the area are at capacity for most of the peak season, which causes congestion and visual impact.*”

We consider modest development that would provide another public access point to the beach (preferably disabled accessible) together with basic facilities resulting in an integrated and co-ordinated set of facilities, which include a café, public toilets facilities, improved parking and better access to the

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<sup>1</sup> SSSI = Sites of Special Scientific Interest

<sup>2</sup> A project of the Town Council in 2014.

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beach is consistent with NPPF paragraph 28, if done sensitively and where changes do not introduce any adverse affects on the SSSI.

### POLICY NE2 Undeveloped Coastal Areas

Proposals for development on the natural undeveloped coastal areas, as 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 established 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, no significant adverse impact on the natural undeveloped coast.**

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### Policy Context

#### National Planning Context

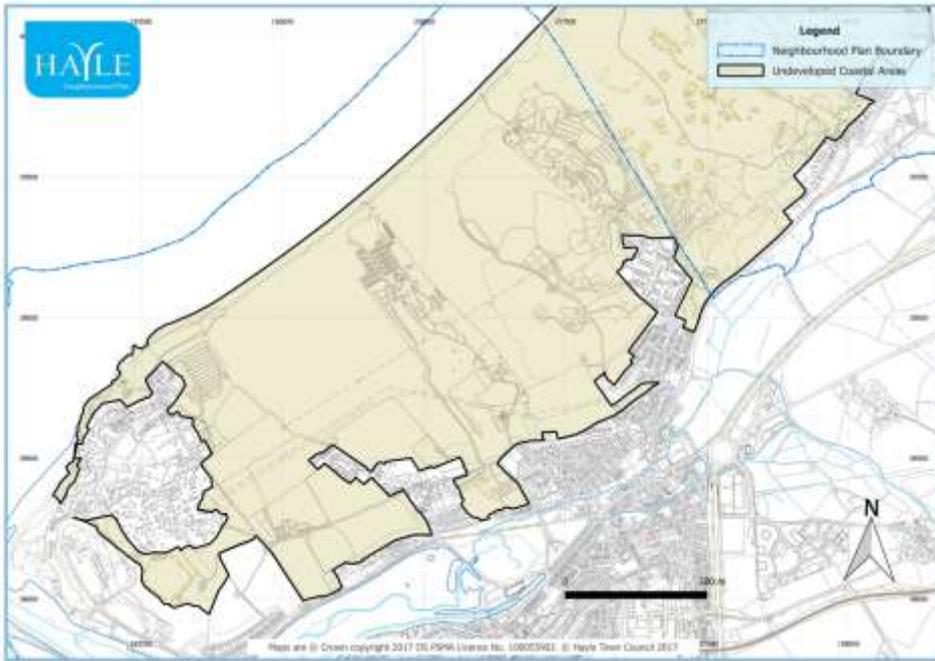
Our policy aligns with current national planning policies and guidance:  
 NPPF para. 106 - *avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast*  
 NPPF para 109 - *minimising impacts on biodiversity*  
 NPPF 114 - *maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes*  
 NPPG para. 006 Landscape

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#### Cornwall Council Local Plan

Our policy relates to: Local Plan Policy 23 Natural Environment

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Map 9 Undeveloped Coastal Areas